

भारतीय गैर न्यायिक

पचास
रुपये

रु.50

FIFTY
RUPEES

Rs.50

INDIA

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AF 707204

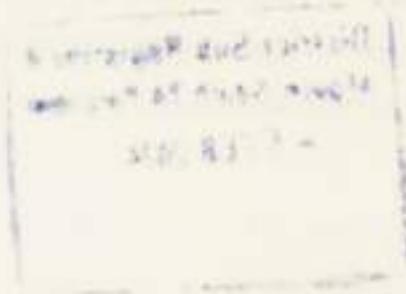
Certified that the document is admitted for registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

District Sub-Register-II
Alipore, South 24-Parganas

- 5 FEB 2024

DEED OF EXCHANGE

THIS DEED OF EXCHANGE is made on this 05th day of February Two Thousand Twenty Four (2024).



BETWEEN

(1) SRI HARAPRASAD DAS (PAN-AVPPD6126N), son of Late Dilip Kumar Das, by religion - Hindu, by Occupation - retired from service, by Nationality Indian residing at 11/2 Harinath De Road, P.S. Narkeldanga, P.O. - Amherst Street, Kolkata - 700 009 **(2) SMT. SUDATTA ROY (PAN-ADVPR4334G)**, wife of Sri Subir Roy, by religion - Hindu, by Occupation - Business, by Nationality Indian, residing at 25/6/3 Jogendra Basak Road, P.S. & P.O. - Baranagar, Kolkata - 700 036, hereinafter referred to as **"the PARTIES OF THE FIRST PART"** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**;

AND

ZAYN BUILDCOM (PAN - AAYPW6174B), a proprietorship firm having its office at 31/1A, Dr. Suresh Sarkar Road, P.O. & P.S. Entally, Kolkata - 700 014, represented by its proprietor **MOHAMMED WASIM (PAN AAYPW6174B)**, son of Md. Nasim, by faith - Islam, by occupation - Business, by Nationality Indian, residing at Premises No. 31/1A, Dr. Suresh Sarkar Road, P.O. & P.S. Entally, Kolkata - 700014 hereinafter referred to as **"the PARTY OF THE SECOND PART"** (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 **OTHER PART**;

WHEREAS:-

1. One **Smt. Subrata Das, Sri Haraprasad Das and Smt. Sudatta Roy (nee Das)** were the absolute joint owners of **ALL THAT** piece and parcel of land measuring about **1 (one) Cottah 13 (thirteen) Chittaks 22.5 (twenty two point five) sq. ft.** with one storied building standing thereon measuring about **285 sq. ft.** comprised in Touzi No. 1298/283, Division III, Sub Division III, Sub Division XXII, in Mouza -Bahir Simla Garpara, being Municipal Premises **No. 11/1, Hari Nath Dey Road**, Police Station Beliaghata, Now: Narkeldanga, under the Kolkata Municipal Corporation, Ward No 28, District: South 24-Parganas, Kolkata: 700 009 (hereinafter referred to as **FIRST PROPERTY** and more fully mentioned in the **FIRST SCHEDULE** hereunder written), who's names were also mutated in the Assessment Records of the Kolkata Municipal Corporation. .

2. By a Deed of Gift dated 16th June 2019, recorded in Book No. 1, Volume No. 1904-2019, Pages from 246001 to 246029 , **being no. 05226 for the year 2019** and duly registered at the office of A.R.A.-IV Kolkata, said **Smt. Subrata Das and Sudatta Roy (nee Das)** out of their natural love and affection gifted and transferred their undivided Share upon the First Property being **ALL THAT** piece and parcel of land measuring about **7 Chittaks 39 sq. ft.** be the same a little more or less **TOGETHER WITH** a pucca structure standing thereon having a covered area of **76 sq. ft.**, lying and situated at Premises no. 11/1, Harinath Dey Road, under P.S.-Beliaghata now Narkeldanga, Kolkata-700009, in the District of South 24-Parganas, unto and in favour of the said **Haraprasad Das** for the terms and conditions mentioned therein.
3. By another Deed of Gift dated 16th June 2019, recorded in Book No. 1, Volume No. 1904-2019, Pages from 245976 to 246000, **being no. 05227 for the year 2019**, duly registered at the office of A.R.A.-IV Kolkata, said, **Smt. Subrata Das** out of her natural love and affection further gifted and transferred her undivided Share upon the First Property being **ALL THAT** piece and parcel of land measuring about **5 Chittaks and 40.5 sq. ft.** be the same a little more or less **TOGETHER WITH** a pucca structure standing thereon having a covered area of **57 sq. ft.**, lying and situated at Premises No.11/1, Harinath Dey Road, under P.S.-Beliaghata now Narkeldanga, , Kolkata-700009, in the District of South 24-Parganas, unto and in favour of the said **Sudatta Roy (nee Das)** for the terms and conditions mentioned therein.
4. Pursuant to aforesaid, the said **Haraprasad Das and Smt. Sudatta Roy (nee Das)** became the absolute registered joint owners of the First Property measuring land area of about **1 (one) Cottah 13 (thirteen) Chittaks 22.5 (twenty two point five) sq. ft.** with one storied building standing thereon measuring about **285 sq. ft.**, being Municipal Premises **No. 11/1, Hari Nath Dey Road**, Police Station Beliaghata, Now: Narkeldanga, under the Kolkata Municipal Corporation, Ward No 28, District: South 24-Parganas, Kolkata: 700 009
5. Similarly the said **Smt. Subrata Das, Sri Haraprasad Das and Smt. Sudatta Roy (nee Das)** were the absolute owners of **ALL THAT** piece and parcel of land measuring about **1 (one) Cottah 12 (twelve) Chittaks** be the same a little more or less **TOGETHER WITH** a two storied building standing thereon measuring about **1905 sq. ft.** comprised in

Touzi No. 1298/283, in Dihi Panchannan Gram, Division III, , in Mouza - Bahir Simla Garpara, being Municipal Premises **No. 11/2, Hari Nath Dey Road**, under the Kolkata Municipal Corporation, Ward No : 28, Police Station - Beliaghata, now Narkeldanga, Additional District Sub-Registry Office at Sealdah, District- South 24 Parganas, Kolkata-700009 (hereinafter referred to as **SECOND PROPERTY** and more fully mentioned in the **SECOND SCHEDULE** hereunder written), who's names were also mutated in the Assessment Records of the Kolkata Municipal Corporation..

6. By a Deed of Gift dated 14th June 2019, recorded in Book No. 1, Volume No. 1904-2019, Pages from 280397 to 280428, **being no. 06005 for the year 2019**, duly registered at the office of A.R.A.-IV Kolkata, said **Subrata Das and Sudatta Roy (nee Das)** out of their natural love and affection gifted and transferred their undivided Share upon the Second Property being **ALL THAT** piece and parcel of land measuring about **7 Chittaks 21 sq. ft.** be the same a little more or less **TOGETHER WITH** a pucca structure standing thereon having a covered area of **508 sq. ft. (i.e. 244 sq. ft. on the ground floor and 264 sq.ft. more or less covered area on the first floor)**, lying and situated at **Premises no. 11/2 Harinath De Road**, Under P.S.-Baliaghata now Narkeldanga , Kolkata-700009, in the District of South 24-Parganas, unto and in favour of the said **Haraprasad Das** for the terms and conditions mentioned therein.
7. By another Deed of Gift dated 14th June 2019, recorded in Book No. 1, Volume No. 1904-2019, Pages from 280162 to 280194, **being no. 06006 for the year 2019**, and duly registered at the office of A.R.A.-IV Kolkata, said **Smt. Subrata Das** out of her natural love and affection gifted and transferred her undivided Share upon the Second Property being **ALL THAT** piece and parcel of land measuring about **5 Chittaks and 27 sq. ft.** be the same a little more or less **TOGETHER WITH** a pucca structure standing thereon having a covered area of **381 sq. ft. (i.e. 183 sq. ft. on the ground floor and 198 sq.ft. more or less covered area on the first floor)** lying and situated at Premises no. 11/2 Harinath De Road, Under P.S.-Baliaghata now Narkeldanga, Kolkata-700009, in the District of South 24-Parganas, unto and in favour of the said **Smt. Sudatta Roy (nee Das)** for the terms and conditions mentioned therein.
8. Pursuant to aforesaid, the said **Haraprasad Das and Smt. Sudatta Roy (nee Das)** became the absolute registered joint owners of the Second Property measuring land area

of about **1 (one) Cottah and 12 (twelve) Chittaks** with two storied building standing thereon measuring about **1905 sq. ft.**, being Municipal Premises **No. 11/2, Hari Nath Dey Road**, Police Station Beliaghata, Now: Narkeldanga, under the Kolkata Municipal Corporation, Ward No 28, District: South 24-Parganas, Kolkata: 700 009.

9. By a registered deed of conveyance, recorded in Book No. 1, volume No. 1606- 2022 pages from 35757 to 35790, **being no. 00940 for the year 2022** and duly registered at the office of ADSR Sealdah, one **Shankar Kumar Ghosal** sold conveyed and transferred **ALL THAT** piece and parcel of land measuring **about 3 (Three) Cottahs 12 (Twelve) Chittacks and 2 (two) Square feet** equivalent to **2697.27 sq. ft.** be the same a little more or less **TOGETHER WITH** a structure standing thereon measuring about **1500 sq. ft.** lying and situated at Premises **No. 11, Harinath De Road**, P.S. Narkeldanga (previously Beliaghata), P.O.-Amherst Street, Kolkata - 700009, unto and in favour of One **Zayn Buildcom** being the PARTY OF THE SECOND PART herein, for the consideration and on the terms and conditions therein mentioned (hereinafter referred to as **THIRD PROPERTY** and more fully mentioned in the **THIRD SCHEDULE** hereunder written).
10. The First Property, the Second Property and the Third Property are adjacent to each other.
11. The parties hereto for better commercial exploitation of the First Property, the Second Property and the Third Property intends to exchange undivided area in each of the First Property, the Second Property and the Third Property as per the mutual discussions held between them and without exchange of any consideration between them.
12. Pursuant to such discussions, the PARTIES OF THE FIRST PART has agreed to transfer by way of exchange (i) an area of **50 square feet** more or less being the undivided portion of the **FIRST PROPERTY** (hereinafter referred to as **FIRST SCHEDULE PROPERTY** and more fully mentioned in the **FOURTH SCHEDULE** hereunder written) and (ii) an area of **50 square feet** more or less being the undivided portion of the **SECOND PROPERTY** (hereinafter referred to as **SECOND SCHEDULE PROPERTY** and more fully mentioned in the **FIFTH SCHEDULE** hereunder written), unto and to the use of the PARTY OF THE SECOND PART absolutely and forever with the **THIRD PROPERTY AND IN EXCHANGE**, the PARTY OF THE SECOND PART has agreed to transfer by way of exchange (i) an area

of **50 square feet** more or less being the undivided portion of the **THIRD PROPERTY** (hereinafter referred to as **THIRD SCHEDULE PROPERTY** and more fully mentioned in the **SIXTH SCHEDULE** hereunder written) unto and to the use of the **PARTIES OF THE FIRST PART** absolutely and forever with the **FIRST PROPERTY** and (i) further an area of **50 square feet more or less** being the undivided portion of the **THIRD PROPERTY** (hereinafter referred to as **FOURTH SCHEDULE PROPERTY** and more fully mentioned in the **SEVENTH SCHEDULE** hereunder written) unto and to the use of the **PARTIES OF THE FIRST PART** absolutely and forever with the **SECOND PROPERTY**, **HENCE** the parties hereto have decided to record their understanding in writing which have been arrived between them under these presents.

13. The market value of the **FIRST SCHEDULE PROPERTY** is assessed at **Rs. 3,43,751/- only (Rupees Three Lakhs Forty Three Thousand Seven Hundred Fifty One) only.**
14. The market value of the **SECOND SCHEDULE PROPERTY** is assessed at **Rs. 3,43,751/- only (Rupees Three Lakhs Forty Three Thousand Seven Hundred Fifty One) only.**
15. The market value of the **THIRD SCHEDULE PROPERTY** is assessed at **Rs. 3,43,751/- only (Rupees Three Lakhs Forty Three Thousand Seven Hundred Fifty One) only.**
16. The market value of the **FOURTH SCHEDULE PROPERTY** is assessed at **Rs. 3,43,751/- only (Rupees Three Lakhs Forty Three Thousand Seven Hundred Fifty One) only.**

NOW THIS DEED WITNESSETH as follows: -

- A. That in pursuance of the aforesaid agreement and in consideration of the **PARTY OF THE SECOND PART** conveying to the **PARTIES OF THE FIRST PART** the **THIRD SCHEDULE PROPERTY** hereunder written and the **PARTIES OF THE FIRST PART** hereby grant and convey by way of exchange unto the **PARTY OF THE SECOND PART** absolutely and forever **ALL THAT** the **FIRST SCHEDULE PROPERTY** described in the **FOURTH SCHEDULE** together with all the liabilities, easements, profits, privileges, advantages, rights, members and appurtenances whatsoever of the **FIRST SCHEDULE PROPERTY** and all the estate, right, title, interest, use, possession, benefit, claim and demand whatsoever, both at law and in equity of the **PARTY OF THE SECOND PART** TO HAVE AND TO HOLD the **FIRST SCHEDULE PROPERTY** hereby granted and conveyed by way of exchange unto and to the use and benefit of the **PARTY OF THE SECOND PART** subject to payment of all rents,

taxes, assessments, rates, duties, now chargeable upon the same or which may herein after become payable in respect thereof to the local authority.

- B. That in pursuance of the aforesaid agreement and in consideration of the PARTY OF THE SECOND PART conveying to the PARTIES OF THE FIRST PART the FOURTH SCHEDULE PROPERTY hereunder written and the PARTIES OF THE FIRST PART hereby grant and convey by way of exchange unto the PARTY OF THE SECOND PART absolutely and forever ALL THAT the SECOND SCHEDULE PROPERTY described in the FIFTH SCHEDULE together with all the liabilities, easements, profits, privileges, advantages, rights, members and appurtenances whatsoever of the SECOND SCHEDULE PROPERTY and all the estate, right, title, interest, use, possession, benefit, claim and demand whatsoever, both at law and in equity of the PARTY OF THE SECOND PART TO HAVE AND TO HOLD the SECOND SCHEDULE PROPERTY hereby granted and conveyed by way of exchange unto and to the use and benefit of the PARTY OF THE SECOND PART subject to payment of all rents, taxes, assessments, rates, duties, now chargeable upon the same or which may herein after become payable.
- C. That in pursuance of the aforesaid agreement and in consideration of the PARTIES OF THE FIRST PART conveying to the PARTY OF THE SECOND PART the FIRST SCHEDULE PROPERTY hereunder written and the PARTY OF THE SECOND PART hereby grant and convey by way of exchange unto the PARTIES OF THE FIRST PART absolutely and forever ALL THAT the THIRD SCHEDULE PROPERTY described in the SIXTH SCHEDULE together with all the liabilities, easements, profits, privileges, advantages, rights, members and appurtenances whatsoever of the THIRD SCHEDULE PROPERTY and all the estate, right, title, interest, use, possession, benefit, claim and demand whatsoever, both at law and in equity of the PARTIES OF THE FIRST PART TO HAVE AND TO HOLD the THIRD SCHEDULE PROPERTY hereby granted and conveyed by way of exchange unto and to the use and benefit of the PARTIES OF THE FIRST PART subject to payment of all rents, taxes, assessments, rates, duties, now chargeable upon the same or which may herein after become payable.
- D. That in pursuance of the aforesaid agreement and in consideration of the PARTIES OF THE FIRST PART conveying to the PARTY OF THE SECOND PART the SECOND SCHEDULE PROPERTY hereunder written and the PARTY OF THE SECOND PART hereby grant and

convey by way of exchange unto the PARTIES OF THE FIRST PART absolutely and forever ALL THAT the FOURTH SCHEDULE PROPERTY described in the SEVENTH SCHEDULE together with all the liabilities, easements, profits, privileges, advantages, rights, members and appurtenances whatsoever of the FOURTH SCHEDULE PROPERTY and all the estate, right, title, interest, use, possession, benefit, claim and demand whatsoever, both at law and in equity of the PARTIES OF THE FIRST PART TO HAVE AND TO HOLD the FOURTH SCHEDULE PROPERTY hereby granted and conveyed by way of exchange unto and to the use and benefit of the PARTIES OF THE FIRST PART subject to payment of all rents, taxes, assessments, rates, duties, now chargeable upon the same or which may herein after become payable.

E. Whereas each of the parties of the PARTIES OF THE FIRST PART and the PARTY OF THE SECOND PART mutually covenants with the other that;

- They have now in themselves, absolute right, full power and absolute authority to grant by way of exchange the FIRST SCHEDULE PROPERTY, the SECOND SCHEDULE PROPERTY, the THIRD SCHEDULE PROPERTY and the FOURTH SCHEDULE PROPERTY hereby granted or assured or intended to be by it unto and to the use of the other party in manner aforesaid.
- That the other party shall and may at all times hereafter peacefully and quietly enter upon have occupy, possess and enjoy the FIRST SCHEDULE PROPERTY, the SECOND SCHEDULE PROPERTY, the THIRD SCHEDULE PROPERTY and the FOURTH SCHEDULE PROPERTY conveyed to it as per this exchange and in the manner aforesaid and receive the profits thereof and for its own use and benefit without any suit, eviction, interruption, claim or demand whatsoever from or by them or its successor or successors in interest and assigns or any persons lawfully or equitably claiming or to claim by from under or in trust for them or any of them.
- None of the parties hereto shall do any act deed matter or thing whereby and whereunder the other parties are prevented from possessing, enjoying their respective exchanged area in the FIRST SCHEDULE PROPERTY, the SECOND SCHEDULE PROPERTY, the THIRD SCHEDULE PROPERTY and the FOURTH

SCHEDULE PROPERTY hereby granted or assured or intended to be by it unto and to the use of the other party in manner aforesaid.

- The parties hereto shall be entitled to apply to the concerned authorities for mutation of their respective exchanged area in the FIRST SCHEDULE PROPERTY, the SECOND SCHEDULE PROPERTY, the THIRD SCHEDULE PROPERTY and the FOURTH SCHEDULE PROPERTY in the names of the parties as per their exchange and all costs charges and expenses in that regard shall be paid borne and discharged by the respective parties.
- All rates, taxes, and other outgoings in respect of their respective ownership as per their exchange shall be borne, paid, and discharged by the respective parties and each of the parties hereto shall keep the other indemnified against all actions suits proceedings costs charges, and expenses in respect thereof.
- The parties hereto and each of them and all persons having or claiming any title from under or in trust for all or any of the Parties hereto and/or claiming and right title or interest in the FIRST SCHEDULE PROPERTY, the SECOND SCHEDULE PROPERTY, the THIRD SCHEDULE PROPERTY and the FOURTH SCHEDULE PROPERTY as per their exchange shall and will from time to time and at all times hereafter upon every reasonable request and at the costs of the other, made do acknowledge and execute or cause or procure to be made done, acknowledged and executed all such further acts, deeds and things including, executing and registering such further deed or deeds or writings as may be necessary or required by any part to rectify any error or errors or incorporate any omission or omissions and shall do everything necessary for effective implementation of this Deed and for perfection of the exchange under this Deed.
- The parties have mutually agreed that from the date of execution hereof, the parties hereto shall have no claims against each other in respect of the FIRST SCHEDULE PROPERTY, the SECOND SCHEDULE PROPERTY, the THIRD SCHEDULE PROPERTY and the FOURTH SCHEDULE PROPERTY as per this exchange..
- This Deed of Exchange has been affected by mutual consent of the Parties.

- This Deed of Exchange shall be governed by and constructed in accordance with the laws of India. The courts in Kolkata alone shall have the exclusive jurisdiction to try and dispose of any dispute arising out of or under this Deed.
- This Deed of Exchange shall be executed and registered in two Originals, one for each Party. This Deed will be the original of SECOND PARTY.

THE FIRST SCHEDULE ABOVE REFERRED TO:

(THE FIRST PROPERTY owned by PARTIES OF THE FIRST PART before exchange)

ALL THAT piece and parcel of Bastu land measuring about **1 (one) Cottah 13 (thirteen) Chittaks 22.5 (twenty two point five) sq. ft.** equivalent to **1325.17 sq. ft.** TOGETHER WITH with one storied building standing thereon measuring about **285 sq. ft. More or less** lying and situated at Premises No. 11/1 Harinath De Road P.S. Narkeldanga (previously Beliaghata), P.O. Amherst Street, Kolkata- 700009, under the limits of Kolkata Municipal Corporation, Ward No. 28, District 24 Parganas (South), ADSR Sealdah.

butted and bounded by:

NORTH: By 4'ft. Wide Private Passage and Premises No. 11/2 Harinath De Road;

SOUTH: By Premises No. 8/2, Harinath De Road;

EAST: By Premises No. 11/2 Harinath De Road;

WEST: By Premises No. 12 Harinath De Road.

THE SECOND SCHEDULE ABOVE REFERRED TO:

(THE SECOND PROPERTY owned by PARTIES OF THE FIRST PART before exchange)

ALL THAT piece and parcel of Bastu land measuring about **1 (one) Cottah 12 (twelve) Chittaks** equivalent to **1257.75 sq. ft** TOGETHER WITH a two storied building standing thereon measuring about **1905 sq. ft. More or less** lying and situated at 11/2 Harinath De Road, P.S. Narkeldanga (previously Beliaghata), P.O. Amherst Street, Kolkata- 700009, under the limits of Kolkata Municipal Corporation, Ward No. 28, District 24 Parganas (South), ADSR Sealdah.

butted and bounded by:**NORTH:** By 24'ft. wide Harinath De Road;**SOUTH:** By Premises No. 11/1, Harinath De Road;**EAST:** By Premises No. 11 Harinath De Road;**WEST:** By Premises No. 12 Harinath De Road.**THE THIRD SCHEDULE ABOVE REFERRED TO:**(THE THIRD PROPERTY owned by PARTY OF THE SECOND PART before exchange)

ALL THAT piece and parcel of land measuring about **3 (Three) Cottahs 12 (Twelve) Chittacks and 2 (two) Sq. ft.** equivalent to **2697.27 sq. ft.** be the same a little more or less **TOGETHER WITH** 70 years old building thereon having a constructed area of **1500 sq. ft.** lying and situated at Premises No. 11, Harinath De Road, P.S. Narkeldanga (previously Beliaghata), P.O. Amherst Street, Kolkata- 700009, under the limits of Kolkata Municipal Corporation, Ward No. 28, District 24 Parganas (South), ADSR Sealdah, butted and bounded by:

NORTH: By Harinath De Road;**SOUTH:** By 8/2A, Harinath De Road;**EAST:** By 10/1, Harinath De Road;**WEST:** By 11/2, Harinath De Road.**THE FOURTH SCHEDULE ABOVE REFERRED TO:**(the FIRST SCHEDULE PROPERTY Owned by the PARTY OF THE SECOND PART after exchange)

ALL THAT undivided piece and parcel of BASTU land measuring about **50 Sq. ft.** out of **1 (one) Cottah 13 (thirteen) Chittaks 22.5 (twenty two point five) sq. ft.** equivalent to **1325.17 sq. ft.** be the same a little more or less lying and situated at Premises No. 11/1, Harinath De Road, P.S. Narkeldanga (previously Beliaghata), P.O. Amherst Street, Kolkata- 700009, under the limits of

Kolkata Municipal Corporation, Ward No. 28, District 24 Parganas (South), ADSR Sealdah, more fully mentioned in the FIRST SCHEDULE herein above.

THE FIFTH SCHEDULE ABOVE REFERRED TO:

(the SECOND SCHEDULE PROPERTY owned by the PARTY OF THE SECOND PART after exchange)

ALL THAT undivided piece and parcel of BASTU land measuring about **50 Sq. ft.** out of **1 (one) Cottah 12 (twelve) Chittaks** equivalent to **1257.75 sq. ft** be the same a little more or less lying and situated at Premises No. 11/2, Harinath De Road, P.S. Narkeldanga (previously Beliaghata), P.O. Amherst Street, Kolkata- 700009, under the limits of Kolkata Municipal Corporation, Ward No. 28, District 24 Parganas (South), ADSR Sealdah, more fully mentioned in the SECOND SCHEDULE herein above.

THE SIXTH SCHEDULE ABOVE REFERRED TO:

(the THIRD SCHEDULE PROPERTY Owned by the PARTIES OF THE FIRST PART after exchange)

ALL THAT undivided piece and parcel of BASTU land measuring about **50 Sq. ft.** out of **3 (Three) Cottahs 12 (Twelve) Chittacks and 2 (two) Sq. ft.** equivalent to **2697.27 sq. ft** be the same a little more or less lying and situated at Premises No.11, Harinath De Road, P.S. Narkeldanga (previously Beliaghata), P.O. Amherst Street, Kolkata- 700009, under the limits of Kolkata Municipal Corporation, Ward No. 28, District 24 Parganas (South), ADSR Sealdah, morefully mentioned in the THIRD SCHEDULE herein above.

THE SEVENTH SCHEDULE ABOVE REFERRED TO:

(the FOURTH SCHEDULE PROPERTY owned by the PARTIES OF THE FIRST PART after exchange)

ALL THAT undivided piece and parcel of BASTU land measuring about **50 Sq. ft.** out of **3 (Three) Cottahs 12 (Twelve) Chittacks and 2 (two) Sq. ft.** equivalent to **2697.27 sq. ft** be the same a little more or less lying and situated at Premises No.11, Harinath De Road, P.S. Narkeldanga (previously Beliaghata), P.O. Amherst Street, Kolkata- 700009, under the limits of Kolkata Municipal Corporation, Ward No. 28, District 24 Parganas (South), ADSR Sealdah, morefully mentioned in the THIRD SCHEDULE herein above.

IN WITNESS WHEREOF the PARTIES have set and subscribed their respective hands on the day, month and year first above written.

SIGNED AND DELIVERED

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

1. *Libha Senapati, Advocate*
6A, K.S. Roy Road,
kol - 700001.

Haraprasad Das
(HARAPRASAD DAS)

2. *Riya Mishra, Advocate*
6A, K.S. Roy Road,
Kol - 700001.

Sudatta Roy
(SUDATTA ROY)

ZAYN BUILDCOM
M. Wasim
Proprietor
(ZAYN BUILDCOM)

Represented by its Proprietor Mohammed Wasim

Read & Approved By

Haraprasad Das
Sudatta Roy
M. Wasim

Drafted by:

Kapil Lath Adv
KAPIL LATH, ADVOCATE
(Enrollment No. - F/517-01)
S. K. LATH & CO., ADVOCATES
HIGH COURT, KOLKATA 6A, K.S.ROY ROAD,
2nd FLOOR, KOLKATA 700001

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl
No

Signatures of the
executants

Executants



Haraprasad Des



Sudatta Roy



M. W. Singh



Little



Ring



Middle
(left)



Fore
(hand)



Thumb



Thumb



Fore



Middle
(right)



Ring
(hand)



Little



Little



Ring



Middle
(left)



Fore
(hand)



Thumb



Thumb



Fore



Middle
(right)



Ring
(hand)



Little



Little



Ring



Middle
(left)



Fore
(hand)



Thumb



Thumb



Fore



Middle
(right)



Ring
(hand)



Little



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



192023240370332978

GRN Details

GRN:	192023240370332978	Payment Mode:	SBI Epay
GRN Date:	04/02/2024 20:50:53	Bank/Gateway:	SBIePay Payment Gateway
BRN :	2893005311019	BRN Date:	04/02/2024 20:51:38
Gateway Ref ID:	IGAQUUDUH4	Method:	State Bank of India NB
GRIPS Payment ID:	040220242037033296	Payment Init. Date:	04/02/2024 20:50:53
Payment Status:	Successful	Payment Ref. No:	9000291424/5/2024
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Mr A Das
Address:	Kolkata
Mobile:	8777277469
Period From (dd/mm/yyyy):	04/02/2024
Period To (dd/mm/yyyy):	04/02/2024
Payment Ref ID:	9000291424/5/2024
Dept Ref ID/DRN:	9000291424/5/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	9000291424/5/2024	Property Registration- Stamp duty	0030-02-103-003-02	10
2	9000291424/5/2024	Property Registration- Registration Fees	0030-03-104-001-16	6889
Total				6899

IN WORDS: SIX THOUSAND EIGHT HUNDRED NINETY NINE ONLY.



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



040220242037033296

GRIPS Payment Detail

GRIPS Payment ID:	040220242037033296	Payment Init. Date:	04/02/2024 20:50:53
Total Amount:	6899	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	2893005311019	BRN Date:	04/02/2024 20:51:38
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name:	Mr A Das
Mobile:	8777277469

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240370332978	Directorate of Registration & Stamp Revenue	6899
Total			6899

IN WORDS: SIX THOUSAND EIGHT HUNDRED NINETY NINE ONLY.

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



Major Information of the Deed

Deed No :	I-1602-01603/2024	Date of Registration	05/02/2024
Query No / Year	1602-9000291424/2024	Office where deed is registered	
Query Date	31/01/2024 6:17:35 PM	D.S.R. -I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	S K LATH AND CO 6A, KIRAN SHANKAR ROY ROAD,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 7439680697, Status :Solicitor firm		
Transaction		Additional Transaction	
[0601] Exchange, Exchange			
Set Forth value		Market Value	
Rs. 4/-		Rs. 13,75,004/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 60/- (Article:23)		Rs. 6,889/- (Article:A(1), E)	
Remarks	For duplicate deed of Query No 1602-2000281477/2024		

Land Details :

District: South 24-Parganas, P.S:- Narikeldanga, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Hari Nath Dey Road, Road Zone : (Raja Dinendra Street – Canal West Rd) , , Premises No: 11/1, , Ward No: 028 Pin Code : 700009

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	50 Sq Ft	1/-	3,43,751/-	Property is on Road

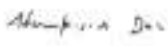
District: South 24-Parganas, P.S:- Narikeldanga, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Hari Nath Dey Road, Road Zone : (Raja Dinendra Street – Canal West Rd) , , Premises No: 11/2, , Ward No: 028 Pin Code : 700009

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	50 Sq Ft	1/-	3,43,751/-	Property is on Road

District: South 24-Parganas, P.S:- Narikeldanga, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Hari Nath Dey Road, Road Zone : (Raja Dinendra Street – Canal West Rd) , , Premises No: 11, , Ward No: 028 Pin Code : 700009

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L3	(RS :-)		Bastu	50 Sq Ft	1/-	3,43,751/-	Property is on Road
L4	(RS :-)		Bastu	50 Sq Ft	1/-	3,43,751/-	Property is on Road
		TOTAL :		.2292Dec	2 /-	6,87,502 /-	
		Grand Total :		.4583Dec	4 /-	13,75,004 /-	

Parties to Exchange Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr HARAPRASAD DAS (Presentant) Son of Late Dilip Kumar Das Executed by: Self, Date of Execution: 05/02/2024 , Admitted by: Self, Date of Admission: 05/02/2024 ,Place : Office	 05/02/2024	 LTI 05/02/2024 Captured	 05/02/2024
	11/2 Harinath De Road, City:- Kolkata, P.O:- Amherst Street, P.S:-Narkeldanga, District:-Kolkata, West Bengal, India, PIN:- 700009 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: AVxxxxxx6N, Aadhaar No: 65xxxxxxx7287, Status :Individual, Executed by: Self, Date of Execution: 05/02/2024 , Admitted by: Self, Date of Admission: 05/02/2024 ,Place : Office			
2	Name	Photo	Finger Print	Signature
	Mrs SUDATTA ROY Wife of Mr Subir Roy Executed by: Self, Date of Execution: 05/02/2024 , Admitted by: Self, Date of Admission: 05/02/2024 ,Place : Office	 05/02/2024	 LTI 05/02/2024 Captured	 05/02/2024
	25/6/3 Jogendra Basak Road, City:- , P.O:- Baranagar, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ADxxxxxx4G, Aadhaar No: 39xxxxxxx7587, Status :Individual, Executed by: Self, Date of Execution: 05/02/2024 , Admitted by: Self, Date of Admission: 05/02/2024 ,Place : Office			
3	ZAYN BUILDCOM			
	31/1A, Dr. Suresh Sarkar Road, City:- , P.O:- Entally, P.S:-Entally, District:-South 24-Parganas, West Bengal, India, PIN:- 700014 , PAN No.: AAxxxxxx4B,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	Name	Photo	Finger Print	Signature
	MOHAMMED WASIM Son of Md Nasim Date of Execution - 05/02/2024 , , Admitted by: Self, Date of Admission: 05/02/2024, Place of Admission of Execution: Office	 Feb 5 2024 2:11PM	 LTI 05/02/2024 Captured	 05/02/2024

31/1A, Dr. Suresh Sarkar Road, City:-, P.O:- Entaly, P.S:-Entaly, District:-South 24-Parganas, West Bengal, India, PIN:- 700014, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: AAxxxxxx4B, Aadhaar No: 38xxxxxxxx7374 Status : Representative, Representative of : ZAYN BUILDCOM (as proprietorship)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUBRATA SARDAR Son of Mr G SARDAR C/O S K Lath And Co 6A, K S Roy Road, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001		 Captured	
	05/02/2024	05/02/2024	05/02/2024
Identifier Of Mr HARAPRASAD DAS, Mrs SUDATTA ROY, MOHAMMED WASIM			

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	Mr HARAPRASAD DAS	1	0.0572917 Dec	0.0572917 Dec	1,71,876/-
L1	Mrs SUDATTA ROY	1	0.0572917 Dec	0.0572917 Dec	1,71,876/-
L2	Mr HARAPRASAD DAS	1	0.0572917 Dec	0.0572917 Dec	1,71,876/-
L2	Mrs SUDATTA ROY	1	0.0572917 Dec	0.0572917 Dec	1,71,876/-
L3	ZAYN BUILDCOM	2	0.114583 Dec	0.114583 Dec	3,43,751/-
L4	ZAYN BUILDCOM	2	0.114583 Dec	0.114583 Dec	3,43,751/-

Endorsement For Deed Number : I - 160201603 / 2024

On 01-02-2024

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 13,75,004/-, MV of the property of Greatest Value Rs 6,87,502/-



Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 05-02-2024

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 : 23 of Indian Stamp Act 1899.

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

Presented for registration at 13:48 hrs on 05-02-2024, at the Office of the D.S.R. -II SOUTH 24-PARGANAS by Executant.

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

Execution is admitted on 05/02/2024 by 1. Mr HARAPRASAD DAS, Son of Late Dilip Kumar Das, 11/2 Harinath De Road, P.O: Amherst Street, Thana: Narkeldanga, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700009, by caste Hindu, by Profession Retired Person, 2. Mrs SUDATTA ROY, Wife of Mr Subir Roy, 25/6/3 Jogendra Basak Road, P.O: Baranagar, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by Profession Business

Identified by Mr SUBRATA SARDAR, , Son of Mr G SARDAR, C/O S K Lath And Co 6A, K S Roy Road, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

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

Execution is admitted on 05-02-2024 by MOHAMMED WASIM , proprietorship, ZAYN BUILDCOM (Sole Proprietorship), 31/1A, Dr. Suresh Sarkar Road, City:- , P.O:- Entaly, P.S:-Entaly, District:-South 24-Parganas, West Bengal, India, PIN:- 700014

Identified by Mr SUBRATA SARDAR, , Son of Mr G SARDAR, C/O S K Lath And Co 6A, K S Roy Road, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 6,889.00/- (A(1) = Rs 6,875.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 6,889/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/02/2024 8:51PM with Govt. Ref. No: 192023240370332978 on 04-02-2024, Amount Rs: 6,889/-, Bank: SBI EPay (SBIEPay), Ref. No. 2893005311019 on 04-02-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 10/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 707204, Amount: Rs.50.00/-, Date of Purchase: 28/12/2023, Vendor name: SUBHANKAR DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 04/02/2024 8:51PM with Govt. Ref. No: 192023240370332978 on 04-02-2024, Amount Rs: 10/-, Bank: SBI
EPay (SBIPay), Ref. No. 2893005311019 on 04-02-2024, Head of Account 0030-02-103-003-02



Suman Basu
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 1602-2024, Page from 60507 to 60530
being No 160201603 for the year 2024.



Suman

Digitally signed by Suman Basu
Date: 2024.02.07 11:16:21 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 07/02/2024

DISTRICT SUB-REGISTRAR

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

West Bengal.