

3201/19

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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

C 311668

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

Q-1-224696/15
27/8/15, 12.17

Additional District Sub-Registrar,
Bara South 24 Parganas
27 AUG 2015

DEED OF EXCHANGE-CUM-AMALGAMATION

THIS DEED OF EXCHANGE-CUM-AMALGAMATION made *27th* day of *August*, Two Thousand and Fifteen **BETWEEN** (1) **SRI GOPAL DAS (PAN CADPD7397G)**, (2) **SRI BAPI DAS (PAN CADPD7396H)**, both sons of Sri Birendra Nath Das, by faith Hindu, by Nationality Indian, by occupation Business, residing at Sreenagar Main Road, Kolkata-700 094, Post Office Panchasayar, Police Station Sonarpur, hereinafter jointly called the **FIRST PARTIES** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their and each of their respective heirs, executors,

Contd.....

25 AUG 2015

9094

5000/-

No. _____
 Date _____
 Name of the Party _____
 Address _____
 S. _____
 Order _____



Santosh Kr. Dey
 ALIPUR POLICE COURT
 Kolkata 700017

5000/-



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Additional District Sub-Registrar,
 Garia South 24 Parganas

27 AUG 2015

Chanchal Sarkar
 Advocate
 son of Late Hari Kumar Sarkar
 Adipore Judicial Court
 P.O. & P.S. Adipore
 Kolkata - 700 027



Gopal Das.

2



Bijoy Das

administrators, legal representatives and/or assigns) of the **FIRST PART**
A N D SRI BIRENDRA NATH DAS, son of Late Manmohan Das, by faith Hindu, by occupation Business, residing at No. 60/1, Sreenagar Main Road, Kolkata-700 094, Post Office Panchasayar, Police Station Sonarpur, hereinafter called the **SECOND PARTY** (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/or assigns) of the **SECOND PART A N D (1) SRI PROVAT DAS (PAN AGRPD3818J)**, son of Sri Kiran Chandra Das, by faith Hindu, by Nationality Indian, by occupation Business, residing at Sreenagar Main Road, Kolkata- 700 094, Post Office Panchasayar, Police Station Sonarpur, **(2) SMT. SUNITA PAUL (PAN BSCPP2978P)**, wife of Sri Dulal Paul, by occupation House-wife AND **(3) SRI DULAL PAUL (PAN AALPP1352K)**, son of Sri Amar Paul, by occupation Business, both by faith Hindu, by Nationality Indian, residing at Janaki Nath Basu Road, Subhasgram Purbayan, Post Office Subhasgram, Kolkata-700147, Police Station Sonarpur, hereinafter collectively called and referred to as the hereinafter jointly called the **THIRD PARTIES** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their and each of their respective heirs, executors, administrators, legal representatives and/or assigns) of the **THIRD PART A N D SRI ASHIM KUMR ROUTH (PAN ACXPR8906M)**, son of Sri Kshitish Chandra Routh, by faith Hindu, by Nationality Indian, by occupation Service, residing at No. 54/B, Dr. Lalmoohan Bhattacharjee Road, Kolkata-700 014, Police Station Entally hereinafter called and referred to as the **FOURTH PARTY** (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/or assigns) of the **FOURTH PART** .

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WHEREAS :

- A) One Smt. Chanchala Bala Dasi, wife of Late Manmohan Das, being the absolute Owner of ALL THAT the piece and parcel of 2 Cottahs 7 Chhitacks 17 Sq. ft. more or less of land in part of R.S. Dag No.39 (C. S. Dag No. 190), L. R. Dag No.44, under R.S. Khatian No. 54 (C. S. Khatian No 78), L. R. Khatian No. 595, J. L. No. 44 at Mouza Tetulberia, Police Station Sonarpur, District South 24-Parganas, and being thus Owner of the property as aforesaid, the said Smt. Chanchala Bala Dasi, by and/or under a Deed of Gift made in Bengali language (Dan Patra) dated 25th day of April, 2007 transferred, conveyed, assigned and assured as and by way of Gift ALL THAT 2 Cottahs 4 Chhitacks 5 Sq. ft. more or less of land unto and in favour of Bapi Das and Gopal Das, the FIRST PARTIES herein and the said Deed of Gift dated 25th day of April, 2007 was registered at the Office of the Addl. District Sub-Registrar Sonarpur, South 24-Parganas and recorded in its Book No. I, CD Vol. No. 28, Page from 1528 to 1548, Being No.09863 for the year 2009.
- B) The said Smt. Chanchala Bala Dasi, by the said Deed of Gift made in Bengali language (Dan Patra) dated 25th day of April, 2007 transferred, conveyed, assigned and assured as and by way of Gift ALL THAT 3 Chhitacks 12 Sq. ft. more or less of land unto and in favour of Birendra Nath Das, the SECOND PARTY herein and the said Deed of Gift dated 25th day of April, 2007 was registered at the Office of the Addl. District Sub-Registrar Sonarpur, South 24-Parganas and recorded in its Book No. I, CD Vol. No. 28, Page from 1528 to 1548, Being No.09863 for the year 2009.

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Dulal Das

- C) Adjacent to the property as aforesaid, Kiran Chandra Das, son of Late Manmohan Das was also the Owner of ALL THAT the piece and parcel of 2 Cottahs 6 Chhitacks 5 Sq. ft. more or less of land together with Pucca Structures of 1000 Sq. ft. more or less standing thereon or on part thereof in part of R.S. Dag No.39 (C. S. Dag No. 190), L. R. Dag No.44, under R.S. Khatian No. 54 (C. S. Khatian No 78), L. R. Khatian No. 595, J. L. No. 44 at Mouza Tetulberia, Police Station Sonarpur, District South 24-Parganas, and being thus Owner of the property as aforesaid, the said Kiran Chandra Das, by and/or under a Deed of Gift made in Bengali language (Dan Patra) dated 25th day of November, 2013 transferred, conveyed, assigned and assured as and by way of Gift ALL THAT the said property morefully and particularly described thereunder written unto and in favour of Provat Das, the THIRD PARTY No. 1 herein for the consideration of natural love and affection therein mentioned and the said Deed of Gift dated 25th day of November, 2013 was registered at the Office of the Addl. District Sub-Registrar Sonarpur, South 24-Parganas and recorded in its Book No. I, CD Vol. No. 27, Page from 5647 to 5658, Being No.12241 for the year 2013 and adjacent to both the property as aforesaid, Kiran Chandra Das, son of Late Manmohan Das was also the Owner of ALL THAT the Two storied building standing thereon or on part thereof having Built-up Area of 1000 Sq. ft. more or less to each floor aggregating to 2000 Sq. ft. in part of R.S. Dag No.39 (C. S. Dag No. 190), L. R. Dag No.44, under R.S. Khatian No. 54 (C. S. Khatian No 78), L. R. Khatian No. 595, J. L. No. 44 at Mouza Tetulberia, Police Station Sonarpur, District South 24-Parganas, and being thus Owner

Contd.....



Ashim Kumar Das.

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of the property as aforesaid, the said Kiran Chandra Das, by and/or under a Deed of Sale made in Bengali language (Saf Bikroy Kobala) dated 18th day of February, 2013 sold, transferred, conveyed, assigned and assured as and by way of Sale ALL THAT the Shop measuring Super Built-up area of 233 Sq. ft. more or less within the said R.S. Dag No. 39, L.R. Dag No. 44, R.S. Khatian No. 54, L.R. Khatian No. 2693, at Mouza Tetulberia, J. L. No. 44, P.S. Sonarpur, morefully and particularly described SCHEDULE thereunder written unto and in favour of Smt. Sunita Pal and Dulal Pal the THIRD PARTY Nos. 2 & 3 herein at a consideration therein mentioned and the said Deed of Sale dated 18th day of February, 2013 was registered at the Office of the Addl. District Sub-Registrar Sonarpur, South 24-Parganas and recorded in its Book No. I, CD Vol. No. 5, Page from 2604 to 2617, Being No.01855 for the year 2013.

- E) One Smt. Chanchala Bala Dasi, wife of Late Manmohan Das, being the absolute Owner of ALL THAT the piece and parcel of 0.15 decimals more or less of land at Mouza Tetulberia, comprised in R.S. Dag No.39, L. R. Dag No. 44, under R. S. Khatian No.54, L. R. Khatian No. 595, J. L. No.44, Police Station Sonarpur, District South 24-Parganas, and being thus Owner of the property as aforesaid, the said Smt. Chanchala Bala Dasi, by and/or under a Deed of Sale made in Bengali language (Saf Bikroy Kobala) dated 07th day of December, 1998 sold, transferred, conveyed, assigned and assured ALL THAT the piece and parcel of 2 Cottahs 8 Chhitacks 34 Sq. ft. more or less of land together with Kutcha structures thereon unto and in favour of

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Ashim Kumar Routh, the **FOURTH PARTY** herein fully described in the SCHEDULE thereudner and the said Deed of Sale was registered at the Office of the Addl. District Sub-Registrar Sonarpur, South 24-Parganas and recorded in its Book No. I, Vol. No. 143, at Pages 250 to 256, Being No.8768 for the year 1998.

- F) Thus all the Parties hereto i.e., **GOPAL DAS and BAPI DAS**, the **FIRST PARTY** herein is thus seized and possessed of **ALL THAT** the piece or parcel of **2 Cottahs 4 Chhitacks 5 Sq. ft.** more or less of land together with Tile Shed structures measuring an area of 200 Sq. ft. more or less situated lying at **Mouza Tetulberia**, comprised in R. S. Dag No.39, L. R. Dag No. 44, under R. S. Khatian No.54, L. R. Khatian No.595, J. L. No.44, Police Station Sonarpur, District South 24-Parganas, Municipal **Holding No.525, Sreenagar**, under Ward No.1 of Rajpur-Sonarpur Municipality morefully described in the FIRST SCHEDULE hereunder written, **BIRENDRA NATH DAS**, the **SECOND PARTY** herein is thus seized and possessed of ALL THAT the piece and parcel of **3 Chhitacks 12 Sq. ft.** more or less of land together with Tile Shed structures of 102 Sq. ft. more or less situated lying at **Mouza Tetulberia**, comprised in R. S. Dag No.39, L. R. Dag No. 44, under R. S. Khatian No.54, L. R. Khatian No.595, J. L. No.44, Police Station Sonarpur, District South 24-Parganas, Municipal **Holding No.525, Sreenagar**, under Ward No.1 of Rajpur-Sonarpur Municipality morefully described in the SECOND SCHEDULE hereunder

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written and **PROVAT DAS, SUNITA PAUL** and **DULAL PAUL**, the **THIRD PARTIES** herein are thus seized and possessed of ALL THAT the piece and parcel of **2 Cottahs 6 Chhitacks 5 Sq. ft.** more or less of land situated lying at **Mouza Tetulberia** together with Pucca Two storied Building having Built-up Area of 1000 Sq. ft. more or less to each floor aggregating to 2000 Sq. ft. comprised in R. S. Dag No.39, L. R. Dag No. 44, under R. S. Khatian No.54, L. R. Khatian No.595, J. L. No.44, Police Station Sonarpur, District South 24-Parganas Municipal **Holding No.1235, Sreenagar**, under Ward No.1 of Rajpur-Sonarpur Municipality morefully described in the THIRD SCHEDULE hereunder written and **ASHIM KUMAR ROUTH**, the **FOURTH PARTY** herein is thus seized and possessed of ALL THAT the piece and parcel of **2 Cottahs 8 Chhitacks 34 Sq. ft.** more or less of land together with Tile Shed structures of 200 Sq. ft. situated lying at **Mouza Tetulberia**, comprised in R. S. Dag No.39, L. R. Dag No. 44, under R. S. Khatian No.54, L. R. Khatian No.595, J. L. No.44, Police Station Sonarpur, District South 24-Parganas Holding No. 788, Sreenagar presently under Ward No.1 of Rajpur-Sonarpur Municipality morefully described in the FOURTH SCHEDULE hereunder written, (hereinafter collectively referred to as the "**SAID PROPERTIES**").

- G) For better use, occupation, enjoyment of all the aforesaid three properties i.e. respective Properties at **Mouza Tetulberia** as aforesaid, all the parties herein jointly have

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now decided to do Exchange 50% (fifty per cent) undivided share in their respective properties unto and in favour of Other Parties and after such Exchange-cum-Amalgamation, the parties hereto shall be the joint owners of one plot measuring total land area of 6 Cottahs 11 Chhitacks 19 Sq. ft. more or less within the **Holding No. 525 Sreenagar**, morefully and particularly described in the **FIFTH SCHEDULE** hereunder written.

- H) After Exchange and/or Amalgamation of the said properties, the entire property would be numbered as **Holding No. 525Sreenagar**, by Rajpur-Sonarpur Municipality under its Ward No. 1, which is fully described and/or mentioned in the **FIFTH SCHEDULE** hereunder written and delineated in the Map or plan annexed hereto and bordered **BLUE** thereon and the parties of the First Part to Third Part shall jointly own, use possess, enjoy and/or occupy the said entire property containing an area of 6 Cottahs 11 Chhitacks 19 Sq. ft. more or less within the said **Holding No. 525, Sreenagar, Kolkata-700 150.**

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NOW THIS DEED OF EXCHANGE-CUM-AMALGAMATION WITNESSETH that in pursuance of the said Agreement and in consideration as above, the First Party hereby grant, convey and transfer 25 % of undivided share equivalent to 406 Sq. ft. more or less of land out of 2 Cotthas 4 Chhitacks 5 Sq. ft. more or less together with Pucca structures of 250 Sq.ft. more or less and 250 Sq. ft. more or less on First floor aggregating to 500 Sq. ft. more or less out of 2000 Sq. ft. within the said Holding No. 525, Tetulberia, unto and in favour of Second Party, Third Parties and Fourth party **AND** in pursuance of the said Agreement and in consideration as above, the Second Party hereby grant, convey and transfer 25 % of undivided share equivalent 37 Sq. ft. more or less of land out of the property having land area of 3 Chhitacks 12 Sq. ft. with more or less of land Tile Shed structures of 26 Sq. ft. more or less out of 102 Sq. ft. situated lying at **Mouza Tetulberia**, comprised in R. S. Dag No.39, L. R. Dag No. 44, under R. S. Khatian No.54, L. R. Khatian No.595, J. L. No.44, Police Station Sonarpur, unto and in favour of First Party, Third Parties and Fourth Party and in pursuance of the said Agreement and in consideration as above the Third Parties grant, convey and transfer 25 % of undivided share equivalent to 429 Sq. ft. more or less of land out of the property having land area of 2 Cottahs 6 Chhitacks 5 Sq. ft. more or less of land together with Pucca structures of 250 Sq. ft. more or less in Ground floor and 250 Sq. ft. more or less on First floor out of 2000 Sq. ft. more or less in Ground floor and 2000 Sq. ft. more or less on First floor

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situated lying at **Mouza Tetulberia**, comprised in R. S. Dag No.39, L. R. Dag No. 44, under R. S. Khatian No.54, L. R. Khatian No.595, J. L. No.44, Police Station Sonarpur, AND in pursuance of the said Agreement and in consideration as above, the Fourth Party hereby grant, convey and transfer 25 % of undivided share equivalent to 460 more or less of land out of the property having land area of 2 Cottahs 8 Chhitacks 34 Sq. ft more or less of land with Tile Shed structures of 50 Sq. ft. out of 200 Sq. ft. situated lying at **Mouza Tetulberia**, comprised in R. S. Dag No.39, L. R. Dag No. 44, under R. S. Khatian No.54, L. R. Khatian No.595, J. L. No.44, Police Station Sonarpur, Holding No. 788, Sreenagar unto and in favour of First Party, Second Party and Third Parties.

The Parties of the **FIRST PART to FOURTH PART** herein do and each of them doth hereby grant, convey, transfer as and by way of Exchange-cum-Amalgamation unto the parties of the each and other part ALL THAT their undivided share or interests over the said properties absolutely and forever TOGETHER WITH all benefits and advantages privileges belonging to or with the same **TO HAVE AND TO HOLD** the said property or properties in the Holding fully described in the **FIFTH SCHEDULE** hereunder and conveyed as and by way of Exchange and Amalgamation or expressed and intended so to be with all their rights and appurtenances unto and to the joint use and occupation of the parties of the FIRST PART to THIRD PART absolutely and forever.

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IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES OF THE FIRST PART TO THIRD PART HERETO AS FOLLOWS :

- 1) It is recorded that the said plots of land as aforesaid at Mouza Tetulberia as aforesaid are the joint properties of all the parties hereto aggregating to a total area of 6 Cottahs 11 Chhitacks 19 Sq.ft. more or less morefully and particularly described in **FOURTH SCHEDULE** hereunder written is the joint property of all the parties hereto and they have approached each other for exchange and amalgamation of the said properties so that better privileged facility can be derived out of the said exchanged/amalgamated property which will be beneficial to the parties hereto of the **FIRST PART** to **FOURTH PART** and in consideration of above it is agreed and finally decided by and between the parties hereto of the **FIRST PART** to **FOURTH PART** that the properties as aforesaid as morefully described in the **FIRST SCHEDULE, SECOND SCHEDULE, THIRD SCHEDULE** and **FOURTH SCHEDULE** hereunder written shall be amalgamated and/or merged with and into one Holding as also delineated in the Map and/or Plan annexed hereto and demarcated therein with the **BLUE** border forever and fully described in the **FIFTH SCHEDULE** hereunder and it is further declared that upon such Exchange and Amalgamation of the said properties shall be treated as one plot of land measuring **6 Cottahs 11 Chhitacks 19 Sq. ft.** more or less (hereinafter referred to

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as the said **Exchanged Plot of Land**) wherein all the parties herein shall have the undivided shares into the said exchanged and amalgamated plot and henceforth for all practical purposes all the parties hereto of **FIRST PART to FOURTH PART** shall be treated and known as the **joint Owners** of the said entire plot of land measuring 6 Cottahs 11 Chhitacks 19 Sq. ft. more or less as delineated in the annexed plan and demarcated in **BLUE** border therein in consideration as mentioned hereinafter.

- 2) It is hereby declared that each of the parties to these presents shall have undivided share over and in respect of all the plots of land including the exchanged plot of land and after exchange and amalgamation the entire plot of land measuring an area of 6 Cottahs 11 Chhitacks 19 Sq.ft. the Parties of the **FIRST PART to FOURTH PART** herein shall be the joint Owners of the said Properties at Holding 525, Sreenagar morefully described in the **FIFTH SCHEDULE** hereunder written and delineated in the map or plan annexed hereto and bordered **BLUE** thereon.
- 3) The said exchanged and/or amalgamated plot of land shall be mutated as **Holding No. 525, Sreenagar, Kolkata-700 150** in the joint names of all the parties herein in the records of Rajpur-Sonarpur Municipality and with all other Government or Semi Government Authorities as and when the same will be required.

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- 4) All Municipal Taxes and other outgoings in respect of the said exchanged/amalgamated plot of land shall be paid and borne by all the parties hereto of the FIRST PART to FOURTH PART jointly.
- 5) None of the parties shall be at liberty to sell, transfer or any way encumber his respective undivided share in the said exchanged/amalgamated plot of land or any portion thereof without the previous consent in writing of Other Part/Parties herein.
- 6) None of the parties shall be at liberty or have authority to claim any partition or to make any demand against other to divide in any manner whatsoever the said exchanged/amalgamated plot of land according to his/their respective undivided share or otherwise.

THE FIRST SCHEDULE ABOVE REFERRED TO :

(Description of the property jointly owned by First Parties)

ALL THAT the piece and parcel of 2 Cottahs 4 Chhitacks 5 Sq. ft. more or less of land together with Two storied structures of 1000 Sq. ft. more or less in each floor having total area of 2000 Sq. ft. in part of R.S. Dag No.39 (C. S. Dag No. 190), L. R. Dag No.44, under R.S. Khatian No. 54 (C. S. Khatian No 78), L. R. Khatian No. 595, J. L. No. 44 at Mouza Tetulberia, Police Station Sonarpur, District South 24-Parganas, Holding No. 525, Sreenagar, under Ward No. 1 of Rajpur-Sonarpur Municipality.

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THE SECOND SCHEDULE ABOVE REFERRED TO :
(Description of the property owned by Second Party)

ALL THAT the piece and parcel of 3 Chhitacks 12 Sq. ft. more or less of land together with Tile Shed structures of 102 Sq. ft. in part of R.S. Dag No.39 (C. S. Dag No. 190), L. R. Dag No.44, under R.S. Khatian No. 54 (C. S. Khatian No 78), L. R. Khatian No. 595, J. L. No. 44 at Mouza Tetulberia, Police Station Sonarpur, District South 24-Parganas, Holding No. 525, Sreenagar, under Ward No. 1 of Rajpur-Sonarpur Municipality.

THE THIRD SCHEDULE ABOVE REFERRED TO :
(Description of the property jointly owned by Third Parties)

ALL THAT the piece and parcel of 2 Cottahs 6 Chhitacks 5 Sq. ft. more or less together with Pucca structures of 1000 Sq. ft. in Ground floor and 1000 Sq. ft. on First floor aggregating to area of 2000 Sq. ft. within R.S. Dag No. 39, L.R. Dag No. 44, R.S. Khatian No. 54, L.R. Khatian No. 2693, at Mouza Tetulberia, J. L. No. 44, P.S. Sonarpur, District south 24-Parganas, Holding No. 1235, Sreenagar, under Ward No. 1 of Rajpur-Sonarpur Municipality.

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THE FOURTH SCHEDULE ABOVE REFERRED TO :

(Description of the property jointly owned by First Parties)

ALL THAT the piece and parcel of 2 Cottahs 8 Chhitacks 34 Sq. ft. more or less together Tile Shed structures of 200 Sq. ft. more or less R. S. Dag No.39 (C. S. Dag No. 190), L. R. Dag No.44, under R. S. Khatian No. 54 (C. S. Khatian No 78), L. R. Khatian No. 595, J. L. No. 44 at **Mouza Tetulberia, Police Station Sonarpur**, District South 24-Parganas Holding No. 788, Sreenagar within the limits of Rajpur-Sonarpur Municipality under its Ward No. 1.

THE FIFTH SCHEDULE ABOVE REFERRED TO :

(Description of the property jointly owned by First Parties)

ALL THAT the piece and parcel of 2 Cottahs 4 Chhitacks 5 Sq. ft. more or less of land in part of R.S. Dag No.39 (C. S. Dag No. 190), L. R. Dag No.44, under R.S. Khatian No. 54 (C. S. Khatian No 78), L. R. Khatian No. 595, J. L. No. 44 at Mouza Tetulberia, Police Station Sonarpur, District South 24-Parganas (jointly owned by Gopal Das and Bapi Das Owner Nos. 1, 2 and 3), ALL THAT the piece and parcel of 3 Chhitacks 12 Sq. ft. more or less of land in part of R.S. Dag No.39 (C. S. Dag No. 190), L. R. Dag No.44, under R.S. Khatian No. 54 (C. S. Khatian No 78), L. R. Khatian No. 595, J. L. No. 44 at Mouza Tetulberia, Police Station Sonarpur, District South 24-Parganas (owned by Provat Das, Owner No.4) and ALL THAT the piece and parcel of 2 Cottahs 6 Chhitacks 5 Sq. ft. more or less and ALL THAT the Shop measuring Super

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Built-up area of 233 Sq. ft. more or less equivalent to 5 Chhitacks 8 Sq. ft. more or less within the said R.S. Dag No. 39, L.R. Dag No. 44, R.S. Khatian No. 54, L.R. Khatian No. 2693, at Mouza Tetulberia, J. L. No. 44, P.S. Sonarpur, District south 24-Parganas (jointly owned by Sunita Pal and Dulal Pal, Owner Nos. 5 and 6) ALL THAT the piece and parcel of 2 Cottahs 8 Chhitacks 34 Sq. ft. more or less i.e., aggregating to **6 Cottahs 11 Chhitacks 19 Sq. ft.** more or less of land with Two storied Building structure measuring an area of 2000 Sq. ft. more or less in Ground floor and 2000 Sq. ft. on First floor, Tile Shed structures of 302 Sq. ft. more or less comprised in within the said property in part of R.S. Dag No.39 (C. S. Dag No. 190), L. R. Dag No.44, under R.S. Khatian No. 54 (C. S. Khatian No 78), L. R. Khatian No. 595, J. L. No. 44 at **Mouza Tetulberia, Police Station Sonarpur**, District South 24-Parganas **Holding No. 525, Sreenagar**, within the limits of Rajpur-Sonarpur Municipality under its Ward No. 1, whereon or whereupon the proposed development would be carried out upon amalgamation of the properties in the records of Rajpur-Sonarpur Municipality. The said entire property upon Exchange and/or Amalgamation is delineated in the Map and/or Plan annexed hereto and demarcated therein with the **BLUE** border and the same is butted and bounded as follows :

- ON THE NORTH** : By Land under R. S. Dag No. 40;
- ON THE SOUTH** : By Land under R.S. Dag No. 38;
- ON THE EAST** : By 32' ft. wide Municipal Road;
- ON THE WEST** : By 8' Ft. wide Municipal Road;

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

SIGNED, SEALED AND DELIVERED
BY THE **PARTIES** AT KOLKATA IN
THE PRESENCE OF :

1. *Chanchal Santra*
Advocate
2. *Iwapan K. Saha*
38, Binagan
KOL-94 (Business)

Gopal Das.

Prayati Das.

(First Parties)

Birendra Nath Das

(Second Party)

Prayati Das
Sunita Das
Dulal Das.

(Third Parties)

Ashim Kumar Rout.

(Fourth Party)

Drafted by :

Chanchal Santra

(**Chanchal Santra**)

Advocate

Regd. No. WB/496/1984
Alipore Judges' Court,

Typed by :

Jharna Das

(Jharna Das)

513, Chittaranjan Colony,
Baghajatin, Kolkata - 700 092.

PAGE NO.
SPECIMEN FORM FOR TEN FINGERPRINTS



PHOTO	GOPAL DAS	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
		RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature Gopal Das.

PHOTO	BAPI DAS	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
		RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature Bapi Das

PHOTO	BIRENDRA NATH DAS	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
		RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature Birendra Nath Das

THE PLAN OF R.S. DAG NO. 39 (PART), KHATIAN NO.- 54, AT
MOUZA - TENTULBERIA, J.L. NO.- 44, P.S.- SONARPUR, DIST.-
24 PARGANAS (S), WARD NO. - 01 UNDER RAJPUR
SONARPUR MUNICIPALITY
L.R. DAG NO. 44, L.R. KHATIAN NO. 595

SCALE : 1" = 33'-0"

Sumita Paul
Dulal Paul



LAND AREA UPON EXCHANGE/
AMALGAMATION : 6K. 11Ch. 19 Sq Ft.
(More or Less) MARKED IN BLUE

(THIRD PARTIES)

R.S. DAG NO. 38



R.S. DAG NO. 40

Gopal Das.
Bayai Das.

(FIRST PARTIES)

Ashim Kumar Routra.

(FOURTH PARTY)

Additional District Engineer
 Gopalpur, 24 Parganas

Birendra Kumar Das

(SECOND PARTY)

32'-0"
 32'-6"

32'-0" WIDE SREENAGAR MAIN ROAD

Drawn By:

[Signature]



PAGE NO.

SPECIMEN FORM FOR TEN FINGERPRINTS

PHOTO	PROVAT DAS	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
		RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature Provati Das

PHOTO	SUNITA PAUL	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
		RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature Sunita Paul

PHOTO	DULAL PAUL	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
		RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature Dulal Paul

SPECIMEN FORM FOR TEN FINGERPRINTS

PHOTO	ASHIM KUMAR ROUTH	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
		RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature Ashim Kumar Routh.

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

Signature _____





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

Signature _____

Seller, Buyer and Property Details

Donor of Settlement & Donee of Settlement Details

Donor of Settlement Details

SL No.	Name, Address, Photo, Finger print and Signature		
1	<p>Shri Gopal Das Son of Mr Birendra Nath Das SREENAGAR MAIN RD, P.O:- PANCHASAYAR, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700094 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. CADPD7397G, Status : Self Date of Execution : 27/08/2015 Date of Admission : 27/08/2015 Place of Admission of Execution : Office</p>	 8/27/2015 12:49:02 PM hrs	 LTI 8/27/2015 12:49:11 PM hrs
		<p align="center"><i>Gopal Das.</i></p> <p align="center">8/27/2015 12:49:39 PM hrs</p>	
2	<p>Shri BAPI DAS Son of Mr BIRENDRA NATH DAS SREE NAGAR MAIN RD, P.O:- PANCHASAYAR, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700094 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: Denmark, PAN No. CADPD7396H, Status : Self Date of Execution : 27/08/2015 Date of Admission : 27/08/2015 Place of Admission of Execution : Office</p>	 8/27/2015 12:53:58 PM hrs	 LTI 8/27/2015 12:54:11 PM hrs
		<p align="center"><i>Bapi Das.</i></p> <p align="center">8/27/2015 12:54:19 PM hrs</p>	

Donor of Settlement Details

Name, Address, Photo, Finger print and Signature

No.

3
 Shri BIRENDRA NATH DAS
 Son of Late MANMOHAN DAS
 60/1, SREE NAGAR MAIN RD, P.O:- PANCHASAYAR, P.S:-
 Sonarpur, District:-South 24-Parganas, West Bengal, India,
 PIN - 700094
 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen
 of: India,
 Status : Self
 Date of Execution : 27/08/2015
 Date of Admission : 27/08/2015
 Place of Admission of Execution : Office



8/27/2015 12:51:20
 PM hrs



LTI
 8/27/2015 12:51:31
 PM hrs

Birendra Nath Das

8/27/2015 12:53:02 PM hrs

4
 Shri PROVAT DAS
 Son of Shri KIRAN CHANDRA DAS
 SREE NAGAR MAIN RD, P.O:- PANCHASAYAR, P.S:-
 Sonarpur, District:-South 24-Parganas, West Bengal, India,
 PIN - 700094
 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen
 of: India, PAN No. AGRPD3818J,
 Status : Self
 Date of Execution : 27/08/2015
 Date of Admission : 27/08/2015
 Place of Admission of Execution : Office



8/27/2015 12:54:31
 PM hrs



LTI
 8/27/2015 12:54:35
 PM hrs

Provrat Das

8/27/2015 12:54:47 PM hrs

5
 Smt SUNITA PAUL
 Wife of Mr DULAL PAUL
 JANAKI NATH BOSE RD , SUBHAS GRAM PURBAYAN,
 P.O:- SUBHAS GRAM, P.S:- Sonarpur, District:-South 24-
 Parganas, West Bengal, India, PIN - 700147
 Sex: Female, By Caste: Hindu, Occupation: House wife,
 Citizen of: India, PAN No. BSCPP2978P,
 Status : Self
 Date of Execution : 27/08/2015
 Date of Admission : 27/08/2015
 Place of Admission of Execution : Office



8/27/2015 12:54:59
 PM hrs



LTI
 8/27/2015 12:55:06
 PM hrs



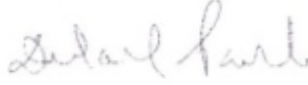


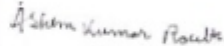
Sunita Paul

8/27/2015 12:55:24 PM hrs

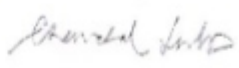
Donor of Settlement Details

Name, Address, Photo, Finger print and Signature

40.

<p>6</p>	<p>Shri DULAL PAUL Son of Mr AMAR PAUL JANAKI NATH BOSE RD , SUBHAS GRAM PURBAYAN, P.O:- SUBHAS GRAM, P.S:- Sonarpur, District:-South 24- Parganas, West Bengal, India, PIN - 700147 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AALPP1352K, Status : Self Date of Execution : 27/08/2015 Date of Admission : 27/08/2015 Place of Admission of Execution : Office</p>	 8/27/2015 12:53:10 PM hrs	 LTI 8/27/2015 12:53:15 PM hrs
 8/27/2015 12:53:29 PM hrs			
<p>7</p>	<p>Shri ASHIM KUMAR ROUTH Son of Shri KSHITISH CHANDRA ROUTH 54/D, DR, LALMOHAN BHATTACHARJEE RD, P.O:- ENTALY, P.S:- Entaly, District:-South 24-Parganas, West Bengal, India, PIN - 700014 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. ACXPR8906M, Status : Self Date of Execution : 27/08/2015 Date of Admission : 27/08/2015 Place of Admission of Execution : Office</p>	 8/27/2015 12:49:52 PM hrs	 LTI 8/27/2015 12:50:03 PM hrs
 8/27/2015 12:50:30 PM hrs			

Signature Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr CHANCHAL SANTRA Son of Late HARI KUMAR SANTRA ALIPORE JUDGES COURT, P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India,	Shri Gopal Das, Shri BAPI DAS, Shri BIRENDRA NATH DAS, Shri PROVAT DAS, Smt SUNITA PAUL, Shri DULAL PAUL, Shri ASHIM KUMAR ROUTH	 8/27/2015 12:55:41 PM hrs

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR- SONARPUR, Mouza: Tentulbedia	LR Plot No:- 44 . LR Khatian No:- 595	1332 Sq Ft	12,00,000/-	16,18,749/-	Proposed Use: Baste ROR: Baste Width of Approach Road: 32 Ft.

Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
F1	Floor No: 1	250 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete
F2	Floor No: 2	250 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete
S1	On Land L1	500 Sq Ft.	50,000/-	3,65,624/-	Structure Type: Structure
F1	Floor No: 1	26 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Tiles Sheet, Extent of Completion: Complete
S2	On Land L1	26 Sq Ft.	10,000/-	10,000/-	Structure Type: Structure

Structure Details					Other Details
Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)		
F1	Floor No: 1	250 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete
F2	Floor No: 2	250 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete
S3	On Land L1	500 Sq Ft.	2,00,000/-	3,65,624/-	Structure Type: Structure
F1	Floor No: 1	50 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Tiles Shed, Extent of Completion: Complete
S4	On Land L1	50 Sq Ft.	40,000/-	40,000/-	Structure Type: Structure

Share of Property after Exchange Donor of Settlement						
Sch No.	Name of the Donor of Settlement	Party No.	Defined Share (in %)	Transferred Area	Transferred Area in(%)	Share in Market Value (in Rs.)
L1	Shri ASHIM KUMAR ROUTH	1	0	460	34.5345	5,59,027/-
	Shri BAPI DAS	2	0	203	15.2402	2,46,701/-
	Shri BIRENDRA NATH DAS	1	0	37	2.77778	44,965/-
	Shri DULAL PAUL	2	0	143	10.7357	1,73,785/-
	Shri Gopal Das	1	0	203	15.2402	2,46,701/-
	Shri PROVAT DAS	1	0	143	10.7357	1,73,785/-
	Smt SUNITA PAUL	2	0	143	10.7357	1,73,785/-

Share of Property after Exchange					
Sch No.	Name of the Donor of Settlement	Party No.	Defined Share (in %)	Transferred Area	Transferred Area in(%)
Share in Market Value (in Rs.)	S1	Shri BAPI DAS	2	0	250 Sq Ft
		1,82,812/-	Shri Gopal Das	1	0
50	50	1,82,812/-	S2	Shri BIRENDRA NATH DAS	1
250 Sq Ft					

Share of Property after Exchange					
No.	Name of the Donor of Settlement	Party No.	Defined Share (in %)	Transferred Area	Transferred Area in(%)
0	26 Sq Ft	100	10,000/-	S3	Shri DULAL PAUL
1	0	168 Sq Ft	33.6		1,22,850/-
Shri PROVA T DAS	1	0	166 Sq Ft		33.2
1,21,387 /-	Smt SUNITA PAUL	1	0	166 Sq Ft	33.2
1,21,387 /-	S4	Shri ASHIM KUMAR ROUTH	1	0	50 Sq Ft
100	40,000/-				

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Chanchal Santra
Address	Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL
Applicant's Status	Advocate

Office of the A.D.S.R. GARIA, District: South 24-Parganas

Endorsement For Deed Number : I - 162902985 / 2015

Query No/Year	16291000224696/2015	Serial no/Year	1629003201 / 2015
Deed No/Year	I - 162902985 / 2015		
Transaction	[0601] Exchange, Exchange		
Name of Presentant	Shri Gopal Das	Presented At	Office
Date of Execution	27-08-2015	Date of Presentation	27-08-2015
Remarks			

On 17/08/2015

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 23,99,997/- . MV of the property of Greatest Value Rs 16,22,915/-

(Abhijit Bera)

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
South 24-Parganas, West Bengal

On 27/08/2015

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

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

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

Presented for registration at 12:17 hrs on : 27/08/2015, at the Office of the A.D.S.R. GARIA by Shri Gopal Das , one of the Executants.

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

Execution is admitted on 27/08/2015 by

Shri Gopal Das, Son of Mr Birendra Nath Das, SREENAGAR MAIN RD, P.O: PANCHASAYAR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700094, By caste Hindu, By Profession Business
Indetified by Mr CHANCHAL SANTRA, Son of Late HARI KUMAR SANTRA, ALIPORE JUDGES 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)

Execution is admitted on 27/08/2015 by

Shri BAPI DAS, Son of Mr BIRENDRA NATH DAS, SREE NAGAR MAIN RD, P.O: PANCHASAYAR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700094, By caste Hindu, By Profession Business

Identified by Mr CHANCHAL SANTRA, Son of Late HARI KUMAR SANTRA, ALIPORE JUDGES 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)

Execution is admitted on 27/08/2015 by

Shri BIRENDRA NATH DAS, Son of Late MANMOHAN DAS, 60/1, SREE NAGAR MAIN RD, P.O:
PANCHASAYAR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700094, By caste
Hindu, By Profession Business

Identified by Mr CHANCHAL SANTRA, Son of Late HARI KUMAR SANTRA, ALIPORE JUDGES 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)

Execution is admitted on 27/08/2015 by

Shri PROVAT DAS, Son of Shri KIRAN CHANDRA DAS, SREE NAGAR MAIN RD, P.O: PANCHASAYAR,
Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700094, By caste Hindu, By Profession
Business

Identified by Mr CHANCHAL SANTRA, Son of Late HARI KUMAR SANTRA, ALIPORE JUDGES 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)

Execution is admitted on 27/08/2015 by

Smt SUNITA PAUL, Wife of Mr DULAL PAUL, JANAKI NATH BOSE RD , SUBHAS GRAM PURBAYAN, P.O:
SUBHAS GRAM, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700147, By caste
Hindu, By Profession House wife

Identified by Mr CHANCHAL SANTRA, Son of Late HARI KUMAR SANTRA, ALIPORE JUDGES 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)

Execution is admitted on 27/08/2015 by

Shri DULAL PAUL, Son of Mr AMAR PAUL, JANAKI NATH BOSE RD , SUBHAS GRAM PURBAYAN, P.O:
SUBHAS GRAM, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700147, By caste
Hindu, By Profession Business

Identified by Mr CHANCHAL SANTRA, Son of Late HARI KUMAR SANTRA, ALIPORE JUDGES 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)

Execution is admitted on 27/08/2015 by

Shri ASHIM KUMAR ROUTH, Son of Shri KSHITISH CHANDRA ROUTH, 54/D, DR, LALMOHAN
BHATTACHARJEE RD, P.O: ENTALY, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN -

14, By caste Hindu, By Profession Service
Certified by Mr CHANCHAL SANTRA, Son of Late HARI KUMAR SANTRA, ALIPORE JUDGES COURT, P.O
ALIPORE, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, By caste Hindu, By
Profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 17,856/- (A(1) = Rs 17,842/- ,E = Rs
14/-) and Registration Fees paid by Cash Rs 0/-, by Draft Rs 17,856/-

Description of Draft

1. Rs 17,856/- is paid, by the Draft(8554) No: 102892000382, Date: 25/08/2015, Bank: STATE BANK OF INDIA
(SBI), FARTABAD.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 97,395/- and Stamp Duty paid by Draft Rs
92,395/-, by Stamp Rs 5,000/-

Description of Stamp

1. Rs 5,000/- is paid on Impressed type of Stamp, Serial no 9097, Purchased on 25/08/2015, Vendor named S K
Dey.

Description of Draft

1. Rs 44,395/- is paid, by the Draft(8554) No: 570724000405, Date: 25/08/2015, Bank: STATE BANK OF INDIA
(SBI), BALLYGUNGE.

2. Rs 48,000/- is paid, by the Draft(8554) No: 102904000382, Date: 26/08/2015, Bank: STATE BANK OF INDIA
(SBI), FARTABAD.

(Abhijit Bera)

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
South 24-Parganas, West Bengal