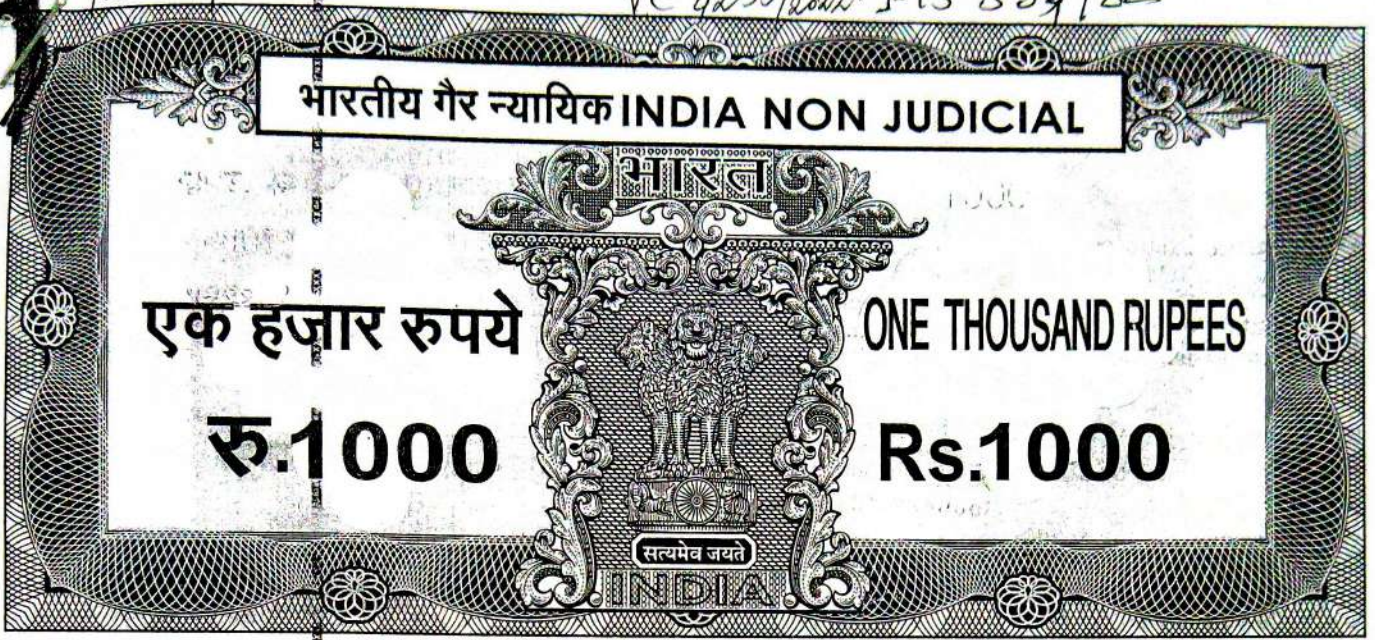


16087/22

VC 4235/2022/9-15539/22



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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28/9/22
6.53

Ca - 2/283539

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-Register-III
Alipore, South 24-parganas

27.09.22

DEED OF AMALGAMATION

THIS DEED OF AMALGAMATION is made on this the 21st day of

September, Two Thousand And Twenty Two (2022)

BETWEEN

(1) SMT. NUPUR DASGUPTA, PAN : ALAPG9689A, Aadhaar No. 9293 4093 0323, wife of Sri Anindya Dasgupta, daughter of Late Ajit Sengupta, by Nationality - Indian, by faith – Hindu, by occupation - Housewife, residing at 140, Santoshpur Avenue, P.O. Santoshpur, P.S. Survey Park, Kolkata – 700075, **AND (2) SMT. RUPA DHAR CHOWDHURY, PAN : AEFPC6731B, Aadhaar No. 9761 9197 9823**, wife of Sri Goutam Dhar Chowdhury, daughter of Late Ajit Sengupta, by Nationality - Indian, by faith – Hindu, by occupation - Business, residing at E/46, Baghajatin, P.O. Baghajatin, P.S. Patuli, Kolkata – 700086, hereinafter jointly 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 include their respective legal heirs, successors, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

AND

(1) SMT. JUTHIKA SENGUPTA, PAN : FLTPS4404M, Aadhaar No. 6574 5062 8448, wife of Late Basudev Sengupta alias Late Basudeb Sengupta, by Nationality - Indian, by faith – Hindu, by occupation – Retired Person, residing at D/59, Baghajatin Station Road, P.O. Jadavpur University, P.S. Jadavpur, Kolkata – 700032, **AND (2) SRI DEBASIS SENGUPTA, PAN : AQHPS3711K, Aadhaar No. 4934 8299 3020**, son of Late Basudev Sengupta alias Late Basudeb Sengupta, by Nationality - Indian, by faith – Hindu, by occupation - Service, residing at D/59, Baghajatin Station Road, P.O. Jadavpur University, P.S. Jadavpur, Kolkata – 700032, hereinafter jointly called and referred to as the **“SECOND PARTY”** (which term or expression shall unless excluded by or repugnant to the subject or context be

deemed to include their respective legal heirs, successors, executors, administrators, legal representatives and assigns) of the **SECOND PART.**

WHEREAS after the partition of India, a large number of residents of former East Pakistan, now Bangladesh crossed over and came to the territory of the State of West Bengal from time to time due to force of circumstances beyond their control;

AND WHEREAS the Government of West Bengal offered all reasonable facilities to such persons for residence in West Bengal;

AND WHEREAS a considerable number of such people was compelled by circumstances to use vacant land in the urban area for homestead purposes;

AND WHEREAS Sri Ajit Sengupta and Sri Basudeb Sengupta, both are sons of Late Bipin Behari Sengupta of Baghajatin Colony, Kolkata – 700032, were such persons who had come to use and occupy a piece and parcel of homestead land measuring 4 (four) Cottahs 01 (one) Chittacks 13 (thirteen) Sq.ft. more or less in E/P No. 461, S.P. No. 416, in C.S. Plot Nos. 23(P) and 24(P) of Mouza : Bademasar, J.L. No. 31, Sub-Registration Office at Alipore, Police Station – Jadavpur, District : South 24-Parganas;

AND WHEREAS Sri Ajit Sengupta and Sri Basudeb Sengupta as refugees, displaced from East Pakistan, now Bangladesh, approached the Government of West Bengal for a plot of land for their rehabilitation with their family;

AND WHEREAS the Government of West Bengal with the intent to rehabilitate the refugees from East Pakistan now Bangladesh acquired land in C.S. Plot Nos. 23(P) and 24(P), of Mouza : Bademasar, Police Station – Jadavpur, in the Urban area under the provision of L.D.P. Act, 1948 / L.A. Act 1 of 1894 including the plot under the occupation of Sri Ajit Sengupta and Sri Basudeb Sengupta;

AND WHEREAS the State of West Bengal decided to make a gift of the aforesaid plot of land in occupation of Sri Ajit Sengupta and Sri Basudeb Sengupta, so as to confer absolute right, title and interest to Sri Ajit Sengupta and Sri Basudeb Sengupta in the said land;

AND WHEREAS in pursuance of the said decision, the Governor of the State of West Bengal by a registered **Deed of Gift** dated **04/04/1989** gave, granted and transferred absolutely to Sri Ajit Sengupta and Sri Basudeb Sengupta **ALL THAT** the land measuring about **4 (four) Cottahs 01 (one) Chittacks 13 (thirteen) Sq.ft.** more or less in E/P No. 461, S.P. No. 416, in C.S. Plot Nos. 23(P) and 24(P) of Mouza : Bademasar, J.L. No. 31, Sub-Registration Office at Alipore, Police Station – Jadavpur, District : South 24-Parganas. The said deed was registered in the Office of the Additional District Registrar at Alipore, South 24-Parganas and recorded in Book No. I, Volume No. 26, Pages from 289 to 292, **being No. 1948, for the year 1989;**

AND WHEREAS after accepting the said gift, Sri Ajit Sengupta and Sri Basudeb Sengupta became the joint owners of the said property and as such owners duly **mutated** their names before then the Calcutta Municipal Corporation now the Kolkata Municipal Corporation

(K.M.C.). The said property subsequently came to be known and numbered as the **K.M.C. Premises No. 164, Baghajatin Block 'D'**, Assessee No. 31-102-02-0164-6, in the K.M.C. Ward No. 102, Police Station – Jadavpur, Kolkata – 700032, under the Kolkata Municipal Corporation;

AND WHEREAS Sri Ajit Sengupta and Sri Basudeb Sengupta, since deceased, were lawful **joint owners** of the aforesaid homestead land measuring about 4 (four) Cottahs 01 (one) Chittacks 13 (thirteen) Sq.ft. more or less, with structure standing thereon, lying and situated in E/P No. 461, S.P. No. 416, in C.S. Plot Nos. 23(P) and 24(P) of Mouza : Bademasar, J.L. No. 31, Sub-Registration Office at Alipore, Police Station – Jadavpur, District : South 24-Parganas, also within jurisdiction of the Kolkata Municipal Corporation (K.M.C.), within the K.M.C. Ward No. 102, being the K.M.C. Premises No. 164, Baghajatin Block 'D', Assessee No. 31-102-02-0164-6, and mailing address D/59, Baghajatin Station Road, P.O. Jadavpur University, Kolkata – 700032, and they had free clear and marketable title, free from all encumbrances, on which each having **undivided 50% share**;

AND WHEREAS during peaceful possession on the aforesaid property, said Basudeb Sengupta alias Basudev Sengupta, died intestate on **15/01/1991**, leaving behind his wife namely Smt. Juthika Sengupta and son Sri Debasis Sengupta (the **Second Party** herein), as his only legal heirs and successors, who jointly inherited the **undivided 50% share** of the aforesaid property, which belonged to said Basudeb Sengupta alias Basudev Sengupta, since deceased, accordingly to the Hindu Succession Act, 1956;

AND WHEREAS said Sri Ajit Sengupta and Smt. Juthika Sengupta and Sri Debasis Sengupta, in order to avoid any possibilities of ruinous litigations and misunderstanding between themselves and to live in peace and for their better enjoyment and effective use of the aforesaid property, they executed and registered an **Amicable Partition Deed** (in Bengali script) in respect of the aforesaid property on **15/03/2010** and registered in the Office of the Additional District Sub-Registrar at Alipore, South 24-Parganas and recorded in Book No. I, CD Volume No. 9, Pages from 1401 to 1416, **being No. 01912, for the year 2010**. It is noted that common area measuring about 100 Sq.ft. more or less out of total land was not partitioned subject;

AND WHEREAS by aforesaid Amicable Partition Deed dated 15/03/2010, said Sri Ajit Sengupta alias Sri Ajit Kumar Sengupta became absolute sole owner of demarcated land measuring about 1 (one) Cottahs 15 (fifteen) Chittacks 24 (twenty four) Sq.ft. more or less with 100 Sq.ft. more or less structure standing thereon, lying and situated in E/P No. 461, S.P. No. 416, in C.S. Plot Nos. 23(P) and 24(P) of Mouza : Bademasar, J.L. No. 31, Sub-Registration Office at Alipore, Police Station – Jadavpur, District : South 24-Parganas, along with all easement rights therein which are mentioned in the **Schedule 'Kha'** as the **PLOT-A** from the **Western** part of the aforesaid entire property, morefully mentioned in the aforesaid Deed of Partition dated 15/03/2010 with depicted with **Green** border line in the annexed map or plan thereto, and he **mutated** his name with the Kolkata Municipal Corporation (K.M.C.) in respect of his aforesaid allotted property, which is known and numbered as the **K.M.C. Premises No. 164, Baghajatin Block 'D'**, Assessee No. 31-102-02-0164-6, within the K.M.C. Ward No. 102, Kolkata – 700032, morefully mentioned in the **First Schedule**

hereunder written, and said Sri Ajit Sengupta, the father of the **First Party** herein, since deceased, enjoyed the same exclusively with undivided 50% of common area measuring about 100 Sq.ft. more or less with the **Second Party** herein, free from all encumbrances, charges, encumbrances and attachments whatsoever;

AND WHEREAS said Ajit Sengupta alias Ajit Kumar Sengupta died intestate on 07/04/2019 leaving behind his two married daughters namely Smt. Nupur Dasgupta and Smt. Rupa Dhar Chowdhury (the **First Party** herein), as his only legal heirs and successors, who jointly inherited the aforesaid property of said Ajit Sengupta as per law of the Hindu Succession Act, 1956 and each has undivided 50% share on the said inherited property, and they constructed pucca structure measuring about 240 sq.ft. more or less on their said land. It is noted that Ajit Kumar Sengupta's wife Ila Sengupta predeceased on 07/07/2011;

AND WHEREAS by aforesaid Amicable Partition Deed dated 15/03/2010, Smt. Juthika Sengupta and Sri Debasis Sengupta became absolute joint owners of demarcated land measuring about 1 (one) Cottahs 15 (fifteen) Chittacks 24 (twenty four) Sq.ft. more or less with 100 Sq.ft. more or less structure standing thereon, lying and situated in E/P No. 461, S.P. No. 416, in C.S. Plot Nos. 23(P) and 24(P) of Mouza : Bademasar, J.L. No. 31, Sub-Registration Office at Alipore, Police Station – Jadavpur, District : South 24-Parganas, along with all easement rights therein which are mentioned in the **Schedule 'Gha'** as the **PLOT-B** from the **Eastern** part of the aforesaid entire property, morefully mentioned in the aforesaid Deed of Partition dated 15/03/2010 with depicted with **Red** border line in the annexed map or

plan thereto, and they **mutated** their names with the Kolkata Municipal Corporation (K.M.C.) in respect of their aforesaid allotted property, which is known and numbered as the **K.M.C. Premises No. 164, Baghajatin Block 'D'**, Assessee No. 31-102-02-0625-5, within the K.M.C. Ward No. 102, Kolkata – 700032, morefully mentioned in the **Second Schedule** hereunder written, and Smt. Juthika Sengupta and Sri Debasis Sengupta, the **Second Party** herein, enjoy the same exclusively with undivided 50% of common area measuring about 100 Sq.ft. more or less with said Ajit Sengupta and thereafter his legal heirs i.e. the First Party herein, free from all encumbrances, charges, encumbrances and attachments whatsoever, and they constructed pucca structure measuring about 240 Sq.ft. more or less on their said land;

AND WHEREAS the aforesaid two properties are situated contiguous to each other and the First Party and the Second Party both are relatives and jointly intended to enjoy property by them and for that the First Party and the Second Party have decided to amalgamate the two properties as a single holding/premises by way of amalgamation with a view to proper utilization of the said two properties for their better use and enjoyment;

AND WHEREAS both the parties hereto have agreed mutually to amalgamate of the said two properties in between themselves that the **First Party** shall convey their 1 (one) Cottahs 15 (fifteen) Chittacks 24 (twenty four) Sq.ft. land more or less, with 240 Sq.ft. pucca structure, being the K.M.C. Premises No. 164, Baghajatin Block 'D', within the K.M.C. Ward No. 102, Police Station - Jadavpur, Kolkata – 700032, more fully and particularly described in the **First Schedule**

hereunder written, with the **Second Party** who will convey in lieu thereof their 1 (one) Cottahs 15 (fifteen) Chittacks 24 (twenty four) Sq.ft. land more or less, with 240 Sq.ft. pucca structure, being the K.M.C. Premises No. 164, Baghajatin Block 'D', within the K.M.C. Ward No. 102, Police Station - Jadavpur, Kolkata – 700032, more fully and particularly described in the **Second Schedule** hereunder written, with the **First Party, TO HAVE AND TO HOLD** the same jointly with each other forever free from all encumbrances the said property.

NOW THIS DEED OF AMALGAMATION WITNESSETH as follows :-

- 1) That the First Party herein is absolute owner, seize and possess of 1 (one) Cottahs 15 (fifteen) Chittacks 24 (twenty four) Sq.ft. land more or less, with 240 Sq.ft. pucca structure, being the K.M.C. Premises No. 164, Baghajatin Block 'D', Assessee No. 31-102-02-0164-6, within the K.M.C. Ward No. 102, Police Station - Jadavpur, Kolkata – 700032, more fully and particularly described in the First Schedule hereunder written.
- 2) That the Second Party herein is absolute owner, seize and possess of 1 (one) Cottahs 15 (fifteen) Chittacks 24 (twenty four) Sq.ft. land more or less, with 240 Sq.ft. pucca structure, being the K.M.C. Premises No. 164, Baghajatin Block 'D', Assessee No. 31-102-02-0625-5, within the K.M.C. Ward No. 102, Police Station - Jadavpur, Kolkata – 700032, more fully and particularly described in the Second Schedule hereunder written.
- 3) That the aforesaid two properties are situated contiguous to each other.

- 4) That both the Parties herein amalgamate the said two properties as a single premises/unit by way of amalgamation with a view to proper utilization of the said two properties for better use and enjoyment.
- 5) That both the Parties hereinafter use the aforesaid two properties as a **single unit** as on amalgamation of the aforesaid two properties as a single unit, more fully and particularly described in the **Third Schedule** hereunder written.
- 6) That the First Party and the Second Party herein, as aforesaid, after this amalgamation of their respective First Schedule and Second Schedule mentioned property, with their joint common area measuring 100 Sq.ft. more or less, comprised **total** area of land measuring **4 (four) Cottahs 01 (one) Chittacks 13 (thirteen) Sq.ft.** more or less together with two structure standing thereon, each measuring about 240 Sq.ft. more or less, shall be treated as **single premises** amalgamated property of both the parties, which is more fully and particularly described in the **THIRD SCHEDULE** hereunder written and both the parties shall hereafter use and enjoy the said amalgamated single premises as the **joint owners**.
- 7) That upon execution of this present, both the parties herein amalgamate their aforesaid two separate properties described in the First Schedule and the Second Schedule hereunder written, into a single premises/unit more fully and particularly described in the Third Schedule hereunder written.
- 8) That henceforth the property of the First Schedule and the Second Schedule below shall be treated as a single premises/unit more

fully and particularly described in the Third Schedule hereunder written, and both the Parties hereinafter shall become absolute joint owners and shall have proportionate undivided share in respect of the entire Third Schedule property.

9) That both the Parties at all times hereafter shall peacefully and quietly hold, possess and enjoy the same jointly as single holding premises without any claim, demand or interruption by the other and will.

10) That this Deed shall not be reopened nor challenged under any circumstances by reason of any error or omission whatsoever, but the parties shall execute and register such further deed or writings as may be necessary to rectify the error or errors or implement the omission or commissions.

11) That both the Parties hereof shall be entitled to cause the mutation of their names with the concerned office including the Kolkata Municipal Corporation, at and upon the amalgamation made herein, as the absolute joint owners of the said amalgamated property as described in the Third Schedule hereunder written and the Parties shall pay taxes proportionately.

12) That both the Parties hereof shall be entitled to make constructions, erections, developments, promotions and buildings at and upon their single holding premises after this amalgamation.

13) That both the Parties herein shall have full right and absolute authority to sell, transfer, convey, mortgage, lease, gift and otherwise

deal with or dispose of the said amalgamated property as a single unit which is more fully and particularly described in the **Third Schedule** hereunder written as the **joint owners**.

14) That both the Parties herein shall do every such acts, deeds and things as shall reasonably required for further or more perfectly amalgamating the **Third Schedule** property.

THE FIRST SCHEDULE AS REFERRED TO ABOVE

(Description of the property of the First Party)

(Value of the property Rs.23,80,000/-)

ALL THAT piece and parcel of homestead land measuring about 1 (one) Cottahs 15 (fifteen) Chittacks 24 (twenty four) Sq.ft. more or less, with a 240 Sq.ft. pucca structure standing thereon, with undivided 50% of common land area measuring about 100 Sq.ft. more or less, lying and situate in E/P No. 461, S.P. No. 416, in C.S. Plot Nos. 23(P) and 24(P) of Mouza : Bademasar, J.L. No. 31, Sub-Registration Office at Alipore, Police Station – Jadavpur, District : South 24-Parganas, also within jurisdiction of the Kolkata Municipal Corporation (K.M.C.), being the **K.M.C. Premises No. 164, Baghajatin Block 'D'**, Assessee No. 31-102-02-0164-6, in K.M.C. Ward No. 102, and mailing address D/59, Baghajatin Station Road, P.O. Jadavpur University, Kolkata – 700032, with right to take electricity, tap water, gas, telephone connections and of all other amenities through the adjacent Roads, with all easement rights thereto and the entire property marked as **Plot 'A'** in the map or plan annexed hereto and depicted by "**GREEN**" border lines, being butted and bounded as follows:-

ON THE NORTH BY : 10' feet wide Road;
 ON THE SOUTH BY : 30' feet wide Baghajatin Station Road;
 ON THE EAST BY : Property of the Second Party herein;
 ON THE WEST BY : E/P No. 462.

THE SECOND SCHEDULE AS REFERRED TO ABOVE

(Description of the property of the Second Party)

(Value of the property Rs.23,80,000/-)

ALL THAT piece and parcel of homestead land measuring about 1 (one) Cottahs 15 (fifteen) Chittacks 24 (twenty four) Sq.ft. more or less, with a 240 Sq.ft. pucca structure standing thereon, with undivided 50% of common land area measuring about 100 Sq.ft. more or less, lying and situate in E/P No. 461, S.P. No. 416, in C.S. Plot Nos. 23(P) and 24(P) of Mouza : Bademasar, J.L. No. 31, Sub-Registration Office at Alipore, Police Station – Jadavpur, District : South 24-Parganas, also within jurisdiction of the Kolkata Municipal Corporation (K.M.C.), being the **K.M.C. Premises No. 164, Baghajatin Block 'D'**, Assessee No. 31-102-02-0625-5, in K.M.C. Ward No. 102, and mailing address D/59, Baghajatin Station Road, P.O. Jadavpur University, Kolkata – 700032, with right to take electricity, tap water, gas, telephone connections and of all other amenities through the adjacent Roads, with all easement rights thereto and the entire property marked as **Plot 'B'** in the map or plan annexed hereto and depicted by "**BLUE**" border lines, being butted and bounded as follows:-

ON THE NORTH BY : 10' feet wide Road;
 ON THE SOUTH BY : 30' feet wide Baghajatin Station Road;

ON THE EAST BY : E/P No. 459;

ON THE WEST BY : Property of the First Party herein.

THE THIRD SCHEDULE AS REFERRED TO ABOVE

(Description of the property after amalgamation of the FIRST SCHEDULE and the SECOND SCHEDULE PROPERTY)

ALL THAT piece and parcel of homestead land containing a net area of **4 (four) Cottahs 01 (one) Chittacks 13 (thirteen) Sq.ft.** more or less with **two 240 Sq.ft.** pucca residential structure with cemented flooring standing thereon, lying and situated in E/P No. 461, S.P. No. 416, in C.S. Plot Nos. 23(P) and 24(P) of Mouza : Bademasar, J.L. No. 31, Sub-Registration Office at Alipore, **Police Station – Jadavpur**, District : South 24-Parganas, also within jurisdiction of the Kolkata Municipal Corporation (K.M.C.), within the **K.M.C. Ward No. 102**, being the **K.M.C. Premises No. 164, Baghajatin Block 'D'**, Assessee Nos. 31-102-02-0164-6 & 31-102-02-0625-5, and mailing address D/59, Baghajatin Station Road, P.O. Jadavpur University, **Kolkata – 700032**, with right to take electricity, tap water, gas, telephone connections and of all other amenities through the adjacent Roads, with all easement rights thereto and the entire property is delineated in the map or plan annexed hereto and depicted by "RED" border lines, being butted and bounded as follows:-

ON THE NORTH BY : 10' feet wide Road;

ON THE SOUTH BY : 30' feet wide Baghajatin Station Road;

ON THE EAST BY : E/P No. 459;

ON THE WEST BY : E/P No. 462.

IN WITNESSES WHEREOF the parties hereto set, sealed and subscribed their respective hands and seals on this day, month and year first above written.

SIGNED, SEALED AND DELIVERED
by the **PARTIES** herein at Kolkata in
presence of following WITNESSES :

1. Soma Sengupta
46, Shivaji Road
Satabdeep Apartment
Kolkata - 700032

2. Shreya Sengupta
46 Shivaji Road
Satabdeep Apartment
Kolkata - 700032

1. Nupur Das Gupta

2. Rupa Dharchowdhury.


Signature of the First Party

1. Juthika Sen Gupta.

2. Nebaris Sen Gupta.

Signature of the Second Party

Prepared as per instruction by
the parties herein & Drafted by:


WB/753/2002

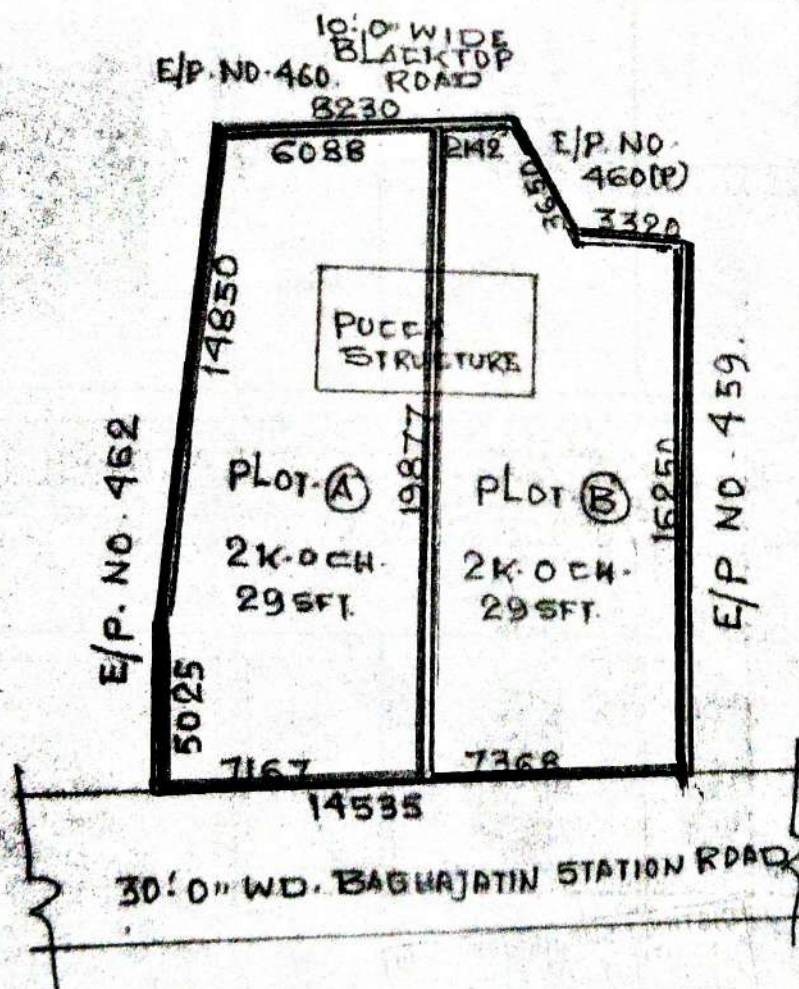
Surya Prasad Datta Roy
Advocate
Alipore Judges' Court,
Kolkata - 700027.

AMALGAMATION PLAN OF LAND WITH STRUCTURE AT K.M.C. PREMISES NO. 164, BAGHAJATIN BLOCK-D, MAILING ADD. D/59, BAGHAJATIN STATION ROAD, KOLKATA-700032. MOUZA. BADEMASAR. J.L. NO. 31, E/P. NO. 461, S.P. NO. 416, C.S. PLOT NOS. 23(P) AND 24(P), P.S. JADAVPUR, UNDER K.M.C. WARD NO 102, DIST 24 PGS (5)

PLOT-A, AREA OF LAND 1K.15CH. 245FT. & 50 SFT.
TOTAL AREA. 2K.0CH. 295FT. WITH PUCCA STRUCTURE
AREA. 240 SFT. ■

PLOT-B, AREA OF LAND 1K.15CH. 245FT. & 50 SFT.
TOTAL AREA. 2K.0CH. 295FT. WITH PUCCA STRUCTURE
AREA. 240 SFT. ■

PLOT-A+B, AMALGAMATED LAND AREA- 4K.1CH. 135FT. WITH
PUCCA STRUCTURE AREA. 480 SFT. SHOWN IN RED BORDER. ■



Nepur Das Gupta
Rupa Dharchowdhury

SIG. OF 1ST PARTY.

Juthika Sen Gupta.

Nebaris Singh.

SIG. OF 2ND PARTY.

TRACED BY

S. Mondal
SUBHASIS MONDAL
CIVIL D. MANSHIP &
SURVEYOR Rg. No. 4926



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left hand					
right hand					

Name... NUPUR DASGUPTA

Signature... Nupur Das Gupta



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name... RUPA DHAR CHOWDHURY

Signature... Rupa Dharchowdhury



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name... JITHIKA SENGUPTA

Signature... Juthika Sen Gupta



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name.....DEBASIS SENGUPTA.....

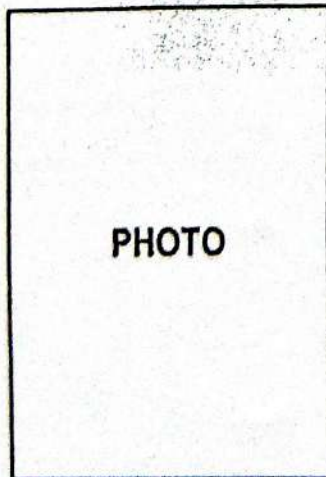
Signature.....*Debasis Sengupta*.....



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name.....SURYA PRASAD DATTA ROY.....

Signature.....*Surya Prasad D-H Roy*.....



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name.....

Signature.....



IDENTITY CARD
ALIPORE BAR ASSOCIATION

(AFFILIATED UNDER BAR COUNCIL OF WEST BENGAL)
KOLKATA - 700 027

PHONE : CIVIL : 2479-9335/7330, CRIMINAL : 2479-1477



Card No. : I/C/846

Name : SURYA PRASAD DATTA ROY Advocate

Father's/Husband's name : Late Samir Kumar Datta Roy

Address : Datta - Villa : 63 Baghajatin E Block East,
Baghajatin Station Road Kolkata-700 086

Ph. No. : 98318 32151/94332 13723/2425-9830

W.B. Bar Council Enrolment No. : WB/753/2002

Indranil Banerjee
SECRETARY

Surya Prasad Datta Roy
Adv.

Major Information of the Deed

Deed No. :	I-1603-15534/2022	Date of Registration	27/09/2022
Query No / Year	1603-2002835395/2022	Office where deed is registered	
Query Date	21/09/2022 12:30:35 PM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	SURYA PRASAD DATTA ROY Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9831832151, 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. 47,60,000/-	Rs. 49,40,008/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 24,720/- (Article:23)	Rs. 49,446/- (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:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bagha Jatin Colony D Block, , Premises No: 164, , Ward No: 102 Pin Code : 700032

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	2 Katha 29 Sq Ft	22,30,000/-	23,13,674/-	Width of Approach Road: 30 Ft.,
L2	(RS :-)		Bastu	2 Katha 29 Sq Ft	22,30,000/-	23,13,674/-	Width of Approach Road: 30 Ft.,
		TOTAL :		6.7329Dec	44,60,000 /-	46,27,348 /-	
	Grand Total :			6.7329Dec	44,60,000 /-	46,27,348 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	240 Sq Ft.	1,50,000/-	1,56,330/-	Structure Type: Structure
Gr. Floor, Area of floor : 240 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 12 Years, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L2	240 Sq Ft.	1,50,000/-	1,56,330/-	Structure Type: Structure
Gr. Floor, Area of floor : 240 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 12 Years, Roof Type: Pucca, Extent of Completion: Complete					
	Total :	480 sq ft	3,00,000 /-	3,12,660 /-	

Seller Details :

Sl No	Name Address Photo Finger print and Signature
1	Smt NUPUR DASGUPTA Wife of Shri Anindya Dasgupta 140, Santoshpur Avenue, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Female, By Caste: Hindu, Occupation: Housewife, Citizen of: India, PAN No.:: ALxxxxxx9A, Aadhaar No: 92xxxxxxxx0323, Status :Individual, Executed by: Self, Date of Execution: 21/09/2022 , Admitted by: Self, Date of Admission: 23/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/09/2022 , Admitted by: Self, Date of Admission: 23/09/2022 ,Place : Pvt. Residence
2	Smt RUPA DHAR CHOWDHURY Wife of Shri Goutam Dhar Chowdhury E/46, Baghajatin, City:- , P.O:- Baghajatin, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx1B, Aadhaar No: 97xxxxxxxx9823, Status :Individual, Executed by: Self, Date of Execution: 21/09/2022 , Admitted by: Self, Date of Admission: 23/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/09/2022 , Admitted by: Self, Date of Admission: 23/09/2022 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name Address Photo Finger print and Signature
1	Smt JUTHIKA SENGUPTA Wife of Late Basudev Sengupta D/59, Baghajatin Station Road, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: FLxxxxxx4M, Aadhaar No: 65xxxxxxxx8448, Status :Individual, Executed by: Self, Date of Execution: 21/09/2022 , Admitted by: Self, Date of Admission: 23/09/2022 ,Place : Pvt. Residence
2	Shri DEBASIS SENGUPTA (Presentant) Son of Late Basudev Sengupta D/59, Baghajatin Station Road, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AQxxxxxx1K, Aadhaar No: 49xxxxxxxx3020, Status :Individual, Executed by: Self, Date of Execution: 21/09/2022 , Admitted by: Self, Date of Admission: 23/09/2022 ,Place : Pvt. Residence

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Surya Prasad Datta Roy Son of Late S K Datta Roy Alipore Judges Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
Identifier Of Smt NUPUR DASGUPTA, Smt RUPA DHAR CHOWDHURY, Smt JUTHIKA SENGUPTA, Shri DEBASIS SENGUPTA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt NUPUR DASGUPTA	Smt JUTHIKA SENGUPTA-0.841615 Dec, Shri DEBASIS SENGUPTA-0.841615 Dec
2	Smt RUPA DHAR CHOWDHURY	Smt JUTHIKA SENGUPTA-0.841615 Dec, Shri DEBASIS SENGUPTA-0.841615 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Smt NUPUR DASGUPTA	Smt JUTHIKA SENGUPTA-0.841615 Dec, Shri DEBASIS SENGUPTA-0.841615 Dec
2	Smt RUPA DHAR CHOWDHURY	Smt JUTHIKA SENGUPTA-0.841615 Dec, Shri DEBASIS SENGUPTA-0.841615 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt NUPUR DASGUPTA	Smt JUTHIKA SENGUPTA-60.00000000 Sq Ft, Shri DEBASIS SENGUPTA-60.00000000 Sq Ft
2	Smt RUPA DHAR CHOWDHURY	Smt JUTHIKA SENGUPTA-60.00000000 Sq Ft, Shri DEBASIS SENGUPTA-60.00000000 Sq Ft

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	Smt NUPUR DASGUPTA	Smt JUTHIKA SENGUPTA-60.00000000 Sq Ft, Shri DEBASIS SENGUPTA-60.00000000 Sq Ft
2	Smt RUPA DHAR CHOWDHURY	Smt JUTHIKA SENGUPTA-60.00000000 Sq Ft, Shri DEBASIS SENGUPTA-60.00000000 Sq Ft

Endorsement For Deed Number : I - 160315534 / 2022

On 23-09-2022

Presentation (Under Section 52 & Rule 22A(3)/46(1) W.B. Registration Rules, 1962)
Presented for registration at 18:53 hrs on 23-09-2022, at the Private residence by Shri DEBASIS SENGUPTA, one of the Claimants.

Certificate of Market Value (WB PUVI rules of 2004)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 49,40,008/-

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

Execution is admitted on 23/09/2022 by 1. Smt NUPUR DASGUPTA, Wife of Shri Anindya Dasgupta, 140, Santoshpu Avenue, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession House wife, 2. Smt RUPA DHAR CHOWDHURY, Wife of Shri Goutam Dhar Chowdhury, E/46, Baghajatin, P.O: Baghajatin, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700086, by caste Hindu, by Profession Business, 3. Smt JUTHIKA SENGUPTA, Wife of Late Basudev Sengupta, D/59, Baghajatin Station Road, P.O: Jadavpur University, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Retired Person, 4. Shri DEBASIS SENGUPTA, Son of Late Basudev Sengupta, D/59, Baghajatin Station Road, P.O: Jadavpur University, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Service

Indetified by Mr Surya Prasad Datta Roy, , Son of Late S K Datta Roy, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate



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

On 27-09-2022

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 49,446.00/- (A(1) = Rs 49,400.00/- ,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 49,446/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/09/2022 2:04PM with Govt. Ref. No: 192022230127497881 on 23-09-2022, Amount Rs: 49,446/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKU8397552 on 23-09-2022, Head of Account 0030-03-104-001-16

ment of Stamp Duty

certified that required Stamp Duty payable for this document is Rs. 24,720/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 23,720/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 11526, Amount: Rs.1,000.00/-, Date of Purchase: 16/09/2022, Vendor name: Samiran Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/09/2022 2:04PM with Govt. Ref. No: 192022230127497881 on 23-09-2022, Amount Rs: 23,720/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKU8397552 on 23-09-2022, Head of Account 0030-02-103-003-02



Debasish Dhar

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 1603-2022, Page from 506008 to 506033
being No 160315534 for the year 2022.**



Dhar

Digitally signed by Debasish Dhar
Date: 2022.09.28 12:19:25 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2022/09/28 12:19:25 PM
**DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.**

(This document is digitally signed.)