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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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Witness that the document is submitted for Registration. The signature sheets and the counter sheets are attached with the document and are part of this document.

District Sub-Registrar-II
Alipore, Sonari 24-Parganas

7 MAY 2025

DEED OF EXCHANGE CUM AMALGAMATION

THIS DEED OF EXCHANGE CUM AMALGAMATION is made on this the 7th day of May, Two Thousand and Twenty Five (2025) A.D.

BETWEEN

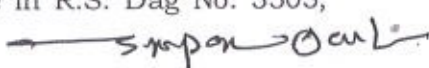
SWAPAN PAUL CONSTITUTED ATTORNEY OF
RINA BANERJEE, SARBANI CHAKRABORTY,
INDRANI BASU & BIBHASH KARMAKAR
ALIAS BIKASH KARMAKAR, ALIAS KARFU

(1) SMT. RINA BANERJEE, (PAN: AKSPB3948C, AADHAAR NO. 9582 7809 3774), wife of Late Gourdas Banerjee, by faith-Hindu, by Nationality-Indian, by occupation-Housewife, residing at 123, Roy Bahadur Road, Post Office- Behala, Police Station-Behala, Kolkata-700034; (2) SMT. SARBANI CHAKRABORTY, (PAN:BEPPB4811N, AADHAAR NO. 3991 0874 0229), wife of Sri Soumitra Chakraborty, by faith-Hindu, by Nationality-Indian, by occupation-Housewife, residing at F-001, Hermes Drome, Viman Nagar, Post Office- Viman Nagar, Police Station- Viman Nagar, Pune- 411014; and (3) SMT. INDRANI BASU, (PAN: BXQPB3747K, AADHAAR NO. 3756 5764 4088), wife of Sri Ayan Basu, by faith-Hindu, by Nationality-Indian, by occupation-Housewife, residing at 84/2/1, Ichapur Road, Kadamtala, Howrah, Post Office-Kadamtala, Police Station- Bantra, Howrah-711101; hereinafter called and referred to as the "FIRST 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 assigns) of the ONE PART.

A N D

SRI BIBHASH KARMAKAR alias BIKASH KARMAKAR alias KARFU, (PAN : HYRPK1060G, AADHAAR NO. 6915 1108 0539) son of Late Binoy Krishna Karmakar, by faith: Hindu, by occupation: Service, Nationality-Indian; residing at 11/3, Gobinda Sen Lane, Bowbazar, Post Office : Bowbazar, Police Station : Muchipara, Kolkata - 700 012; hereinafter called and referred to as the "SECOND PARTY" (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the OTHER PART.

WHEREAS one Bibhuti Bhusan Pal was owner and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT piece and parcel of land measuring 12(twelve) decimals, be the same or a little more or less, equivalent to 7(seven) Cottahs 4(four) Chittacks 35(thirty five) square feet, whereupon building and structure standing thereon, lying and situate in R.S. Dag No. 3505,

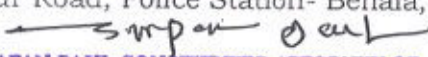

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under R.S. Khatian No. 168, of Mouza-Sahapur, J.L. No.8 (now 108) at and being Municipal Holding No. 123, Roy Bahadur Road, Police Station- Behala, within the territorial limits of South Suburban Municipality, Calcutta, District: South 24-Parganas, together with all rights of easements facilities and amenities annexed thereto.

AND WHEREAS by virtue of a registered Deed of Conveyance dated 13.03.1961, the said Bibhuti Bhusan Pal sold, transferred and conveyed **ALL THAT** piece and parcel of land measuring 3(three) Cottahs 14(fourteen) Chittacks 35(thirty five) Square Feet, together with a dilapidated building standing thereon full with tenants, delineated with "Yellow" border marked as Lot-"B", lying and situated in R.S. Dag No. 3505, under R.S. Khatian No.168, of Mouza-Sahapur, J.L. No.8 (now 108) at and being Municipal Holding No.123, Roy Bahadur Road, Police Station- Behala, within the then South Suburban Municipality, District: 24-Parganas, unto and in favour of Gokul Chandra Pal,. The said Deed of Conveyance was registered at the office at District Joint Sub-Registrar at Alipore and entered in Book No. I, Volume No. 46, Pages from 228 to 232, being No. 2298 for the year 1961.

AND WHEREAS after purchasing the aforesaid house property, the said Gokul Chandra Pal was seized and possessed of the same as owners and got his name mutated in respect of house property in the records of Kolkata Municipal Corporation and the house property has since been known as KMC Premises No. 193, Roy Bahadur Road, Police Station- Behala, Kolkata- 700034, within the territorial limits of Kolkata Municipal corporation, in its ward No. 119 and enjoying the same by paying taxes and outgoings to the appropriate authority.

AND WHEREAS one Hrishikesh Pal was owner and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of land measuring 7(seven) decimals, be the same or a little more or less, equivalent to 4(four) Cottahs 3(three) Chittacks 9(nine) square feet, whereupon a structure standing thereon, lying and situate in R.S. Dag No. 3505, under R.S. Khatian No.168, of Mouza-Sahapur, J.L. No.8 (now 108), at and being Municipal Holding No.123, Roy Bahadur Road, Police Station- Behala,

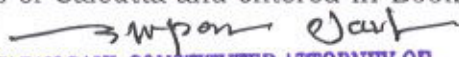

**SWAPAN PAUL CONSTITUTED ATTORNEY OF
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within the territorial limits of South Suburban Municipality, District: 24-Parganas, together with all rights of easements facilities and amenities annexed thereto.

AND WHEREAS the said Hrishikesh Pal, died intestate on 15.10.1984, leaving behind his two brother Manik Chandra Pal and Gokul Chandra Pal and one married sister Binapani Dutta, wife of Prafulla Kumar Dutta as his heirs and after demise of Hrishikesh Pal his two brother and one married sister inherited the aforesaid property according to Hindu Succession Act, 1956 each having undivided 1/3rd share in it. It is pertinent to mention herein that the wife of Gokul Chndar Pal predeceased him.

AND WHEREAS after getting the aforesaid house property by virtue of inheritance the said Manik Chandra Pal, Gokul Chandra Pal and Binapani Dutta, got their name mutated in respect of house property in the records of Kolkata Municipal Corporation and the house property has since been known as KMC Premises No. 193, Roy Bahadur Road, Police Station- Behala, Kolkata- 700034, within the territorial limits of Kolkata Municipal corporation, in its Ward No.119, and enjoying the same by paying taxes and outgoings to the appropriate authority.

AND WHEREAS by virtue of registered Deed of Conveyance dated 14.03.1992, the said Gokul Chandra Pal sold, transferred and conveyed to **ALL THAT** piece and parcel of land measuring 6(six) decimals, be the same or a little more or less, equivalent to 3(three) Cottahs 14(fourteen) Chittacks 35(thirty five) square feet, whereupon a building standing thereon, lying and situated in R.S. Dag No. 3505, under R.S. Khatian No. 168, of Mouza-Sahapur, J.L. No.8 (now 108), at and being KMC Premises No. 193, Roy Bahadur Road, Police Station- Behala, Kolkata-700034, within the territorial limits of Kolkata Municipal Corporation, in its ward No. 119, District: South 24-Parganas full with tenants together with all rights of easements facilities and amenities annexed thereto unto and in favour of Gourdas Banerjee, son of Kalidas Banerjee and Rina Banerjee, wife of Gourdas Banerjee. The said Deed of Conveyance was registered at the office at Registrar of Assurances of Calcutta and entered in Book No.

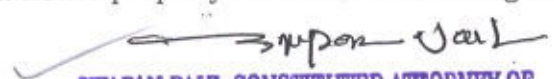

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I, Volume No. 141, Pages from 213 to 223, being No. 5183 for the year 1992.

AND WHEREAS by virtue of another registered deed of conveyance dated 14.03.1992, the said Manick Chandra Pal, Gokul Chand Pal and Binapani Dutta sold, transferred and conveyed **ALL THAT** piece and parcel of land measuring 3(three) Chittacks 39(thirty nine) Square Feet, be the same or a little more or less, delineated with "Blue" border marked as Lot "C" lying and situated in R.S. Dag No. 3505, under R.S. Khatian No. 168, of Mouza-Sahapur, J.L. No.8 (now 108), at and being part of KMC Premises No. 193, Roy Bahadur Road, Police Station- Behala, Kolkata-700034, within the territorial limits of Kolkata Municipal Corporation, in its ward No. 119, District: South 24-Parganas, together with all rights of easements facilities and amenities annexed thereto unto and in favour of Gourdas Banerjee, son of Kalidas Banerjee and Rina Banerjee, wife of Gourdas Banerjee. The said Deed of Conveyance was registered at the office at Registrar of Assurances of Calcutta and entered in Book No. I, Being No. 5184 for the year 1992.

AND WHEREAS after purchasing the aforesaid two properties by virtue of two registered deeds of conveyance, the said Gourdas Banerjee and Rina Banerjee were jointly seized and possessed of the same as joint owners and got their name mutated and amalgamated in the records of the Kolkata Municipal Corporation and after amalgamation the two properties has since been known as KMC Premises No. 193, Roy Bahadur Road, Police Station- Behala, Kolkata-700034, under Assessee No. 41-119-07-0193-5, containing land measuring 4(four) Cottahs 2(two) Chittacks 29(twenty nine) Square Feet, be the same or a little more or less, whereupon building standing thereon.

AND WHEREAS the said Gourdas Banerjee died intestate 26.10.2015, leaving behind his wife, Rina Banerjee and two married daughters Sarbani Chakraborty and Indrani Basu as his heirs and after demise of Gourdas Banerjee his wife and two married daughters jointly inherited the aforesaid house property as owners according to Hindu Succession Act, 1956.

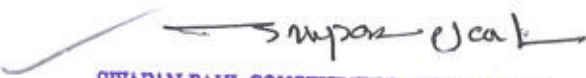

**SWAPAN PAUL CONSTITUTED ATTORNEY OF
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ALIAS BIKASH KARMAKAR, ALIAS KARFU**

AND WHEREAS after getting the aforesaid property by virtue of inheritance the said Rina Banerjee, Sarbani Chakraborty and Indrani Basu become the joint absolute owners owned and possessed and enjoying the same without interruption from anybody else and got their names mutated in the records of B.L. & L.R.O., Government of West Bengal, under L.R. Khatian Nos. 3073, 3074 and 3082 all under R.S. & L. R. Dag No. 3503 and by paying taxes and khazanas to the appropriate authorities.

AND WHEREAS the said Rina Banerjee, Sarbani Chakraborty and Indrani Basu also got their names mutated in the records of the Kolkata Municipal Corporation under Assessee No. 41-119-07-0193-5 and by paying taxes and outgoings to the appropriate authorities.

AND WHEREAS the present Owners as First Party owned and possessed of **ALL THAT** piece and parcel of land measuring 3(three) Cottahs 14(fourteen) Chittacks 35(thirty five) Square Feet, be the same or a little more or less and **ALL THAT** piece and parcel of passage land measuring 3(three) Chittacks 39(thirty nine) Square Feet, be the same or a little more or less, altogether land including passage measuring **ALL THAT** piece and parcel of land measuring 4(four) Cottahs 2(two) Chittacks 29(twenty nine) Square Feet, be the same or a little more or less, whereupon a building standing thereon, lying and situated in R.S. & L.R. Dag No. 3505, under R.S. Khatian No. 168, corresponding to L.R. Khatian Nos. 3073, 3074 and 3082 of Mouza- Sahapur, J.L. No.8 (now 108), at and being KMC Premises No.193, Roy Bahadur Road, Police Station- Behala, Kolkata-700034, within the territorial limits of Kolkata Municipal Corporation, in its ward No. 119, under Assessee No. 41-119-07-0193-5, District: South 24-Parganas, together with all right of easements, facilities and amenities annexed thereto, which has been specifically described in the **SCHEDULE "A"** hereunder and hereinafter referred to as the ***"Property of the First Party"***.

AND WHEREAS one Bibhuti Bhusan Pal by virtue of purchase, became the absolute Owner in respect of **ALL THAT** huge landed property lying and situated in R.S. Dag No. 3505, under R.S. Khatian No. 147, of Mouza - Sahapur, J.L. No.8 (now 108) Touzi Nos. 93 and

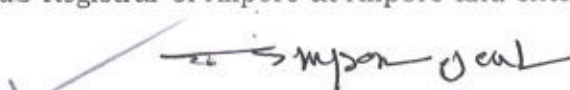

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101, Pargana – Magura, Police Station : Behala, within the then South Suburban Municipality now within the territorial limits of the Kolkata Municipal Corporation, District : 24-Parganas now South 24-Parganas and his name was recorded under Revisional Settlement.

AND WHEREAS by virtue of a registered two Deeds of Sale dated 13.03.1961, the said Bibhuti Bhusan Pal sold, transferred and conveyed **ALL THAT** piece and parcel of land measuring 1 Bigha 12 Cottahs, be the same or a little more or less, lying and situated in R.S. Dag No. 3505, under R.S. Khatian No. 147, of Mouza – Sahapur, J.L. No.8 (now 108) Touzi Nos. 93 and 101, Pargana – Magura, Police Station : Behala, within the then South Suburban Municipality now within the territorial limits of the Kolkata Municipal Corporation, District : 24-Parganas now South 24-Parganas unto and in favour of Sri Hrishikesh Pal and Gokul Chand Pal.

AND WHEREAS after purchasing the aforesaid property, the said Hrishikesh Pal and Gokul Chand Pal became the joint owners of it and got their names mutated in the records of South Suburban Municipality and the property has since been known as Municipal Holding No.123, Roy Bahadur Road and seized and possessed of the same as owners and enjoying the same by paying taxes and outgoings to the appropriate authority.

AND WHEREAS by virtue of a registered Deed of Conveyance dated 05.02.1974, the said Hrishikesh Pal and Gokul Chand Pal jointly sold, transferred and conveyed **ALL THAT** piece and parcel of land measuring 2 Cottahs 8 Chittacks 12 Square Feet be the same or a little more or less lying and situated in R.S. Dag No. 3505, under R.S. Khatian No. 147, of Mouza – Sahapur, J.L. No.8 (now 108) Touzi Nos. 93 and 101, Pargana – Magura, at and being Municipal Holding No.123, Roy Bahhadur Road, Police Station : Behala, within the then South Suburban Municipality now within the territorial limits of the Kolkata Municipal Corporation, District : 24-Parganas now South 24-Parganas unto and in favour of Binoy Krishna Karmakar, son of Late Dr. Rajani Kanta Karmakar. The said Deed of Conveyance was registered in the office Sub-Registrar of Alipore at Alipore and entered


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in Book No. I, Volume No. 30, Pages from 107 to 112, Being No. 557 for the year 1974.

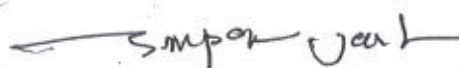
AND WHEREAS by virtue of purchase, the said Binoy Krishna Karmakar become the owner of the aforesaid property and seized and possessed as owner and enjoying the same without interruption from anybody else and got his name mutated in the records of Kolkata Municipal Corporation by paying taxes and outgoings to the appropriate authority and constructed a residential house upon the aforesaid property.

AND WHEREAS the said Binoy Krishna Karmakar died intestate on 05.04.1980, leaving behind his wife namely, Surabala Karmakar and one son namely, Bibhash Karmar alias Bikash Karmakar alias Karfu and two daughters namely, Swapna Karmar and Manisha Roy as his heirs and successors and after the demise of the said Binoy Krishna Karmakar his wife, son and two daughters inherited the aforesaid property according to Hindu Succession Act, 1956, each having 1/4th share in it.

AND WHEREAS the said Surabala Karmakar died intestate on 23.08.1991, leaving behind her son namely, Bibhash Karmar alias Bikash Karmakar alias Karfu and two daughters namely, Swapna Karmar and Manisha Roy as her heirs and successors and after the demise of the said Sura Bala Karmakar her son and two daughters inherited the aforesaid property according to Hindu Succession Act, 1956, each having 1/3rd share in it.

AND WHEREAS by virtue of inheritance, the said Bibhash Karmar alias Bikash Karmakar alias Karfu, Swapna Karmar and Manisha Roy have become the joint owners of the aforesaid property and owned and possessed of the same without interruption of anybody else and paying taxes and outgoings to the appropriate authorities.

AND WHEREAS subsequently, the said property has been included and/or merged with the Kolkata Municipal Corporation and the property has since been known as KMC Premises No.194, Roy Bahadur Road corresponding to Mailing Address No. 123/1, Roy

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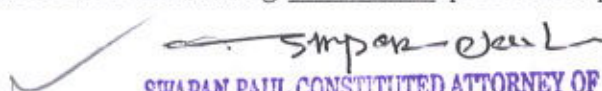
Bahadur Road, under Assessee No. 41-119-07-0194-7 in its Ward No. 119.

AND WHEREAS by virtue of a registered Deed of Gift dated 25.01.2024, the said Swapna Karmar and Manisha Roy jointly gifted and assign their undivided 2/3rd share out of **ALL THAT** piece and parcel of land measuring 2 Cottahs 8 Chittacks 12 Square Feet be the same or a little more or less, lying and situated in R.S. Dag No. 3505, under R.S. Khatian No. 147, of Mouza – Sahapur, J.L. No.8 (now 108) Touzi Nos. 93 and 101, Pargana – Magura, at and being KMC Premises No. 194, Roy Bahadur Road corresponding to Mailing Address No. 123/1, Roy Bahadur Road Police Station : Behala, Kolkata – 700034, within the territorial limits of the Kolkata Municipal Corporation, in its Ward No. 119, under Assessee No. 41-119-07-0194-7 together with all right of easement facilities and amenities annexed thereto, unto and in favour of Bibhash Karmar alias Bikash Karmakar alias Karfu. The said Deed of Gift was registered in the office Additional Registrar of Assurance II at Kolkata and entered in Book No. I, Volume No. 1902-2024, Pages from 60911 to 60933, Being No. 190201122 for the year 2024.

AND WHEREAS by virtue of inheritance and gift the said Bibhash Karmar alias Bikash Karmakar alias Karfu become the absolute owner of the aforesaid property and enjoying the same without interruption from anybody else under Assessee No. 41-119-07-0194-7 and paying taxes and outgoings to the appropriate authorities.

AND WHEREAS the said Bibhash Karmar alias Bikash Karmakar alias Karfu also got his name mutated in the records of B.L. & L.R.O., Government of West Bengal, under L.R. Khatian No. 3217, all under R.S. & L. R. Dag No. 3503 and by paying taxes and khazanas to the appropriate authorities.

AND WHEREAS Bibhash Karmar alias Bikash Karmakar alias Karfu being Second Party owned and possessed **ALL THAT** piece and parcel of land measuring 2 Cottahs 3 Chittacks 26 Square Feet be the same or a little more or less and **ALL THAT** piece and parcel of passage land measuring 4 Chittacks 31 Square Feet be the same or a little more or less, altogether land measuring **ALL THAT** piece and parcel

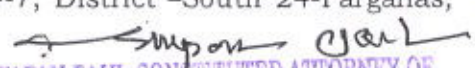

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of land measuring 2 Cottahs 8 Chittacks 12 Square Feet be the same or a little more or less, whereupon building standing thereon, lying and situated in R.S. & L.R. Dag No. 3505, under R.S. Khatian No. 147, corresponding to L.R. Khatian No. 3217, of Mouza - Sahapur, J.L. No.8 (now 108) Touzi Nos. 93 and 101, Pargana - Magura, at and being KMC Premises No. 194, Roy Bahadur Road corresponding to Mailing Address No. 123/1, Roy Bahadur Road Police Station : Behala, Kolkata - 700034, within the territorial limits of the Kolkata Municipal Corporation, in its Ward No. 119, under Assessee No. 41-119-07-0194-7 together with all right of easement facilities and amenities annexed thereto, which has been specifically mentioned in **SCHEDULE - "B"** hereunder written and hereinafter referred to as the "***Property of the Second Party***".

AND WHEREAS for the purpose of convenient use and enjoyment of the aforesaid two properties jointly, the parties herein agreed to execute this Deed of Exchange.

AND WHEREAS the First Party mutually agreed with the Second party to exchange of transfer of the ownership of the property mentioned in **SCHEDULE - A & B** hereunder in favour of the Second Party; and the Second Party mutually agreed with the First Party to exchange of transfer of the ownership of the property mentioned in **SCHEDULE - C** hereunder in favour of the First party.

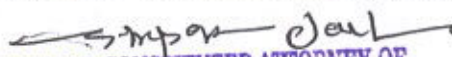
AND WHEREAS after amalgamation of the two properties, the First Party and the Second Party would be the joint exclusive owners in respect of **ALL THAT** piece and parcel of land measuring 6(six) Cottahs 10 (ten) Chittacks 41(forty one) square feet, be the same or a little more or less where upon a building standing thereon, lying and situated in R.S. & L.R. Dag No. 3505, under R.S. Khatian Nos. 147 and 168, corresponding to L.R. Khatian Nos. 3073, 3074, 3082 and 3217 of Mouza - Sahapur, J.L. No.8 (now 108) Touzi Nos. 93 and 101, Pargana - Magura, at and being KMC Premises No. 193, Roy Bahadur Road and KMC Premises No.194, Roy Bahadur Road, Police Station- Behala, Kolkata-700034, within the territorial limits of the Kolkata Municipal Corporation in its Ward No.119, under Assessee Nos. 41-119-07-0193-5 and 41-119-07-0194-7, District -South 24-Parganas,


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together with all right of easements, facilities and amenities annexed thereto, which has been specifically described in **SCHEDULE-C** hereunder and hereinafter referred to as the "***Said Premises***".

NOW THIS DEED WITNESSETH that in pursuance of the aforesaid agreement and in consideration, the First Party conveying the property mentioned in **SCHEDULE-"A"** hereunder in favour of the Second Party, and First Party hereby grant and convey by way of exchange unto the Second Party absolutely and forever the property described in the **SCHEDULE-"A"** hereunder together with all the liabilities, easements, profits, privileges, advantages, rights, members and appurtenances whatsoever of the said property mentioned in **SCHEDULE-"A"** hereunder and also together with all the deeds, documents, writings and other evidences of title relating to the property mentioned in **SCHEDULE-"A"** hereunder and all the estate, right, title, interest, use, possession, benefit, claim and demand whatsoever, both at law and in equity of the Second Party **TO HAVE AND TO HOLD** the property mentioned in **SCHEDULE-"A"** hereunder hereby granted and conveyed by way of exchange unto and to the use and benefit of the Second Party 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 Kolkata Municipal Corporation and B.L. & L.R.O., Govt. of West Bengal.

NOW THIS DEED WITNESSETH that in pursuance of the aforesaid agreement and in consideration, the Second Party conveying the property mentioned in **SCHEDULE-"B"** hereunder in favour of the First Party, and Second Party hereby grant and convey by way of exchange unto the First Party absolutely and forever the property described in the **SCHEDULE-"B"** hereunder together with all the liabilities, easements, profits, privileges, advantages, rights, members and appurtenances whatsoever of the said property mentioned in **SCHEDULE- "B"** hereunder and also together with all the deeds, documents, writings and other evidences of title relating to the property mentioned in **SCHEDULE-"B"** hereunder and all the estate, right, title, interest, use, possession, benefit, claim and demand whatsoever, both at law and in equity of the First Party **TO HAVE**


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AND TO HOLD the property mentioned in **SCHEDULE-"B"** hereunder hereby granted and conveyed by way of exchange unto and to the use and benefit of the First Party 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 Kolkata Municipal Corporation and B.L. & L.R.O., Govt. of West Bengal.

THE FIRST AND THE SECOND PARTY MUTUALLY COVENANTS WITH EACH OTHER AS FOLLOWS :-

1. The interest which the Parties do hereby profess to subsists, each of the Parties have sole right, full power and absolute authority to grant, exchange, convey, transfer, assign and assure amongst them the property mentioned in **SCHEDULES "A" & "B"** hereunder **TOGETHER WITH** the benefits, rights and properties.
2. After exchange of the property mentioned in the **SCHEDULES "A" & "B"** hereunder the parties became the joint owners in respect of the property mentioned in **SCHEDULE "C"** hereunder and hereinafter referred to as the "***Said Premises***".
3. It shall be lawful for the Parties from time to time and at all times hereafter, to enter into and upon and to use, hold and enjoy the property and all benefits, rights and properties hereby exchange, conveyed and every part thereof and to receive the rents, issue and profits thereof, without any interruption, disturbance, claim or demand whatsoever, from or by the Parties or any person or persons claiming through, under or in trust for the them.
4. The Parties shall, from time to time and at all times hereafter, upon every request and at the costs of both of them make, do, acknowledge, exercise, execute, and perfect all such further and/or other lawful and reasonable, acts, deeds, matters and things whatsoever for further better or more perfectly assuring the properties **TOGETHER WITH** the benefits, rights and properties hereby granted and/or exchange, in the manner as aforesaid.
5. The Parties shall not do anything or make any grant or term, whereby their rights hereunder may be prejudicially affected and


**SWAPAN PAUL CONSTITUTED ATTORNEY OF
RINA BANERJEE, SARBANI CHAKRABORTY,
INDRANI BASU & BIBHASH KARMAKAR
ALIAS BIKASH KARMAKAR, ALIAS KARFU**

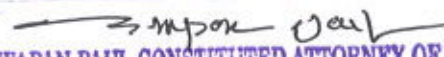
shall do all acts as be necessary to ensure the rights available both of them as owners of the property hereunder.

6. The property hereby exchanged, conveyed and transferred between them are free and discharged from or otherwise by the parties sufficiently indemnified against all and all manners of encumbrances, claim, demand whatsoever created or made by the Parties or their Predecessor-in-title or any person or persons claiming through under or in trust for the then or any of their predecessor-in-title.
7. The Parties shall help and assist to each other in mutating their names in the records of the Kolkata Municipal Corporation and other authorities in respect of the property mentioned in **SCHEDULES "A" & "B"** hereunder.
8. The Parties shall have exclusive and free right to sell, lease, gift, mortgage, transfer and /or assigns the properties under exchange in any manner whatsoever.
9. The Parties covenant with each other to save harmless, indemnify and keep indemnified against all encumbrances, charges and equities whatsoever in respect of the properties.

THE SCHEDULE - A ABOVE REFERRED TO

(Description of the property owned by the first Party)

ALL THAT piece and parcel of land measuring 3(three) Cottahs 14(fourteen) Chittacks 35(thirty five) Square Feet, be the same or a little more or less and **ALL THAT** piece and parcel of passage land measuring 3(three) Chittacks 39(thirty nine) Square Feet, be the same or a little more or less, altogether land including passage measuring **ALL THAT** piece and parcel of land measuring 4(four) Cottahs 2(two) Chittacks 29(twenty nine) Square Feet, be the same or a little more or less, whereupon two storied building standing thereon having cemented floor measuring covered area 2400 square feet (on the ground floor 1200 square feet and on the first floor 1200 square feet), lying and situated in R.S. & L.R. Dag No. 3505, under R.S. Khatian No. 168, corresponding to L.R. Khatian Nos. 3073, 3074 and 3082 of Mouza- Sahapur, J.L. No.8 (now 108), at and being KMC Premises No.198, Roy Bahadur Road, Police Station- Behala, Kolkata-700034, within the territorial limits of Kolkata


SWAPAN PAUL CONSTITUTED ATTORNEY OF
RINA BANERJEE, SARBANI CHAKRABORTY,
INDRANI BASU & BIBHASH KARMAKAR
ALIAS BIKASH KARMAKAR, ALIAS KARFU

Municipal Corporation, in its ward No. 119, under Assessee No. 41-119-07-0193-5, Additional District Sub Registration office at Behala and District Sub Registration office at Alipore, District -South 24-Parganas, together with all right of easement, facilities and amenities annexed thereto, which is butted and bounded as follows:-

- ON THE NORTH** : By land and building of Bhagabati Shaw;
ON THE SOUTH : By 194, Roy Bahadur Road;
ON THE EAST : By 22' feet wide Barik Para Road;
ON THE WEST : By Premises No.192, Roy Bahadur Road.

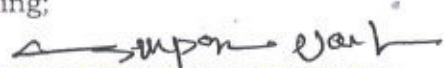
The property of **SCHEDULE "A"** is delineated with **BLUE** border in the annexed plan.

THE SCHEDULE -B ABOVE REFERRED TO

(Description of the Property owned by the Second Party)

ALL THAT piece and parcel of land measuring 2 Cottahs 3 Chittacks 26 Square Feet be the same or a little more or less and **ALL THAT** piece and parcel of passage land measuring 4 Chittacks 31 Square Feet be the same or a little more or less, altogether land including passage measuring **ALL THAT** piece and parcel of land measuring 2 Cottahs 8 Chittacks 12 Square Feet be the same or a little more or less, whereupon one storied building standing thereon having cemented floor measuring covered area 1192 square feet, lying and situated in R.S. & L.R. Dag No. 3505, under R.S. Khatian No. 147, corresponding to L.R. Khatian No. 3217, of Mouza - Sahapur, J.L. No.8 (now 108) Touzi Nos. 93 and 101, Pargana - Magura, at and being KMC Premises No. 194, Roy Bahadur Road corresponding to Mailing Address No. 123/1, Roy Bahadur Road Police Station : Behala, Kolkata - 700034, within the territorial limits of the Kolkata Municipal Corporation, in its Ward No. 119, under Assessee No. 41-119-07-0194-7, Additional District Sub Registration office at Behala and District Sub Registration office at Alipore, District -South, 24-Parganas, together with all right of easement facilities and amenities annexed thereto, which is butted and bounded:-

- ON THE NORTH BY** : Premises No. 193, Roy Bahadur Road;
ON THE SOUTH BY : 35' feet wide Roy Bahadur Road;
ON THE EAST BY : 22' feet wide Barick Para Road;
ON THE WEST BY : Two Storied Building;


SWAPAN PAUL CONSTITUTED ATTORNEY OF
RINA BANERJEE, SARBANI CHAKRABORTY,
INDRANI BASU & BIBHASH KARMAKAR
ALIAS BIKASH KARMAKAR, ALIAS KARFU

The property of **SCHEDULE "B"** is delineated with **GREEN** border in the annexed plan.

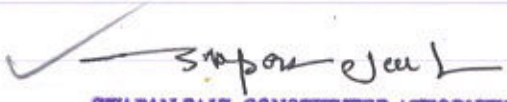
THE SCHEDULE -C ABOVE REFERRED TO
(Description of the said premises after Amalgamation)

ALL THAT piece and parcel of land measuring 6(six) Cottahs 10 (ten) Chittacks 41(forty one) square feet, be the same or a little more or less, whereupon two storied building standing thereon having cemented floor measuring covered area 2400 square feet (on the ground floor 1200 square feet and on the first floor 1200 square feet) and one storied building standing thereon having cemented floor measuring covered area 1192 square feet, lying and situated in R.S. & L.R. Dag No. 3505, under R.S. Khatian Nos. 147 and 168, corresponding to L.R. Khatian Nos. 3073, 3074, 3082 and 3217 of Mouza - Sahapur, J.L. No.8 (now 108) Touzi Nos. 93 and 101, Pargana - Magura, at and being KMC Premises No. 193, Roy Bahadur Road and KMC Premises No.194, Roy Bahadur Road, Police Station- Behala, Kolkata-700034, within the territorial limits of the Kolkata Municipal Corporation in its Ward No.119, under Assessee Nos. 41-119-07-0193-5 and 41-119-07-0194-7, District -South 24-Parganas, together with all right of easements, facilities and amenities annexed thereto, Additional District Sub Registration office at Behala and District Sub Registration office at Alipore, District -South 24-Parganas, which is butted and bounded:-

<u>ON THE NORTH BY</u>	: By land and building of Bhagabati Shaw
<u>ON THE SOUTH BY</u>	: 35' feet wide Roy Bahadur Road;
<u>ON THE EAST BY</u>	: 22' feet wide Barick Para Road;
<u>ON THE WEST BY</u>	: Two Storied Building.

The said premises is delineated with **RED** border in the annexed plan.

Road Zone : J.L. Sarani to Buroshibtala Xing Premises Located not on Road.

✓ 
SWAPAN PAUL CONSTITUTED ATTORNEY OF
RINA BANERJEE, SARBANI CHAKRABORTY,
INDRANI BASU & BIBHASH KARMAKAR
ALIAS BIKASH KARMAKAR, ALIAS KARFU

IN WITNESS WHEREOF the PARTIES have put their respective signature on this the day, month and year first above written.

SIGNED SEALED & DELIVERED

in the Presence of :-

WITNESSES :-

1. Agan Ban
84/21 Ichapur Road Kadamtala, Howrah-71101
Rina Banerjee
Sarbani Chakraborty
Indrani Basu

Signature of the FIRST PARTY

2. Goutam Jana
Alipore Judges Court
Kolkata- 700027

Bibhash Karmakar

Signature of the SECOND PARTY

Drafted by and prepared
in my office :-

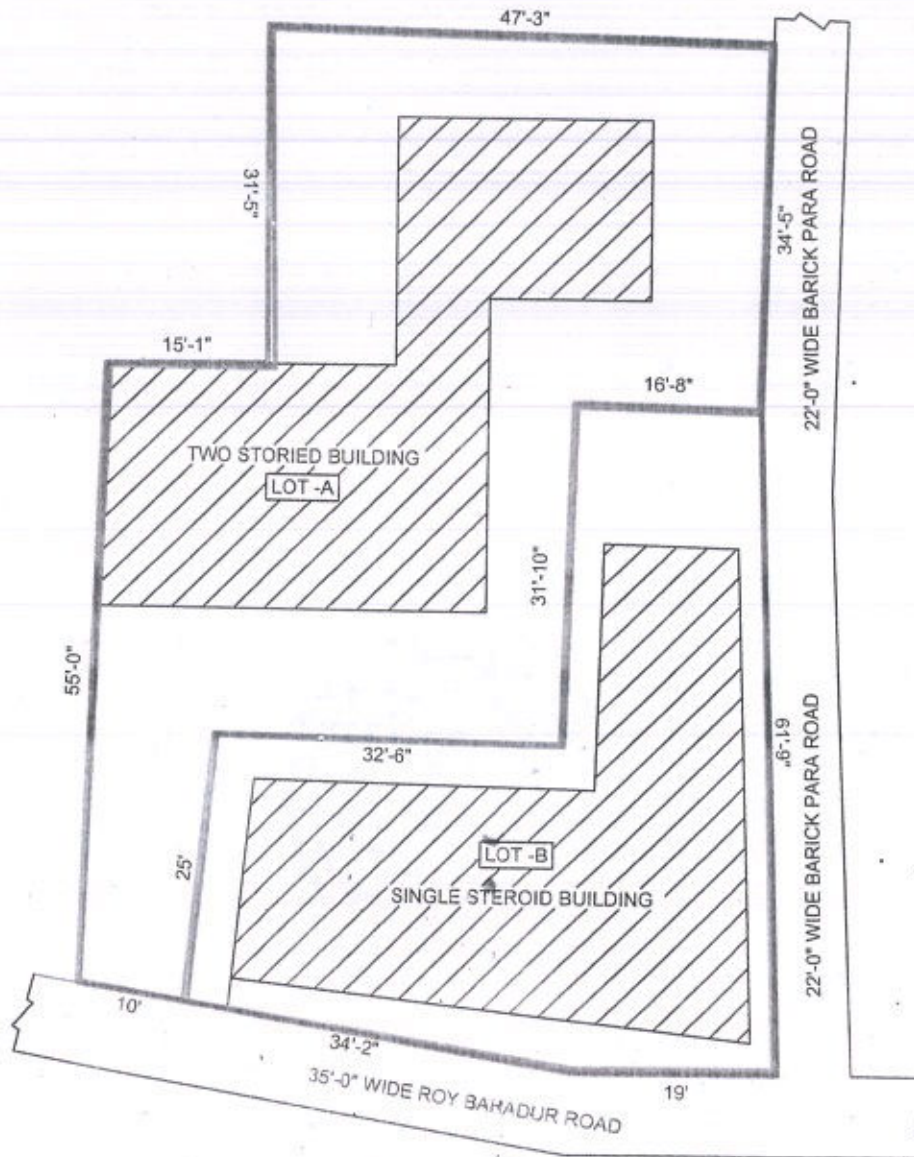
Binay Kumar Seth
Binay Kumar Seth
Advocate

Enrolment No. F/32/13/2017
Alipore Judges' Court, Kolkata-700 027.

✓ 
SWAPAN PAUL CONSTITUTED ATTORNEY OF
RINA BANERJEE, SARBANI CHAKRABORTY,
INDRANI BASU & BIBHASH KARMAKAR
ALIAS BIKASH KARMAKAR, ALIAS KARFU

ION DEED PLAN AT MOUZA:- SHAPUR, J.L. NO.:- 8, NOW 108, R.S. KHATIAN NO.:- 168,
KHATIAN NO.:- 3082,3070,3074 &3217, PART OF R.S. & L.R. DAG NO.:- 3505, TOUZI NO.:- 93 &
- BEHALA, UNDER THE KOLKATA MUNICIPAL CORPORATION PREMISES NO.:- 193 & 194,
HADUR ROAD, WARD NO.:- 119, ASSESSEE NO.:- 41-119-07-0193-5 & 41-119-07-0194-7 KOLKATA
34.DIST.:- SOUTH 24 PARGHANAS.

TOTAL AREA OF THE LAND :- 6K.10CH.41SQ.FT.
MARKED IN RED COLOR



SITE PLAN
SCALE:- 1:200

Rina Banerjee
Sarban Chakraborty
Indrani Basu

SIGNATURE OF FIRST PARTY

Bibh Karmakar

SIGNATURE OF SECOND PARTY

✓ *Swapan Paul*
SWAPAN PAUL CONSTITUTED ATTORNEY OF
RINA BANERJEE, SARBANI CHAKRABORTY,
INDRANI BASU & BIBHASH KARMAKAR
ALIAS BIKASH KARMAKAR, ALIAS KARFU

Bakir Ali

TRACED BY



Left
Hand

Thumb	First Finger	Middle Finger	Ring Finger	Small Finger

NAME:- SMT. RINA BANERJEE

Signature : *Rina Banerjee*

Photo



Left
Hand

Right
Hand

Thumb	First Finger	Middle Finger	Ring Finger	Small Finger

NAME:- SMT. SARBANI CHAKRABORTY

Signature : *Sarbani Chakraborty*

Swapan Paul

SWAPAN PAUL CONSTITUTED ATTORNEY OF
RINA BANERJEE, SARBANI CHAKRABORTY,
INDRANI BASU & BIBHASH KARMAKAR
ALIAS BIKASH KARMAKAR, ALIAS KARFU



	Thumb	First Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

NAME:- SMT. INDRANI BASU

Signature : *Indrani Basu*



	Thumb	First Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

NAME:- SRI BIBHASH KARMAKAR ALIAS BIKASH KARMAKAR
ALIAS KARFU

Signature : *Bibhash Karmakar*

Swapan Paul
✓ SWAPAN PAUL CONSTITUTED ATTORNEY OF
RINA BANERJEE, SARBANI CHAKRABORTY,
INDRANI BASU & BIBHASH KARMAKAR
ALIAS BIKASH KARMAKAR, ALIAS KARFU

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



192025260053602348

GRN Details

GRN:	192025260053602348	Payment Mode:	SBI Epay
GRN Date:	07/05/2025 12:51:40	Bank/Gateway:	SBIePay Payment Gateway
BRN :	2709962194946	BRN Date:	07/05/2025 12:52:08
Gateway Ref ID:	IGASUGTPL0	Method:	State Bank of India NB
GRIPS Payment ID:	070520252005360232	Payment Init. Date:	07/05/2025 12:51:40
Payment Status:	Successful	Payment Ref. No:	2001261355/1/2025
			[Query No*/Query Year]

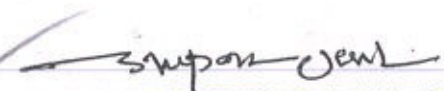
Depositor Details

Depositor's Name: Mr Swapan Paul
Address: 26 Sahapur Main Road, Kolkata 700038
Mobile: 8276936406
Period From (dd/mm/yyyy): 07/05/2025
Period To (dd/mm/yyyy): 07/05/2025
Payment Ref ID: 2001261355/1/2025
Dept Ref ID/DRN: 2001261355/1/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001261355/1/2025	Property Registration- Stamp duty	0030-02-103-003-02	83650
2	2001261355/1/2025	Property Registration- Registration Fees	0030-03-104-001-16	167275
Total				250925

IN WORDS: TWO LAKH FIFTY THOUSAND NINE HUNDRED TWENTY FIVE ONLY.

✓ 
SWAPAN PAUL CONSTITUTED ATTORNEY OF
RINA BANERJEE, SARBANI CHAKRABORTY,
INDRANI BASU & BIBHASH KARMAKAR
ALIAS BIKASH KARMAKAR, ALIAS KARFU

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



192025260053910978

GRN Details

GRN:	192025260053910978	Payment Mode:	SBI Epay
GRN Date:	07/05/2025 14:12:38	Bank/Gateway:	SBIePay Payment Gateway
BRN :	8314486156415	BRN Date:	07/05/2025 14:12:59
Gateway Ref ID:	IGASUHBEX7	Method:	State Bank of India NB
GRIPS Payment ID:	070520252005391096	Payment Init. Date:	07/05/2025 14:12:38
Payment Status:	Successful	Payment Ref. No:	2001261355/7/2025
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Mr Swapan Paul
Address:	26 Sahapur Main Road
Mobile:	8276936406
Period From (dd/mm/yyyy):	07/05/2025
Period To (dd/mm/yyyy):	07/05/2025
Payment Ref ID:	2001261355/7/2025
Dept Ref ID/DRN:	2001261355/7/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001261355/7/2025	Property Registration- Stamp duty	0030-02-103-003-02	1259
2	2001261355/7/2025	Property Registration- Registration Fees	0030-03-104-001-16	2548
Total				3807

IN WORDS: THREE THOUSAND EIGHT HUNDRED SEVEN ONLY.

SWAPAN PAUL CONSTITUTED ATTORNEY OF
RINA BANERJEE, SARBANI CHAKRABORTY,
INDRANI BASU & BIBHASH KARMAKAR
ALIAS BIKASH KARMAKAR, ALIAS KARFU

Major Information of the Deed

Deed No :	I-1602-06495/2025	Date of Registration	07/05/2025
Query No / Year	1602-2001261355/2025	Office where deed is registered	
Query Date	07/05/2025 11:18:00 AM	D.S.R. - I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Subhankar Sarkar Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8276936406, Status : Advocate		
Transaction	Additional Transaction		
[1301] Merger/Demerger, Amalgamation (Other than company amalgamation)	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 1,69,77,747/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 84,919/- (Article:23)	Rs. 1,69,823/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Roy Bahadur Road, Road Zone : ((J.L. Sarani to Buroshibtala Xing) Premises Located Not On Road --) , , Premises No: 193, , Ward No: 119 Pin Code : 700034

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	4 Katha 2 Chatak 29 Sq Ft		87,47,082/-	Width of Approach Road: 22 Ft.,

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Roy Bahadur Road, Road Zone : ((J.L. Sarani to Buroshibtala Xing) Premises Located Not On Road --) , , Premises No: 194, , Ward No: 119 Pin Code : 700034

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	(RS :-)		Bastu	2 Katha 8 Chatak 12 Sq Ft		55,36,665/-	Width of Approach Road: 35 Ft.,
Grand Total :				11.0252Dec	0/-	142,83,747/-	

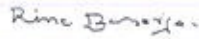
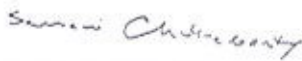
Structure Details :

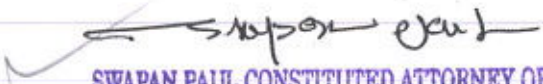
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2400 Sq Ft.	0/-	18,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 1200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L2	1192 Sq Ft.	0/-	8,94,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1192 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type:					

Pucca, Extent of Completion: Complete

Total :	3592 sq ft	0 /-	26,94,000 /-
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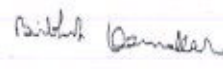
Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs RINA BANERJEE Wife of Late Gourdas Banerjee Executed by: Self, Date of Execution: 07/05/2025 , Admitted by: Self, Date of Admission: 07/05/2025 ,Place : Office		 Captured LTI 07/05/2025	 07/05/2025
	123, Roy Bahadur Road, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.:: AKxxxxxx8C, Aadhaar No: 95xxxxxxxx3774, Status :Individual, Executed by: Self, Date of Execution: 07/05/2025 , Admitted by: Self, Date of Admission: 07/05/2025 ,Place : Office			
2	Name	Photo	Finger Print	Signature
	Mrs SARBANI CHAKRABORTY Wife of Mr Soumitra Chakraborty Executed by: Self, Date of Execution: 07/05/2025 , Admitted by: Self, Date of Admission: 07/05/2025 ,Place : Office		 Captured LTI 07/05/2025	 07/05/2025
	F-001, Hermes Drome Viman Nagar, City:- , P.O:- Viman Nagar, P.S:-Vimantol, District:-Pune, Maharashtra, India, PIN:- 411014 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.:: BExxxxxx1N, Aadhaar No: 39xxxxxxxx0229, Status :Individual, Executed by: Self, Date of Execution: 07/05/2025 , Admitted by: Self, Date of Admission: 07/05/2025 ,Place : Office			
3	Name	Photo	Finger Print	Signature
	Mrs INDRANI BASU Wife of Mr Ayan Basu Executed by: Self, Date of Execution: 07/05/2025 , Admitted by: Self, Date of Admission: 07/05/2025 ,Place : Office		 Captured LTI 07/05/2025	 07/05/2025


**SWAPAN PAUL CONSTITUTED ATTORNEY OF
RINA BANERJEE, SARBANI CHAKRABORTY,
INDRANI BASU & BIBHASH KARMAKAR
ALIAS BIKASH KARMAKAR, ALIAS KARFU**

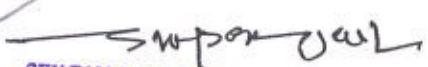
84/2/1, Ichapur Road, City:- , P.O:- Kadamtala, P.S:-Bantra, District:-Howrah, West Bengal, India, PIN:- 711101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX3 , PAN No.:: BXxxxxxx7K, Aadhaar No: 37xxxxxxx4088, Status :Individual, Executed by: Self, Date of Execution: 07/05/2025 , Admitted by: Self, Date of Admission: 07/05/2025 ,Place : Office

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr BIBHASH KARMAKAR, (Alias: Mr BIKASH KARMAKAR Alias KARFU) (Presentant) Son of Late Binoy Krishna Karmakar Executed by: Self, Date of Execution: 07/05/2025 , Admitted by: Self, Date of Admission: 07/05/2025 ,Place : Office	Photo  07/05/2025	Finger Print  Captured LTI 07/05/2025	Signature  07/05/2025
Son of Late Binoy Krishna Karmakar 11/3, Gobinda Sen Lane, City:- , P.O:- Bowbazar, P.S:-Muchipara, District:-Kolkata, West Bengal, India, PIN:- 700012 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX0 , PAN No.:: HYxxxxxx0G, Aadhaar No: 69xxxxxxx0539, Status :Individual, Executed by: Self, Date of Execution: 07/05/2025 , Admitted by: Self, Date of Admission: 07/05/2025 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Goutam Jana Son of Mr Mahitosh Jana Alipore Judges Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 07/05/2025	 Captured 07/05/2025	 07/05/2025
Identifier Of Mrs RINA BANERJEE, Mrs SARBANI CHAKRABORTY, Mrs INDRANI BASU, Mr BIBHASH KARMAKAR			

✓ 
 SWAPAN PAUL CONSTITUTED ATTORNEY OF
 RINA BANERJEE, SARBANI CHAKRABORTY,
 INDRANI BASU & BIBHASH KARMAKAR
 ALIAS BIKASH KARMAKAR, ALIAS KARFU

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs RINA BANERJEE	Mr BIBHASH KARMAKAR-2.2909 Dec
2	Mrs SARBANI CHAKRABORTY	Mr BIBHASH KARMAKAR-2.2909 Dec
3	Mrs INDRANI BASU	Mr BIBHASH KARMAKAR-2.2909 Dec

Transfer of property for L2

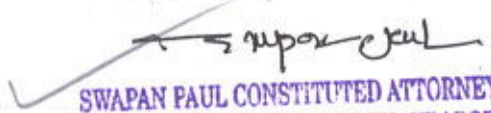
Sl.No	From	To. with area (Name-Area)
1	Mrs RINA BANERJEE	Mr BIBHASH KARMAKAR-1.38417 Dec
2	Mrs SARBANI CHAKRABORTY	Mr BIBHASH KARMAKAR-1.38417 Dec
3	Mrs INDRANI BASU	Mr BIBHASH KARMAKAR-1.38417 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs RINA BANERJEE	Mr BIBHASH KARMAKAR-800.00000000 Sq Ft
2	Mrs SARBANI CHAKRABORTY	Mr BIBHASH KARMAKAR-800.00000000 Sq Ft
3	Mrs INDRANI BASU	Mr BIBHASH KARMAKAR-800.00000000 Sq Ft

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	Mrs RINA BANERJEE	Mr BIBHASH KARMAKAR-397.33333300 Sq Ft
2	Mrs SARBANI CHAKRABORTY	Mr BIBHASH KARMAKAR-397.33333300 Sq Ft
3	Mrs INDRANI BASU	Mr BIBHASH KARMAKAR-397.33333300 Sq Ft


SWAPAN PAUL CONSTITUTED ATTORNEY OF
RINA BANERJEE, SARBANI CHAKRABORTY,
INDRANI BASU & BIBHASH KARMAKAR
ALIAS BIKASH KARMAKAR, ALIAS KARFU

Endorsement For Deed Number : I - 160206495 / 2025

On 07-05-2025

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 14:00 hrs on 07-05-2025, at the Office of the D.S.R. -II SOUTH 24-PARGANAS by Mr BIBHASH KARMAKAR Alias Mr BIKASH KARMAKAR Alias KARFU, Claimant.

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 1,69,77,747/-

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

Execution is admitted on 07/05/2025 by 1. Mrs RINA BANERJEE, Wife of Late Gourdas Banerjee, 123, Roy Bahadur Road, P.O: Behala, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession House wife, 2. Mrs SARBANI CHAKRABORTY, Wife of Mr Soumitra Chakraborty, F-001, Hermes Drome Viman Nagar, P.O: Viman Nagar, Thana: Vimantali, , Pune, MAHARASHTRA, India, PIN - 411014, by caste Hindu, by Profession House wife, 3. Mrs INDRANI BASU, Wife of Mr Ayan Basu, 84/2/1, Ichapur Road, P.O: Kadamtala, Thana: Bantra, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by Profession House wife, 4. Mr BIBHASH KARMAKAR, Alias Mr BIKASH KARMAKAR Alias KARFU, Son of Late Binoy Krishna Karmakar, 11/3, Gobinda Sen Lane, P.O: Bowbazar, Thana: Muchipara, , Kolkata, WEST BENGAL, India, PIN - 700012, by caste Hindu, by Profession Service

Identified by Mr Goutam Jana, , Son of Mr Mahitosh Jana, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,69,823.00/- (A(1) = Rs 1,69,777.00/- , E = Rs 14.00/- , H = Rs 28.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 1,69,823/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/05/2025 12:52PM with Govt. Ref. No: 192025260053602348 on 07-05-2025, Amount Rs: 1,67,275/-, Bank: SBI EPay (SBlePay), Ref. No. 2709962194946 on 07-05-2025, Head of Account 0030-03-104-001-16 Online on 07/05/2025 2:12PM with Govt. Ref. No: 192025260053910978 on 07-05-2025, Amount Rs: 2,548/-, Bank: SBI EPay (SBlePay), Ref. No. 8314486156415 on 07-05-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 84,909/- and Stamp Duty paid by Stamp Rs 10.00/-, by online = Rs 84,909/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 922657, Amount: Rs.10.00/-, Date of Purchase: 03/05/2025, Vendor name: S C Halder

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 07/05/2025 12:52PM with Govt. Ref. No: 192025260053602348 on 07-05-2025, Amount Rs: 83,650/-,

Bank: SBI EPay (SBlePay), Ref. No. 2709962194946 on 07-05-2025, Head of Account 0030-02-103-003-02

Online on 07/05/2025 2:12PM with Govt. Ref. No: 192025260053910978 on 07-05-2025, Amount Rs: 1,259/-, Bank:

SBI EPay (SBlePay), Ref. No. 8314486156415 on 07-05-2025, Head of Account 0030-02-103-003-02

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

SWAPAN PAUL
SWAPAN PAUL CONSTITUTED ATTORNEY OF
RINA BANERJEE, SARBANI CHAKRABORTY,
INDRANI BASU & BIBHASH KARMAKAR
ALIAS BIKASH KARMAKAR, ALIAS KARFU

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2025, Page from 229464 to 229492
being No 160206495 for the year 2025.



Suman

Digitally signed by SUMAN BASU
Date: 2025.05.07 17:53:42 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 07/05/2025

DISTRICT SUB-REGISTRAR

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

West Bengal.

✓ *Swapan Paul*
SWAPAN PAUL CONSTITUTED ATTORNEY OF
RINA BANERJEE, SARBANI CHAKRABORTY,
INDRANI BASU & BIBHASH KARMAKAR
ALIAS BIKASH KARMAKAR, ALIAS KARFU