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Additional Registrar of Assurances
Kolkata

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3 MAY 2023

DEED OF EXCHANGE FOR AMALGAMATION

THIS DEED OF EXCHANGE is made on this 29th day of April,

Two Thousand Twenty Three 2023 BETWEEN

Final copy
4/1/2023

"BASUNDHARA ESTATE PROJECTS LLP, a partnership firm under the partnership act 1932, having its office at 174/9, B. L. Saha Road, P.O. New Alipore, P.S. Behala, Kolkata-700053, represented by one of its partner **SRI DEBASISH PRAMANICK**, (PAN NO. **AMLPP2468E**), **AADHAAR NO. 899303755359 & MOBILE NO. 9434371448**, son of Sanjib Pramanick, by faith - Hindu, by Nationality - Indian, by occupation- business, residing at Tamilpara, Sutragarh, P.O. & P.S. Santipur, District: Nadia, Pin Code -741404, hereinafter called the **"OWNER"** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-office, successor-in-interest, executors, administrators, legal representatives and assigns) of the **"FIRST PART"**.

AND

"FUTURE NIRMAN UDYOG having their office at Tamlipara, Sutragarh, P.O & P.S-Santipur, District Nadia, Pin Code- 741404 represented by its partners namely **(1) SRI DEBASISH PRAMANICK**, (PAN NO. **AMLPP2468E**), **AADHAAR NO. 899303755359 & MOBILE NO. 9434371448**, son of Sanjib Pramanick, by faith - Hindu by Nationality - Indian, by occupation- business, residing at Tamlipara, Sutragarh, P.O. & P.S. Santipur, District: Nadia, Pin Code -741404 and **(2) SRI RAKESH GHOSH**, (PAN NO. **AHBPG7646N**), **AADHAAR NO. 813622738321 & MOBILE NO. 7407427772**, son of Krishna Chandra Ghosh, by faith Hindu, by Nationality Indian, by occupation- business, residing at - 127/6/2 K.C. Das Road, P.O. & P.S. Santipur, District: Nadia, Pin Code - 741404, hereinafter called the **"OWNER"** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-office, successor-in-interest, executors,

administrators, legal representatives and assigns) of the "SECOND PART".

AND

WHEREAS the party hereto of the **First Part/First Exchanger** at present is the absolute owner of ALL THAT of Piece or Parcel of a plot of land measuring about 76.55 decimal more or less Lying Situate at and being Mouza- Bergram, R.S. Dag no. 367, L.R. Dag No. 367, L.R. Khatian No. 3145, presently L.R. Khatian No. 3296, J.L. no. 23, within A.D.S.R. at Santipur and holding no. 558, Kabi Jatindra Nath Sengupta Sarani, P.S. Santipur, within Santipur Municipality, Assessee No. 1505202204397 under ward no. 10, District: Nadia.

AND WHEREAS the party hereto of the **Second Part/Second Exchanger** at present is the absolute owner of ALL THAT piece and parcel of land measuring about 38.76 decimal lying and situate at Mouza- Bergram, L.R. Dag no. 367 and 372, L.R. Khatian no. 1330/1, presently L.R. Khatian No. 2947 J.L.no. 23, Block -Santipur and being premises no.555/1, Kabi Jatindraniath Sengupta Sarani, P.O. & P.S. Santipur, within limits of Santipur Municipality, Assessee No. 1505202864167, Ward no. 10, District Nadia.

AND WHEREAS the said properties of the Parties of this present situates contiguous and they have mutually agreed to construct building OR buildings upon the entire property for the purpose of better living and enjoyment and thus have jointly decided to amalgamate their aforesaid 2 (Two) properties into a single one and for that reason they have mutually decided that they will exchange some portions of their respective property amongst themselves by this Deed of Mutual Exchange for creating title upon the entire property by both of them and the Parties herein admit that they are getting portions/undivided share of the

property in exchange having respective shares. The properties of both the parties mentioned herein above are more fully described separately in the **SCHEDULE** noted as "A", and "B" respectively herein below and the undivided share of land hereby Exchanged are more fully described in the **SCHEDULE** - "C", "D" herein below.

AND WHEREAS that for the purpose of valuation of the properties each of the property mentioned in the **SCHEDULE**- "A", and **SCHEDULE**- "B" hereunder will bear the same value of Rs. 1,00,000/- (Rupees One Lakh) only and either of them will not be entitled to claim any extra consideration by way of owelty money.

AND WHEREAS none of the parties till date have encumbered any of the two Assesseees by way of sale, mortgage or other wise and all the properties stands free from all encumbrances.

NOW THIS INDENTURE WITNESSETH that the party hereto of the **First Part/First Exchanger** doth hereby grant, convey, transfer, assign and assure their 50% undivided share unto and in favour of the party hereto of the **Second Part/Second Exchanger** free from all encumbrances the land and property described in **SCHEDULE** - "C" hereunder written and that the party hereto of the **Second Part/Second Exchanger** also doth hereby grant, convey, transfer, assign and assure her 50% undivided share unto and in favour of the party hereto of the **First Part/First Exchanger** free from all encumbrances the land and property described in **SCHEDULE** - "D" hereunder written jointly **TO HAVE AND TO HOLD** the same absolutely and forever.

IT IS HEREBY DECLARED that all the two parties mentioned hereinabove agrees by and between themselves that on execution of this present shall become joint Owners having their undivided respective

share in the amalgamated property written and doth hereby undertakes that each party hereto have good right, title and full power and absolute authority and indefeasible title to give transfer and convey their said property in exchange by this Deed and that each party shall at all times hereinafter peaceably and quietly hold, possess and enjoy the same without any claim, demand or interruption by the other and will at the costs and request of the other party execute every such assurance or assurances and further do execute and perform every such act, deed or things shall reasonably be required by the other for further more perfectly assuring the property to each other.

AND WHEREAS the parties of the First, and Second understanding and satisfying themselves of their respective benefits for their convenience considering their convenience, considering their respective valuation of the properties exchanged by this Deed have thus made this exchange amongst themselves and obtained by this Deed of Exchange and in future the said Parties will not be entitled to raise any claim of whatsoever nature.

Be it noted here that the Parties being satisfied in respect of the undivided respective share and title of the property as well as the valuation thereof have made this exchange and the said Parties will not be entitled to claim any extra consideration amount or raise any dispute or claim challenging this deed of Exchange in any way.

SCHEDULE -"A" ABOVE REFERRED TO

(Property of First Party/First Exchanger)

ALL THAT of Piece or Parcel of a plot of land measuring about 76.55 decimal (46 Cottahs 5 Chittaks) more or less together with TCA measuring about 6500 sq. ft. more or less Lying Situate at and being

Mouza- Bergram, R.S. Dag no. 367, L.R. Dag No. 367, L.R. Khatian No. 3145, presently L.R. Khatian No. 3296, J.L. no. 23, within A.D.S.R. at Santipur and holding no. 558, Kabi Jatindra Nath Sengupta Sarani, P.S. Santipur, within Santipur Municipality, Assessee No. 1505202204397 under ward no. 10, District: Nadia, and butted and bounded in the manner following:

- ON THE NORTH : Municipality Road;
- ON THE SOUTH : Property of Future Nirman Udyog & other land;
- ON THE EAST : Land of Bhivas Ghosh & Municipal Market;
- ON THE WEST : Other's land;

As shown in plan annexed herewith as Annexure- 1, marked in yellow colour.

SCHEDULE -"B" ABOVE REFERRED TO

(Property of Second Party/Second Exchanger)

ALL THAT piece and parcel of land measuring about 38.76 decimal lying and situate at Mouza- Bergram, L.R. Dag no. 367 and 372, L.R. Khatian no. 1330/1, presently L.R. Khatian No. 2947 J.L.no. 23, Block -Santipur and being premises no.555/1, Kabi Jatindranath Sengupta Sarani, P.O. & P.S. Santipur, within limits of Santipur Municipality, Assessee No. 1505202864167, Ward no. 10, District Nadia, and butted and bounded in the manner following:

- ON THE NORTH : Land of Satyanarayan Bhakat at present Basundhara State Projects LLP;
- ON THE SOUTH : Municipal Road;

ON THE EAST : Mosque;
 ON THE WEST : Land of Satyanarayan Bhakat and Bhivas
 Ghosh; and Ors

As shown in plan annexed herewith as Annexure- 2, marked in Red colour.

SCHEDULE -"C" ABOVE REFERRED TO
(Will be obtained by the party hereto of the Second Part from the First Party/First Exchanger)

ALL THAT undivided 50% share i. e. 38 decimal of the said property measuring about 76.55 decimal more or less Lying Situate at and being Mouza- Bergram, R.S. Dag no. 367, L.R. Dag No. 367 R.S. Khatian no. 1330/1, presently L.R. Khatian No. 3296 J.L. no. 23, within A.D.S.R. at Santipur and holding no. 558, Kabi Jatindra Nath Sengupta Sarani, P.S. Santipur, within Santipur Municipality, Assessee No. 1505202204397 under ward no. 10, District: Nadia more fully described in **SCHEDULE** mentioned herein above.

SCHEDULE -"D" ABOVE REFERRED TO
(Will be obtained by the party hereto of the First Party/First Exchanger from Second Part/Second Exchanger)

ALL THAT undivided 50% share i. e. 20 decimal of the said property measuring about 38.76 decimal lying and situate at Mouza- Bergram, L.R. Dag no. 367 and 372, (4 decimal in dag no 367 and 16 decimal in dag no.372) L.R. Khatian no. 1330/1, presently L.R. Khatian No. 2947 J.L.no. 23, Block -Santipur and being premises no.555/1, Kabi Jatindranath Sengupta Sarani, P.O. & P.S. Santipur, within limits of Santipur Municipality, Assessee No. 1505202864167, Ward no. 10, District Nadia more fully described in **SCHEDULE** mentioned herein above.

Handwritten notes:
 2-2-2009
 14-2-2009
 ?

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

SIGNED, SEALED AND DELIVERED

BY THE ABOVE-NAMED PARTIES

AT KOLKATA IN PRESENCE OF:

1. *Liinda Halder*
Daughter of Dilip Ch. Halder.
315, M.A. Road. Kolkata - 700063.

2. *Susanta Jang.*
Law Clerk, High
Court, Calcutta,
No 1.

WITNESSES:-

1. *Liinda Halder.*

2. *Susanta Jang.*

Basundhara Estate Projects LLP
Debanjan Pramaniam
Partner

Signature of the First Exchanger

FUTURE NIRMAN UDYOG
Debanjan Pramaniam
Partner

FUTURE NIRMAN UDYOG
Ravesh Ghosh
Partner

Signature of the Second Exchanger

Drafted by me:

Rajit Ghosh
ADVOCATE

High Court Calcutta
02/04/2006



SPECIMEN FORM FOR TEN FINGERPRINTS



	* Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



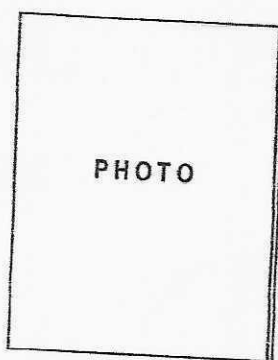
Devesh Kumar

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Ravesh Ghosh

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

