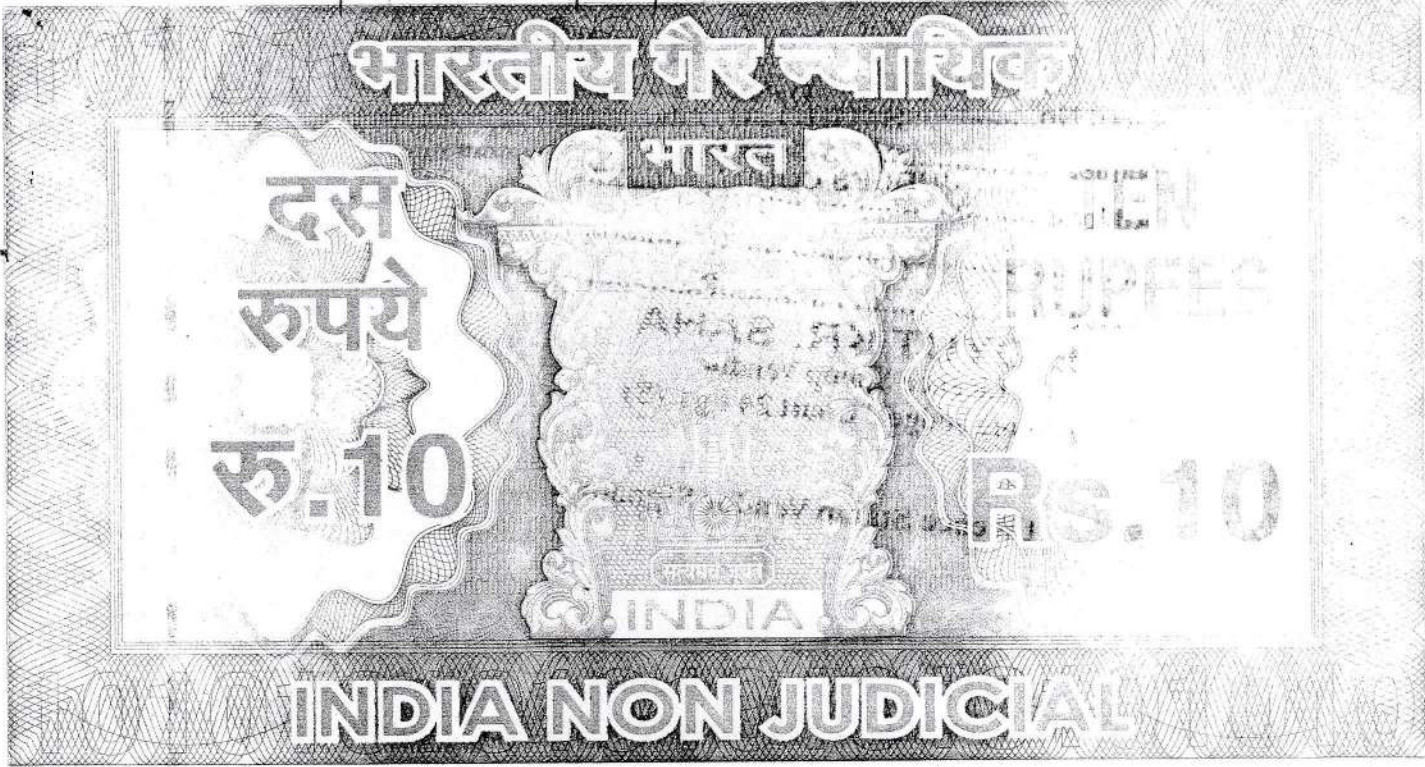


02919/19

VC-702/19

D 02650/19



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

35AB 228884

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

District Sub-Registrar-II  
Alipore, South 24-parganas

DEED OF EXCHANGE

07 AUG 2019

THIS DEED OF EXCHANGE is made this the 30<sup>th</sup> day of July in the year Two Thousand and Nineteen (2019) of the Christian Era in the City of Kolkata,

BETWEEN

(1)MR. NISHI KANTA NASKAR (PAN NO. AECPN 8898R), (Phone No. 8017511488), son of Late Srinibas Naskar @ Chinibas Naskar, by faith Hindu, by Occupation Service, by Nationality Indian, residing at 61C/2,

01/08/19  
7:40  
11/167053/19

( 2 )

Dr. Girindra Sekhar Bose Road, Police Station Kasba, Post Office Tiljala, Kolkata- 700 039, hereinafter called and referred to as the **"FIRST PARTY"** (Which term shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART.**

**A N D**

(1) **MRS. LAXMI NASKAR**, (PAN NO. BYXPN 4036K), (Phone No. 9836385122), wife of Late Jatindra Nath Naskar, by faith Hindu, by Occupation Housewife, (2) **MR. SUDHIR NASKAR** (PAN NO. BCFPN 3709R), (Phone No. 8336827597), son of Late Jatindra Nath Naskar, (3) **MR. DILIP NASKAR** (PAN NO. AUZPN 2158B), (Phone No. 9831547279), son of Late Jatindra Nath Naskar, Nos. 2 and 3 by faith Hindu, by Occupation Business, (4) **ARATI HALDER**, (PAN NO. AXOPH 8891B), (Phone No. 9748165804), wife of Madhab Halder, daughter of Late Jatin Naskar @ Jatindra Nath Naskar, Nos. 1, 2, 3 and 4 by Nationality Indian, Nos. 1,2, and 3 are residing at 61C, Dr. Girindra Sekhar Bose Road, Police Station Kasba, Post Office Tiljala, Kolkata- 700 039, and No. 4 is residing at 66, Prantik Palli, P.S. & P.O. Kasba, Kolkata – 700 042, hereinafter jointly called and referred to as the **"SECOND PARTY"** (Which term shall unless excluded by or repugnant to the context be deemed to include their heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART.**

**WHEREAS** by a registered Bengali Partitioned Deed dated 16.03.1993, which was registered at D.S.R Alipore, 24 Paraganas (South) and recorded in Book No. I, Volume No. 70, Pages 301 to 310, Being No. 3767, for the year 1993, One Jatindra Nath Naskar, Lakshmi Kanta Naskar and Nishi Kanta Naskar, all are sons of Late Chinibas Naskar @ Srinibas Naskar partitioned their landed property of ALL THAT piece and parcel of Bastu Land total measuring about 4 (Four) Cottahs 8 (Eight) Chittacks be the same a little more or less including 4 (Four) feet wide common passage with right to use of 12' feet wide Road on the Northern side of the land together with tiles shed structures standing thereon comprised in Mouza Kasba, J.L. No.

13, Touzi No. 145, R.S. No. 233, R.S. Khatian No. 389, R.S. Dag No. 1613, under the jurisdiction of the Kolkata Municipal Corporation being Premises No. 61/C, Dr. Girindra Sekhar Bose Road, Police Station Kasba, Post Office Tiljala, Kolkata – 700 039, District 24 Paraganas (South).

**AND WHEREAS** among them Jatindra Nath Naskar ( the deceased husband of Second Party No. 1 herein and the deceased father of the Second Party No. 2 , 3 and 4 herein) allotted separately exclusively and absolutely by the aforesaid registered partition deed dated 16.03.1993 ALL THAT piece and parcel of Bastu land measuring about 1 (one) Cottah 7 (Seven) Chittacks ( "Lot- A" Schedule "KH" ) be the same a little more or less together with right to use of 4 feet wide common passage on the Eastern side of the land together with tiles shed structures standing thereon out of the said 4 (Four) Cottahs 8 (Eight) Chittacks land comprised in Mouza Kasba, J.L. No. 13, Touzi No. 145, R.S. No. 233, R.S. Khatian No. 389, R.S. Dag No. 1613, under the jurisdiction of the Kolkata Municipal Corporation being Premises No. 61/C, Dr. Girindra Sekhar Bose Road, Police Station Kasba, Post Office Tiljala, Kolkata – 700 039, District 24 Paraganas (South).

**AND WHEREAS** the said Jatindra Nath Naskar mutated his name with the record of the Kolkata Municipal Corporation and his name was recorded in the record of the K.M.C. in respect of his allocated portion of land and structures and his portion was re – assessed and re – numbered as Premises No. 61C, Dr. Girindra Sekhar Bose Road, Ward No. 67, Assessee No. 21 – 067 – 11 – 0415 – 8, Police Station Kasba, Post Office Tiljala, Kolkata – 700 039, District 24 Paraganas (South).

**AND WHEREAS** Lakshmi Kanta Naskar allotted separately exclusively and absolutely by the aforesaid registered partition deed dated 16.03.1993 ALL THAT piece and parcel of Bastu land measuring about 1 (one) Cottah 4 (Four) Chittacks ( "Lot- B" Schedule "GA" ) be the same a little more or less together with right to use of 4 feet wide common

passage on the Northern side of the land together with tiles shed structures standing thereon out of the said 4 (Four) Cottahs 8 (Eight) Chittacks land comprised in Mouza Kasba, J.L. No. 13, Touzi No. 145, R.S. No. 233, R.S. Khatian No. 389, R.S. Dag No. 1613, under the jurisdiction of the Kolkata Municipal Corporation being Premises No. 61/C, Dr. Girindra Sekhar Bose Road, Police Station Kasba, Post Office Tiljala, Kolkata – 700 039, District 24 Paraganas (South).

**AND WHEREAS** the said Lakshmi Kanta Naskar mutated his name with the record of the Kolkata Municipal Corporation and his name was recorded in the record of the K.M.C. in respect of his allocated portion of land and structures and his portion was re – assessed and re – numbered as Premises No. 61C/1, Dr. Girindra Sekhar Bose Road, Ward No. 67, Assessee No. 21 – 067 – 11 – 0730 – 5, Police Station Kasba, Post Office Tiljala, Kolkata – 700 039, District 24 Paraganas (South).

**AND WHEREAS** Nishi Kanta Naskar ( the First Party herein) allotted separately exclusively and absolutely by the aforesaid registered partition deed dated 16.03.1993 ALL THAT piece and parcel of Bastu land measuring about 1 (one) Cottah 4 (Four) Chittacks ( "Lot- C" Schedule "GHA" ) be the same a little more or less together with right to use of 4 feet wide common passage on the Southern side and Eastern side of the land together with tiles shed structures standing thereon out of the said 4 (Four) Cottahs 8 (Eight) Chittacks land comprised in Mouza Kasba, J.L. No. 13, Touzi No. 145, R.S. No. 233, R.S. Khatian No. 389, R.S. Dag No. 1613, under the jurisdiction of the Kolkata Municipal Corporation being Premises No. 61/C, Dr. Girindra Sekhar Bose Road, Police Station Kasba, Post Office Tiljala, Kolkata – 700 039, District 24 Paraganas (South).

**AND WHEREAS** the said Nishi Kanta Naskar mutated his name with the record of the Kolkata Municipal Corporation and his name is recorded in the record of the K.M.C. in respect of his allocated portion of land and structures and his portion was re – assessed and re – numbered as Premises No. 61C/2, Dr. Girindra Sekhar Bose Road, Ward No. 67, Assessee No. 21 – 067 – 11 – 0731 – 7, Police Station Kasba, Post Office Tiljala, Kolkata – 700 039, District 24 Paraganas (South).

**AND WHEREAS** the said Jatindra Nath Naskar died intestate on 01.03.2004 leaving behind him, his wife namely Laxmi Naskar (the Second Party No. 1 herein), and two sons namely Sudhir Naskar and Dilip Naskar (the Second Party Nos. 2 and 3 herein) and only daughter namely Arati Halder ( the Second Party No. 4 herein) as his legal heirs and representatives of his estate including the aforesaid property left by him.

**AND WHEREAS** now on the basis of an amicable settlement and desire between the parties, they have hereto decided to exchange portions of their said proportion between themselves lawfully with their possession right, title, interest free from all encumbrances along with easement rights for better further enjoyment of the property in future as written fully in the Schedule hereunder and described accordingly. /

**NOW THIS EXCHANGE DEED WITNESSETH AS FOLLOWS:-**

That in pursuance of the transfer of exchange we the First Party and Second Parties herein jointly owners ALL THAT piece and parcel of Bastu land total measuring about 2 (Two) Cottahs 11 (Eleven) Chittacks be the same a little more or less together with right to use of 4 (Four) feet wide common passage together with 1000 Sqft., tiles shed structures standing thereon comprised in Mouza Kasba, J.L. No. 13, Touzi No. 145, R.S. No. 233, R.S. Khatian No. 389, R.S. Dag No. 1613, under the jurisdiction of the Kolkata Municipal Corporation being Municipal Premises No. 61C/2, 61C, Dr. Girindra Sekhar Bose Road, Police Station Kasba, Post Office Tiljala, Kolkata – 700 039, District 24 Paraganas (South) which is more fully and particularly described in the Schedule "E" and by Exchange we the parties appearing as beneficial and jointly owners and do hereby grant, convey, transfer, assign and assure free from all encumbrances the property and premises TO HAVE AND TO HOLD the same and All the estate right, title and interest claim and demand whatsoever of the parties into or upon every part thereof TO HAVE AND TO HOLD the same absolute and forever in exchange for the transfer and above said effected by First Party in favour of Second Party, Second Party in favour of First Parties which is more fully described in the Schedule "A, B, C, D and E", hereunder and by this exchange we the Parties hereby agreed and declared that we are jointly holding good, right full Power of absolute authority or organization

and indefeasible title to give grant, transfer, Amalgamation, convey of the property and the Parties had jointly good right and sufficient authority and full power to grant, convey, transfer, assign, assure, amalgamate the property free from all encumbrances which is more fully and particularly described in the Schedule "E", hereunder written.

**IT IS HEREBY AGREED AND DECLARED THAT**

THE FIRST PARTY, and SECOND PARTY for themselves and their respective heirs, executors, administrators, successors, representatives and assigns do hereby covenant with each other ( All of them covenanting for their own acts and deeds and of all persons lawfully or equitably claiming from under or in trust for them respectively in relating thereto) THAT NOTWITHSTANDING any act deed or thing by them respectively done or executed or knowingly suffered to the contrary they the FIRST PARTY, SECOND PARTY respectively have good right full power and absolute authority and indefeasible title to grant convey transfer assign and assure them respectively with appurtenances thereto in the manner aforesaid free from all encumbrances trusts, liens, lispence attachments and liabilities whatsoever AND THAT they and their respective heirs, executors, administrators, successors, representatives and/or assigns shall and may at all times hereafter peaceably and quietly hold use possess and enjoy the properties respectively transferred to them as aforesaid and receive the rents, issues, and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by – them or any of them or any person or persons lawfully, rightfully or equitably claiming through under or in trust for them or any of them AND FURTHER that they and all persons having or lawfully rightfully or equitably claiming any estate or interest in the properties hereby exchanged from under or in trust for them or any of them shall and will from time to time and at all times hereafter at the request and cost of the party or parties requiring them to and execute or cause to be done and execute all such acts deeds matters and thing whatsoever for further better and more perfectly assuring the respectively properties hereby granted conveyed transferred assigned and assured in the manner aforesaid as shall or may be reasonably required.

( 7 )

**SCHEDULE "A" ABOVE REFERRED TO**

**(Description of the sole property of the First Party namely Nishi Kanta Naskar)**

ALL THAT piece and parcel of Bastu land measuring about 1 (one) Cottah 4 (Four) Chittacks be the same a little more or less together with right to use of 4 feet wide common passage on the Southern side and Eastern side of the land together with 500 Sqft., tiles shed structures standing thereon comprised in Mouza Kasba, J.L. No. 13, Touzi No. 145, R.S. No. 233, R.S. Khatian No. 389, R.S. Dag No. 1613, under the jurisdiction of the Kolkata Municipal Corporation being Premises No. 61C/2, Dr. Girindra Sekhar Bose Road, Ward No. 67, Assessee No. 21 - 067 - 11 - 0731 - 7, Police Station Kasba, Post Office Tiljala, Kolkata - 700 039, District 24 Paraganas (South), which is butted and bounded by :-

On the North :- 12 feet wide Road.

On the South :- 4 feet wide common passage.

On the East :- 4 feet wide common passage.

On the West :- Land of Second Parties' (Pr. No. 61C, Dr. Girindra Sekhar Bose Road).

**SCHEDULE "B" ABOVE REFERRED TO**

**(Description of the sole property of the Second Party No. 1, 2, 3 and 4  
namely Laxmi Naskar, Sudhir Naskar, and Dilip Naskar and Arati Halder )**

ALL THAT piece and parcel of Bastu land measuring about 1 (one) Cottah 7 (Seven) Chittacks be the same a little more or less together with right to use of 4 feet wide common passage on the Eastern side together with 500 Sqft., tiles shed structures standing thereon comprised in Mouza Kasba, J.L. No. 13, Touzi No. 145, R.S. No. 233, R.S. Khatian No. 389, R.S. Dag No. 1613, under the jurisdiction of the Kolkata Municipal Corporation being Premises No. 61C, Dr. Girindra Sekhar Bose Road, Ward No. 67, Assessee No. 21 - 067 - 11 - 0415 - 8, Police Station Kasba, Post Office Tiljala, Kolkata - 700 039, District 24 Paraganas (South), which is butted and bounded by :-

On the North :- Partly 12 feet wide Road and Partly other's Land.

On the South :- Premises No. 61A, Dr. Girindra Sekhar Bose Road.

On the East :- Portion of Second Parties' land and 4 feet wide common passage and portion of Premises No. 61C/1, Dr. Girindra Sekhar Bose Road.

On the West :- Others Land.

**SCHEDULE "C" ABOVE REFERRED TO**

**(Description of the property to be conveyed by the Party of the Second  
Part in favour of the Party of the First Part.)**

ALL THAT piece and parcel of Bastu Land measuring more or less an area of undivided 1/2 (half) share i.e. 517.5 Sqft., equivalent to 11 (eleven) Chittacks 22.5 Sqft., appurtenant land out of net land measuring 1 (One) Cottah 7 (Seven) Chittacks together with tiles shed structures measuring 250 Sqft., out of 500 Sqft., being Premises No. 61C, Dr. Girindra Sekhar Bose Road, Ward No. 67, Assessee No. 21 - 067 - 11 - 0415 - 8, Police Station Kasba, Post Office Tiljala, Kolkata - 700 039, District 24 Paraganas (South).

**SCHEDULE "D" ABOVE REFERRED TO**

**(Description of the property to be conveyed by the Party of the First  
Part in favour of the Party of the Second Part.)**

ALL THAT piece and parcel of Bastu Land measuring more or less an area of undivided 1/2 (half) share i.e. 450 Sqft., equivalent to 10 (Ten) Chittacks appurtenant land out of net land measuring 1 (One) Cottah 4 (Four) Chittacks together with tiles shed structures measuring 250 Sqft., out of 500 Sqft., being Premises No. 61C/2, Dr. Girindra Sekhar Bose Road, Ward No. 67, Assessee No. 21 - 067 - 11 - 0731 - 7, Police Station Kasba, Post Office Tiljala, Kolkata - 700 039, District 24 Paraganas (South).



SCHEDULE "E" ABOVE REFERRED TO  
(PROPERTY AFTER AMALGAMATION)

(Description of the property jointly seized and possessed by the First Party and Second Parties)

ALL THAT piece and parcel of Bastu Land measuring about 2 (Two) Cottahs 11 (Eleven) Chittacks be the same a little more or less together with 1000 Sqft., tiles shed structures standing thereon lying in and situated at Municipal Premises No. 61C/2, 61C, Dr. Girindra Sekhar Bose Road, ( Natore Park – Bediadanga 2<sup>nd</sup> Lane), Ward No. 67, Police Station Kasba, Post Office Tiljala, Kolkata – 700 039, District 24 Paraganas (South), respectively and all of the above named executants shall have right, title and interest therein as joint bonafide owners as shown in the Map or plan annexed hereto and therein bordered with RED colour and butted and bounded as follows:-

ON THE NORTH :- 12 feet wide Road & Other Premises.

ON THE SOUTH :- Premises. No. 61A, Dr. Girindra Sekhar Bose Road & 4 feet wide common passage.

ON THE EAST :- 4 feet wide Common Passage.

ON THE WEST :- Other Premises.

Valued at Rs. 15,00,000/- (Rupees Fifteen Lac) only

IN WITNESSES WHEREOF the parties have put their respective signatures on the day, month and the year first above written.

SIGNED SEALED & DELIVERED

At Kolkata in the presence of:-

1. Manish Kumar  
1126 Purbasree Pathy  
(P. n. Road) Kol - 39

2. Anita Naskar  
61/2 Dr. G.S. Bose Road  
col - 39

✓ for [unclear] 25/08

Signature of the First Party

1. [Signature] LT of Laxmi Naskar by the Per  
of Manish Kumar Shree

2. Sudhis Naskar

3. [Signature]

4. [Signature]

Signature of the Second Parties

As per information and documents

Supplied to me and drafted by me,

Abdul Rahaman  
ADVOCATE, P-174/2002

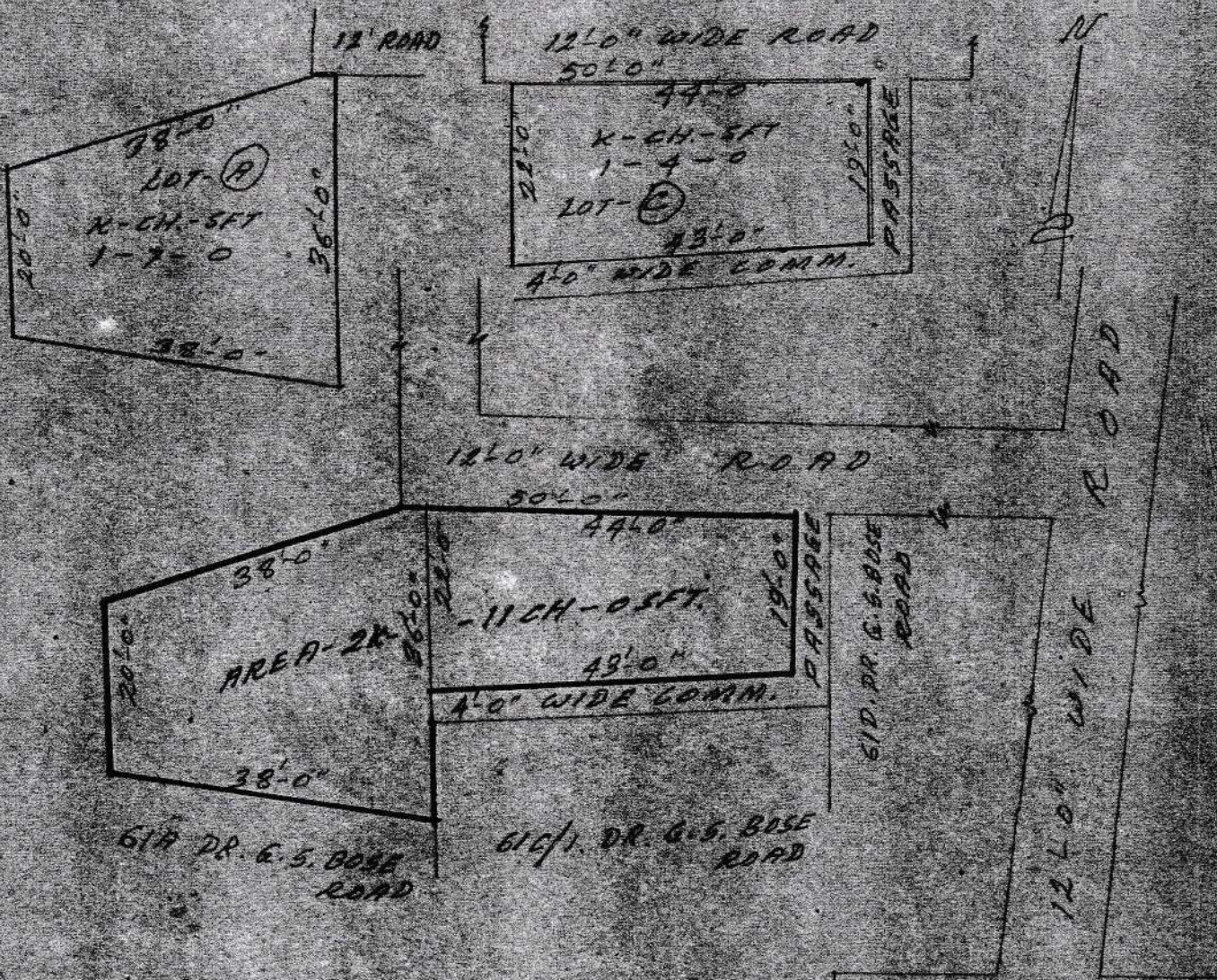
Alipur Judges' Court, Kolkata - 27.

Computer Print by me,

Abdul Rahaman

SITE PLAN OF AMALGAMATION OF PREMISES NO-616  
 DR. GIRINDRA SEKHAR BOSE ROAD, 2 616/2, DR. GIRINDRA  
 SEKHAR BOSE ROAD, P. S. KASBA, K. M. C. WARD NO-67  
 KOLKATA-700039, DIST. 24 PGS. SOUTH. SCALE: 1"=20'

LOT-A, AREA-1KT-7CH-00SFT. COLOUR-BLUE □  
 LOT-C, AREA-1KT-4CH.(M/L) COLOUR-GREEN □  
 TOTAL AREA (LOT-A & LOT-C)-2KT-11CH.(M/L) COLOUR-RED □



DR. G.S. BOSE ROAD

1. [Redacted]
2. Sudhis Naskar
3. [Redacted]
4. [Redacted]

4/11/2013 of 5/100

516 OF 1ST PARTY

616 OF 2ND PARTY

*R. Naskar*  
 TRAYED BY  
 Surveyor Planning  
 B. H. NASKAR (D/M/PT)  
 Regn No. 19599/83

**SPECIMEN FORM FOR TEN FINGERPRINTS**



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	<b>LEFT HAND</b>				
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	<b>RIGHT HAND</b>				

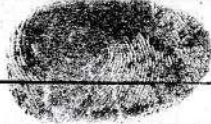
Signature

*[Handwritten signature]*



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	<b>LEFT HAND</b>				
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	<b>RIGHT HAND</b>				

Signature



LTi of Laxmi Naskar  
By The Pen of Munish Kumar Shee



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	<b>LEFT HAND</b>				
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	<b>RIGHT HAND</b>				

Signature

Sudhis Naskar



**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**भारत सरकार**  
**GOVERNMENT OF INDIA**

**NISHI KANTA NASKAR**  
**SRINIBAS NASKAR**  
**17/05/1960**  
 Permanent Account Number  
**AECPN8898R**

4-11-2014  
 Signature



नशि कान्त नस्कार

*In case this card is lost/found, kindly inform/return to:*  
 Income Tax PAN Services Unit (ITPSU)  
 Plot No. 23 Sector 11, CBD Belapur,  
 Navi Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचित करें/वापस करें।  
 आयकर सेवा इकाई (आईटीएसयू)  
 प्लॉट नं. 23, सेक्टर 11, सीडी बी बेलपुर,  
 नवी मुंबई - 400 614.

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

BYXPN4036K

12052019

नाम / Name  
LAXMI NASKAR

पिता का नाम / Father's Name  
FAKIR PANDIT

जन्म तिथि / Date of Birth  
01/02/1955

हस्ताक्षर / Signature



LTI of Laxmi Naskar  
By the pen of Manish Kumar Shrivastava

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SUDHIR NASKAR

JATINDRA NATH NASKAR

12/10/1975  
Permanent Account Number

BCFRN3709R

Sudhir Naskar  
Signature



24082016

3.

Sudhir Naskar

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं:

आयकर पैन सेवा इकाई, एन एस डी एल  
5 वीं मंजिल, मंत्री स्टर्लिंग,  
प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कॉलोनी, दीप बंगला चौक के पास,  
पुणे - 411 016.

*If this card is lost / someone's lost card is found,  
please inform / return to:*

Income Tax PAN Services Unit, NSDL  
5th Floor, Mantri Sterling,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bungalow Chowk,  
Pune - 411 016.

Tel: 91-20-2721 8081 / 91-20-2721 8081  
e-mail: [paninfo@nsdl.com](mailto:paninfo@nsdl.com)



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

DILIP NASKAR

JATINDRA NATH NASKAR

10/02/1980

Permanent Account Number

AUZPN2158B

*Dilip Naskar*

Signature



26112013

*Dilip Naskar*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AXOPH8891B

नाम / Name  
ARATI HALDER

पिता का नाम / Father's Name  
JATIN NASKAR

जन्म की तारीख / Date of Birth  
01/02/1970

हस्ताक्षर / Signature



01062018

आरती नरकर

इस कार्ड के खोने / पाने पर कृपया सूचित करें। लौटाएं:  
आयकर पैन सेवा इकाई, एन एस डी एल  
5 वीं मंजिल, मंत्री स्टडींग, प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कॉलोनी, दीप बंगला चौक के पास,  
पुणे - 411 016.

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Income Tax PAN Services Unit, NSDL  
5th Floor, Minister Staging,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bangalow Chowk,  
Pune - 411 016.

Tel: 91-20-2773 8081 Fax: 91-20-2721 8081  
e-mail: [pan@nsdl.com](mailto:pan@nsdl.com)



भारत सरकार  
GOVERNMENT OF INDIA



मानिष कुमार शॉ  
Manish Kumar Shaw  
Date of Birth / DOB : 04/02/1993  
Male / MALE



5360 1639 2552

**Aadhaar - Aam Aadmi ka Adhikar**

*Manish Kumar Shaw*



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:  
S/O Hira Lal Shaw, 1126,,  
Picnic Garden Road,, Purba  
Shree Pally, Tiljala, South 24  
Parganas, West Bengal,  
700039

Address:  
S/O Hira Lal Shaw, 1126,,  
Picnic Garder Road,, Purba  
Shree Pally, Tiljala, South 24  
Parganas, West Bengal, 700039



1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in P.O. Box No.1947,  
Bengaluru-560 001

Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Challan

GRN: 19-201920-004976179-1

Payment Mode Online Payment

GRN Date: 29/07/2019 11:27:45

Bank : State Bank of India

BRN : CKK1318436

BRN Date: 29/07/2019 11:28:23

DEPOSITOR'S DETAILS

Id No. : 16031000167053/6/2019

[Query No./Query Year]

Name : Nishi Kanta Naskar

Contact No. :

Mobile No. : +91 9732926362

E-mail :

Address : Dr Girindra Sekhar Bose Road

Applicant Name : Mr Abdul Rahaman

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Exchange, Exchange Payment No 6

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	16031000167053/6/2019	Property Registration- Stamp duty	0030-02-103-003-02	147911
2	16031000167053/6/2019	Property Registration- Registration Fees	0030-03-104-001-16	24694

Total

172605

In Words : Rupees One Lakh Seventy Two Thousand Six Hundred Five only

## Major Information of the Deed

Deed No :	I-1603-02650/2019	Date of Registration	07/08/2019
Query No / Year	1603-1000167053/2019	Office where deed is registered	
Query Date	22/07/2019 4:22:25 PM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	Abdul Rahaman Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9830364796, Status :Advocate		
Transaction	Additional Transaction		
[0601] Exchange, Exchange	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 15,00,000/-	Rs. 46,17,970/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,47,921/- (Article:31)	Rs. 24,694/- (Article:A(1), E, M(b), H)		
Remarks	M.V. of the property of Greatest Value Rs 24,64,844/- Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Dr. G. S. Bose Road, Road Zone : (Natore Park -- Bedia 2nd Lane) , , Premises No: 61C, , Ward No: 067 Pin Code : 700039

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	11 Chatak 22.5 Sq Ft	8,00,000/-	23,89,844/-	Width of Approach Road: 12 Ft.,

District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Dr. G. S. Bose Road, Road Zone : (Natore Park -- Bedia 2nd Lane) , , Premises No: 61C/2, , Ward No: 067 Pin Code : 700039

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2			Bastu	10 Chatak	6,00,000/-	20,78,126/-	Width of Approach Road: 12 Ft.,
<b>Grand Total :</b>				<b>2.2172Dec</b>	<b>14,00,000 /-</b>	<b>44,67,970 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	250 Sq Ft.	50,000/-	75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 250 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
S2	On Land L2	250 Sq Ft.	50,000/-	75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 250 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>500 sq ft</b>	<b>1,00,000 /-</b>	<b>1,50,000 /-</b>	

**Parties to Exchange Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>Mr Nishi Kanta Naskar</b>                      Son of Late Srinibas Naskar 61C/2, Dr. Girindra Sekhar Bose Road, P.O:- Tiljala, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700039 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AECPN8898R, Status :Individual, Executed by: Self, Date of Execution: 30/07/2019                      , Admitted by: Self, Date of Admission: 01/08/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/07/2019                      , Admitted by: Self, Date of Admission: 01/08/2019 ,Place : Pvt. Residence</p>
2	<p><b>Mrs Laxmi Naskar</b>                      Wife of Late Jatindra Nath Naskar 61C, Dr. Girindra Sekhar Bose Road, P.O:- Tiljala, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700039 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BYXPN4036K, Status :Individual, Executed by: Self, Date of Execution: 30/07/2019                      , Admitted by: Self, Date of Admission: 01/08/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/07/2019                      , Admitted by: Self, Date of Admission: 01/08/2019 ,Place : Pvt. Residence</p>
3	<p><b>Mr Sudhir Naskar (Presentant )</b>                      Son of Late Jatindra Nath Naskar 61C, Dr. Girindra Sekhar Bose Road, P.O:- Tiljala, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700039 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BCFPN3709R, Status :Individual, Executed by: Self, Date of Execution: 30/07/2019                      , Admitted by: Self, Date of Admission: 01/08/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/07/2019                      , Admitted by: Self, Date of Admission: 01/08/2019 ,Place : Pvt. Residence</p>
4	<p><b>Mr Dilip Naskar</b>                      Son of Late Jatindra Nath Naskar 61C, Dr. Girindra Sekhar Bose Road, P.O:- Tiljala, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700039 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AUZPN2158B, Status :Individual, Executed by: Self, Date of Execution: 30/07/2019                      , Admitted by: Self, Date of Admission: 01/08/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/07/2019                      , Admitted by: Self, Date of Admission: 01/08/2019 ,Place : Pvt. Residence</p>
5	<p><b>Mrs Arati Halder</b>                      Daugther of Late Jatin Naskar 66, Prantik Palli, P.O:- Kasba, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AXOPH8891B, Status :Individual, Executed by: Self, Date of Execution: 30/07/2019                      , Admitted by: Self, Date of Admission: 01/08/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/07/2019                      , Admitted by: Self, Date of Admission: 01/08/2019 ,Place : Pvt. Residence</p>

**Identifier Details :**

Name	Photo	Finger Print	Signature
<p><b>Mr Manish Kumar Shaw</b>                      Son of Mr Hira Lal Shaw                      1126, Picnic Garden Road, P.O:- Kasba,                      P.S:- Kasba, District:-South 24-Parganas,                      West Bengal, India, PIN - 700039</p>			
Identifier Of Mr Nishi Kanta Naskar, Mrs Laxmi Naskar, Mr Sudhir Naskar, Mr Dilip Naskar, Mrs Arati Halder			

**Parties to Exchange Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<p><b>Mr Nishi Kanta Naskar</b>                      Son of Late Srinibas Naskar 61C/2, Dr. Girindra Sekhar Bose Road, P.O:- Tiljala, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700039 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AECPN8898R, Status :Individual, Executed by: Self, Date of Execution: 30/07/2019                      , Admitted by: Self, Date of Admission: 01/08/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/07/2019                      , Admitted by: Self, Date of Admission: 01/08/2019 ,Place : Pvt. Residence</p>
2	<p><b>Mrs Laxmi Naskar</b>                      Wife of Late Jatindra Nath Naskar 61C, Dr. Girindra Sekhar Bose Road, P.O:- Tiljala, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700039 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BYXPN4036K, Status :Individual, Executed by: Self, Date of Execution: 30/07/2019                      , Admitted by: Self, Date of Admission: 01/08/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/07/2019                      , Admitted by: Self, Date of Admission: 01/08/2019 ,Place : Pvt. Residence</p>
3	<p><b>Mr Sudhir Naskar (Presentant )</b>                      Son of Late Jatindra Nath Naskar 61C, Dr. Girindra Sekhar Bose Road, P.O:- Tiljala, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700039 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BCFPN3709R, Status :Individual, Executed by: Self, Date of Execution: 30/07/2019                      , Admitted by: Self, Date of Admission: 01/08/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/07/2019                      , Admitted by: Self, Date of Admission: 01/08/2019 ,Place : Pvt. Residence</p>
4	<p><b>Mr Dilip Naskar</b>                      Son of Late Jatindra Nath Naskar 61C, Dr. Girindra Sekhar Bose Road, P.O:- Tiljala, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700039 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AUZPN2158B, Status :Individual, Executed by: Self, Date of Execution: 30/07/2019                      , Admitted by: Self, Date of Admission: 01/08/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/07/2019                      , Admitted by: Self, Date of Admission: 01/08/2019 ,Place : Pvt. Residence</p>
5	<p><b>Mrs Arati Halder</b>                      Daugther of Late Jatin Naskar 66, Prantik Palli, P.O:- Kasba, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AXOPH8891B, Status :Individual, Executed by: Self, Date of Execution: 30/07/2019                      , Admitted by: Self, Date of Admission: 01/08/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/07/2019                      , Admitted by: Self, Date of Admission: 01/08/2019 ,Place : Pvt. Residence</p>

**Identifier Details :**

Name	Photo	Finger Print	Signature
<p><b>Mr Manish Kumar Shaw</b>                      Son of Mr Hira Lal Shaw                      1126, Picnic Garden Road, P.O:- Kasba,                      P.S:- Kasba, District:-South 24-Parganas,                      West Bengal, India, PIN - 700039</p>			
Identifier Of Mr Nishi Kanta Naskar, Mrs Laxmi Naskar, Mr Sudhir Naskar, Mr Dilip Naskar, Mrs Arati Halder			

## 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 Nishi Kanta Naskar	1	1.18594 Dec	1.18594 Dec	23,89,844/-
L2	Mrs Laxmi Naskar	2	0.257813 Dec	0.257813 Dec	5,19,532/-
L2	Mr Sudhir Naskar	2	0.257813 Dec	0.257813 Dec	5,19,532/-
L2	Mr Dilip Naskar	2	0.257813 Dec	0.257813 Dec	5,19,532/-
L2	Mrs Arati Halder	2	0.257813 Dec	0.257813 Dec	5,19,532/-

## Share of Property After Exchange

Sch No.	Name of the Donor of Settlement	Party Number	Transferred Area	Transferred Area in(%)	Share in Market Value (In Rs.)
S1	Mr Nishi Kanta Naskar	1	250 Sq Ft	250 Sq Ft	75,000/-
S2	Mrs Laxmi Naskar	2	62.5 Sq Ft	62.5 Sq Ft	18,750/-
S2	Mr Sudhir Naskar	2	62.5 Sq Ft	62.5 Sq Ft	18,750/-
S2	Mr Dilip Naskar	2	62.5 Sq Ft	62.5 Sq Ft	18,750/-
S2	Mrs Arati Halder	2	62.5 Sq Ft	62.5 Sq Ft	18,750/-

### Endorsement For Deed Number : I - 160302650 / 2019

On 22-07-2019

#### 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 46,17,970/-. MV of the property of Greatest Value Rs 24,64,844/-



**Asish Goswami**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - III SOUTH 24-**  
**PARGANAS**

**South 24-Parganas, West Bengal**

On 01-08-2019

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

Presented for registration at 19:40 hrs on 01-08-2019, at the Private residence by Mr Sudhir Naskar , one of the Executants.



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

Execution is admitted on 01/08/2019 by 1. Mr Nishi Kanta Naskar, Son of Late Srinibas Naskar, 61C/2, Dr. Girindra Sekhar Bose Road, P.O: Tiljala, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by Profession Service, 2. Mrs Laxmi Naskar, Wife of Late Jatindra Nath Naskar, 61C, Dr. Girindra Sekhar Bose Road, P.O: Tiljala, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by Profession House wife, 3. Mr Sudhir Naskar, Son of Late Jatindra Nath Naskar, 61C, Dr. Girindra Sekhar Bose Road, P.O: Tiljala, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by Profession Business, 4. Mr Dilip Naskar, Son of Late Jatindra Nath Naskar, 61C, Dr. Girindra Sekhar Bose Road, P.O: Tiljala, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by Profession Business, 5. Mrs Arati Halder, Daughter of Late Jatin Naskar, 66, Prantik Palli, P.O: Kasba, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession Others

Indetified by Mr Manish Kumar Shaw, , Son of Mr Hira Lal Shaw, 1126, Picnic Garden Road, P.O: Kasba, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by profession Business



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

**On 05-08-2019**

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 24,694/- ( A(1) = Rs 24,648/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by by online = Rs 24,694/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/07/2019 11:28AM with Govt. Ref. No: 192019200049761791 on 29-07-2019, Amount Rs: 24,694/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKK1318436 on 29-07-2019, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,47,911/- and Stamp Duty paid by by online = Rs 1,47,911/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/07/2019 11:28AM with Govt. Ref. No: 192019200049761791 on 29-07-2019, Amount Rs: 1,47,911/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKK1318436 on 29-07-2019, Head of Account 0030-02-103-003-02



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

**On 07-08-2019**

**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 : 3 of Indian Stamp Act 1899.

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,47,911/- and Stamp Duty paid by Stamp Rs 10/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 35AB884, Amount: Rs.10/-, Date of Purchase: 19/07/2019, Vendor name: Bidyut Kr Saha



**Asish Goswami**  
**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 1603-2019, Page from 84841 to 84867  
being No 160302650 for the year 2019.



*AS*

Digitally signed by ASISH GOSWAMI  
Date: 2019.08.08 16:06:44 +05:30  
Reason: Digital Signing of Deed.

(Asish Goswami) 08-08-2019 16:06:33  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)