

15249/2023

14688/2023



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AP 828204



Handwritten signatures and dates:
15/10
14/10
2/10/23
30/5/23
10/10

Additional Registrar of
Assurances-IV, Kolkata

Certified that the Document is admitted of
Registration. The Signature Sheet and the
endorsement sheets attached to this document
are the part of this Document

Additional Registrar of
Assurances-IV, Kolkata

5 OCT 2023

DEED OF AMALGAMATION

THIS DEED OF AMALGAMATION is made on this **5th** day of
October 2023 AD

BETWEEN

NO. 4255 DATE 26 SEP 2023 RS. 100/-
NAME Sujay Chatterjee
ADDRESS C.F. 390, Salt Lake, Kal-64.
ALIPORE JUDGES COURT
A. K. SAMAJPATI
STAMP VENDOR
SIGNATURE



Identified by me,
Sayanwita Auddya

Daughter of - Sudip Kumar Auddya
Address - 272 W.D.B. Road
Kolkata - 39





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



192023240245713328

GRN Details

GRN: 192023240245713328 Payment Mode: SBI Epay
GRN Date: 04/10/2023 19:07:17 Bank/Gateway: SBIEpay Payment Gateway
BRN : 0656203735233 BRN Date: 04/10/2023 19:07:57
Gateway Ref ID: 88600770 Method: IndusInd Bank NB
GRIPS Payment ID: 041020232024571331 Payment Init. Date: 04/10/2023 19:07:17
Payment Status: Successful Payment Ref. No: 2002501712/4/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr Pawan Gomes
Address: P688, Block A, Laketown, Kol-89
Mobile: 8981704544
Period From (dd/mm/yyyy): 04/10/2023
Period To (dd/mm/yyyy): 04/10/2023
Payment Ref ID: 2002501712/4/2023
Dept Ref ID/DRN: 2002501712/4/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002501712/4/2023	Property Registration- Stamp duty	0030-02-103-003-02	152717
2	2002501712/4/2023	Property Registration- Registration Fees	0030-03-104-001-16	305608
Total				458325

IN WORDS: FOUR LAKH FIFTY EIGHT THOUSAND THREE HUNDRED TWENTY FIVE ONLY.



MR. TANAY CHAKRABORTY [having PAN No. **ADRPC4122H**, Aadhaar No. **4641-4207-0503**] son of Uday Chakraborty, by faith - Hindu, by Occupation - Business, by Nationality - Indian residing at CF-390, Salt Lake, Sector - 1, Post Office - Bidhan Nagar CC Block, Police Station - Bidhannagar, Kolkata - 700064 District - North 24 Parganas, hereinafter called and referred to as the "**DECLARANT NO. 1**" (which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include his respective heirs, legal representatives, executors, administrators, successors, nominees and assigns) of the **FIRST PART**

AND

MR. SUJAY CHAKRABORTY [having PAN No. **ADRPC4128P**, Aadhaar No. **2478-4347-2003**] son of Uday Chakraborty, by faith - Hindu, by Occupation - Business, by Nationality - Indian residing at CF-390, Salt Lake, Sector - 1, Post Office - Bidhan Nagar CC Block, Police Station - Bidhannagar, Kolkata - 700064, hereinafter called and referred to as the "**DECLARANT NO. 2**" (which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include his respective heirs, legal representatives, executors, administrators, successors, nominees and assigns) of the **SECOND PART**

WHEREAS the Binod Behari Mondal was the recorded owner of the ALL THAT piece and parcel of a plot of land measuring about 88 (Eighty-eight) Sataks under Mouza - Teghoria, J. L. No. 9, R.S. No.



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116, Touzi No. 191, R.S. Khatain No. 208, R. S. Dag No. 215, District North - 24 Parganas.

AND WHEREAS while thus the said Binod Behari Mondal absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property died intestate leaving behind his widow Smt. Padmamani Mondal, 7 (seven) daughters namely (1) Smt. Hara Rani Naskar, (2) Smt. Kalyani Dhali, (3) Smt. Radha Rani Mondal, (4) Smt. Hajari Bala Mondal, (5) Smt. Kalpana Sardar; (6) Smt. Laksmi Naskar and (7) Smt. Mangala Bala Gyne and only son namely Sri Panchu Gopal Mondal.

AND WHEREAS while thus after demise of said Binod Behari Mondal his legal heirs (1) Smt. Padmamani Mondal, (2) Smt. Hara Rani Naskar, (3) Smt. Kalyani Dhali, (4) Smt. Radha Rani Mondal, (5) Smt. Hajari Bala Mondal, (6) Smt. Kalpana Sardar, (7) Smt. Laksmi Naskar, (8) Smt. Mangala Bala Gyne and (9) Sri Panchu Gopal Mondal became the absolute owners of the aforesaid property by law of inheritance of his estate.

AND WHEREAS while thus the said the legal heirs of Binod Behari Mondal absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property the said (1) Smt. Hara Rani Naskar, (2) Smt. Kalyani Dhali, (3) Smt. Radha Rani Mondal, and (4) Smt. Hajari Bala Mondal, sold, transferred and conveyed their undivided, proportionate 4/9th share of the said property in favour of Smt. Koushalya Mondal, measuring about 38 Sataks under Dag No.



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217 and 215 on 09.11.1977 which is subsequently registered in the Office of the Sub-Registrar at Cossipore Dum Dum, which is recorded into Book No. 1, Volume No. 138, Pages 115 to 119, Being No. 6175 for the year 1977 forever and absolutely against the consideration stated therein and became the absolute joint owner.

AND WHEREAS subsequently the said Smt. Kalpana Sardar and Smt Laksmi Naskar sold, transferred and conveyed their undivided, proportionate 2/9th share of the said property in favour of Sri Panchu Gopal Mondal, measuring about 1950 Sataks under Dag No. 217 and 215 on 02.05.1983 which is subsequently registered in the office of the Sub-Registrar at Cossipore Dum Dum, which is recorded into Book No. 1, Volume No. 116, Pages 91 to 100, Being No. 4414 for the year 1983 forever and absolutely against the consideration stated therein and became the absolute owner.

AND WHEREAS by law of inheritance and by two Deed of Conveyance said Sri Panchu Gopal Mondal and Smt. Koushalya Mondal seized and possessed of and/or otherwise well and sufficiently entitled to the said property and enjoyed the same peacefully, freely,-absolutely, and without any interruptions and also mutated their names in the record of the local Municipality and Revisional Settlement and recorded into R. S. Khatian No. 114/3 in the name of Sri Panchu Gopal Mondal and Smt. Koushalya Mondal and R. S. Khatian No. 264 & 109 in the name of Sri Panchu Gopal Mondial and is paying municipal taxes upto date against their names as absolute owners and occupiers thereof.



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AND WHEREAS while sized and possessed of the aforesaid property said Sri Panchu Gopal Mondal and Smt. Koushalya Mondal, sold, conveyed and transferred a portion of ALL THAT piece and parcel of a plot of land measuring about 4 (four) Cottahs 14 (fourteen) Chittacks 29 (Twenty nine) Square Feet, out of their other lands, be the same a little more or less lying and situate under Mouza - TEGHARIA, J. L. No. 9, R. S. No. 116, Touzi No. 191, R. S. Khatian No. 258, Kri 114/3 and 264, Dag No. 215, within the local limits of Ward No. 7 of the Rajarhat Gopalpur Municipality, within the jurisdiction of the Office of the Additional District Sub-Registrar at Bidhan Nagar, Salt lake City, under Police Station - Rajarhat, District North - 24 Parganas, unto and in favour of Sri Uday Chakraborty by virtue of registered Deed of Conveyance executed and registered on 27th April, 2001 in the Office of the Additional District Sub-Registrar at Bidhan Nagar, Salt lake City and recorded into Book No. I, Volume No. 279, Pages 45 to 69, Being No. 05260 for the year 2001.

AND WHEREAS while sized and possessed of the aforesaid property said Sri Uday Chakraborty gifted ALL THAT piece and parcel of a plot of land measuring about 4 (four) Cottahs 14 (fourteen) Chittacks 29 (Twenty nine) Square Feet, out of their other lands, be the same a little more or less lying and situate under Mouza - TEGHARIA, J. L. No. 9, R. S. No. 116, Touzi No. 191, R. S. Khatian No. 258, Kri 114/3 and 264, Dag No. 215, within the local limits of Ward No. 7 of the Rajarhat Gopalpur Municipality within the jurisdiction of the Office of



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the Additional District Sub-Registrar at Bidhan Nagar, Salt lake City, under Police Station - Rajarhat, District North - 24 Parganas, unto and in favour of his son namely Sri Tanay Chakraborty the Party of First Part herein by virtue of registered Deed of Gift dated 19th March, 2007 in the Office of the Additional District Sub-Registrar at Bidhan Nagar, Salt lake City and recorded into Book No. I, Being No. 02470 for the year 2007.

AND WHEREAS, Sri Tanay Chakraborty is absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of plot of DANGA land measuring about 4 (four) Cottahs 14 (fourteen) Chittacks 29 (Twenty nine) Square Feet be the same a little more or less lying and situate under Mouza - TEGHARIA, J. L. No. 9, R. S. No. 116, Touzi No. 191, R. S. Khatian No. 258, Kri 114/3 and 264 and L. R. Khatian No. 1995, R. S. and L. R. Dag No. 215, within the local limits of previously Ward No. 7 of the Rajarhat Gopalpur Municipality now at present Ward No. 6 under Bidhannagar Municipal Corporation, within the jurisdiction of the Office of the Additional District Sub-Registrar at Bidhan Nagar, Salt lake City, under Post Office - Hatiara, Police Station - Rajarhat, Kolkata - 700059, District North - 24 Parganas hereinafter referred to as said land.

AND WHEREAS the said Tanay Chakraborty, the Party of First Part herein, in respect of land morefully mentioned in FIRST SCHEDULE mutate his name before the Rajarhat-Gopalpur Municipality in respect



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of Holding No. AS/149/Block H and thereafter said Rajarhat Gopalpur Municipality with other municipalities amalgamated and formed Bidhannagar Municipal Corporation and the Holding Number renumber as AS/149/08 having Holding Address 11, Block A, 149 Teghoria.

AND WHEREAS while sized and possessed of the aforesaid property said Sri Panchu Gopal Mondal and Smt. Koushalya Mondal, sold, conveyed and transferred a portion of ALL THAT piece and parcel of a plot of land measuring about 4 (four) Cottahs 14 (fourteen) Chittacks 29 (Twenty nine) Square Feet, out of their other lands, be the same a little more or less lying and situate under Mouza - TEGHARIA, J. L. No. 9, R. S. No. 116, Touzi No. 191, R. S. Khatian No. 258, Kri 114/3 and 264, Dag No. 215, within the local limits of Ward No. 7 of the Rajarhat Gopalpur Municipality, within the jurisdiction of the Office of the Additional District Sub-Registrar at Bidhan Nagar, Salt lake City, under Police Station - Rajarhat, District North - 24 Parganas, unto and in favour of Sri Sujay Chakraborty, the party of Second Part, by virtue of registered Deed of Sale in Bengali executed and registered on 27th April, 2001 in the Office of the Additional District Sub-Registrar at Bidhan Nagar, Salt lake City and recorded into Book No. I, Volume No. 279, Pages 85 to 103, Being No. 05262 for the year 2001 was lying under his physical possession.

AND WHEREAS, Sri Sujay Chakraborty absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT**



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piece and parcel of plot of DANGA land measuring about 4 (four) Cottahs 14 (fourteen) Chittacks 29 (Twenty nine) Square Feet be the same a little more or less lying and situate under Mouza - TEGHARIA, J. L. No. 9, R. S. No. 116, Touzi No. 191, R. S. Khatian No. Kri 114/3 and 264 and L. R. Khatian No. 1914, R. S. and L. R. Dag No. 215, within the local limits of previously Ward No. 7 of the Rajarhat Gopalpur Municipality now at present Ward No. 6 under Bidhannagar Municipal Corporation, within the jurisdiction of the Office of the Additional District Sub-Registrar at Bidhan Nagar, Salt lake City, under Post Office - Hatiara, Police Station - Rajarhat, Kolkata - 700059, District North - 24 Parganas hereinafter referred to as said land.

AND WHEREAS the said Sujay Chakraborty, the Party of the Second Part herein, mutate his name in respect of land morefully mentioned in SECOND SCHEDULE before the Rajarhat-Gopalpur Municipality in respect of Holding No. AS/149/Block H and thereafter said Rajarhat Gopalpur Municipality with other municipalities amalgamated and formed Bidhannagar Municipal Corporation and the Holding Number renumber as AS/149/08 having Holding Address 11, Block A, 149 Teghoria.

AND WHEREAS the party of First part herein has entered an Agreement for Development for his land morefully mentioned in the First Schedule with one developer namely DPS NIRMAN PVT. LTD, [PAN No. AAICD8505A] a Private Ltd company, having its registered



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office at P - 220 B, C.I.T. SCHEME NO IVM Kolkata - 700010 duly represented by its Director MR. PAWAN GOMES by executing Development Agreement with Development Power of Attorney dated 05.10.2023 and it was registered in the Office of Registrar of Assurances IV Kolkata and recorded in Book No. *I* , being Deed No.

14687/23. The First Party and the Developer had agreed in the said Development Agreement with Development Power of Attorney dated 05.10.2023 to amalgamate the adjacent land of Second Party.

AND WHEREAS the Party of Second Part herein has entered into an Agreement for Development for his land morefully mentioned in the Second Schedule with the same developer namely DPS NIRMAN PVT. LTD, [PAN No. AAICD8505A] a Private Ltd company, having its registered office at P - 220 B, C.I.T. SCHEME NO IVM Kolkata - 700010 duly represented by its Director MR. PAWAN GOMES by executing Development Agreement with Development Power of Attorney dated 05.10.2023 and it was registered in the Office of Registrar of Assurances IV Kolkata and recorded in Book No. *I* , being Deed No. *14686/23* . The Second Party and the Developer had agreed in the said Development Agreement with Development Power of Attorney dated 05.10.2023 to amalgamate the adjacent land of First Party.

AND WHEREAS the parties of First Part and the Second Part had offer and agree to amalgamate their respective land as morefully mentioned

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in the **FIRST SCHEDULE** and the **SECOND SCHEDULE** hereinafter into a single plot of land and both accepted to amalgamate their land.

AND WHEREAS the aforesaid two separate plots of land are contiguous, adjacent, interlinked, interconnected and also under the jurisdiction of the Bidhannagar Municipal Corporation under Ward No. 6 morefully mentioned in the First Schedule and Second Schedule and both the Declarants herein have been possessing the said plots of land without any interruption of others.

AND WHEREAS for their better enjoyment as per share of the both the Declarants, the party of First Part and Second Part, they shall enjoy their joint proportionate ownership and no title is being transferred between the parties and the parties herein intend to amalgamate their aforesaid two respective plots into a single plot ALL THAT piece and parcel of plot of DANGA land measuring about 9 (Nine) Cottahs 11 (Eleven) Chittacks 15 (Fifteen) Square Feet be the same a little more or less lying and situate under Mouza - TEGHARIA, J. L. No. 9, R. S. No. 116, Touzi No. 191, R. S. Khatian No. 258, Kri 114/3 and 264 and L. R. Khatian No. 1914 and 1995 R.S. and L. R. Dag No. 215, having Municipal Holding No. AS/148/08 and Holding No. 11, Block A, 148, and Municipal Holding No. AS/149/08 and Holding No. 11, Block A, 149, Teghoria, under Post Office - Hatiara, Police Station - Rajarhat, Kolkata - 700059 within the local limits of previously Ward No. 7 of Rajarhat-Gopalpur Municipality and now at present Ward No. 6 of the Bidhannagar Municipal Corporation, within

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the jurisdiction of the Office of the Additional District Sub-Registrar at Bidhan Nagar, Salt lake City, District North - 24 Parganas TOGETHER WITH all rights, liberties and easements including the easement of egress and ingress and otherwise all common rights and facilities available in the said plot of land free from all encumbrances, charges, mortgages, liens, attachments etc morefully mentioned in the **THIRD SCHEDULE** hereunder and accordingly for avoiding future litigations about the same, all the parties herein jointly execute this Deed of Declaration under the following terms and conditions.

NOW THIS DEED WITNESSETH as follows:

1. That upon execution of this present all the parties herein, amalgamates their aforesaid two separate plots of land, i.e. **ALL THAT** piece and parcel of plot of DANGA land measuring about 4 (Four) Cottahs 14 (Fourteen) Chittacks 29 (Twenty nine) Square Feet be the same a little more or less lying and situate under Mouza - TEGHARIA, J. L. No. 9, R. S. No. 116, Touzi No. 191, R. S. Khatian No. 258, Kri 114/3 and 264 and L. R. Khatian No. 1995 R. S. and L. R. Dag No. 215, having Municipal Holding No. AS/149/08 and Holding No. 11, Block A, 149, Teghoria, under Post Office - Hatiara, Police Station - Rajarhat, Kolkata - 700059 within the local limits of previously Ward No. 7 of Rajarhat-Gopalpur Municipality and now at present Ward No. 6 of the Bidhannagar Municipal Corporation, Assessee No. 20033154671 within the



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jurisdiction of the Office of the Additional District Sub-Registrar at Bidhan Nagar, Salt lake City, District North - 24 Parganas morefully and particularly described in the **First Schedule** herein below with **ALL THAT** piece and parcel of plot of DANGA land measuring about 4 (four) Cottahs 12 (twelve) Chittacks 26 (Twenty six) Square Feet be the same a little more or less lying and situate under Mouza - TEGHARIA, J. L. No. 9, R. S. No. 116, Touzi No. 191, R. S. Khatian No. Kri 114/3 and 264 and L. R. Khatian No. 1914, R. S. and L. R. Dag No. 215, having Municipal Holding No. AS/148/08 and Holding No. 11, Block A, 148, Teghoria, under Post Office - Hatiara, Police Station - Rajarhat, Kolkata - 700059 within the local limits of previously Ward No. 7 of Rajarhat-Gopalpur Municipality and now at present Ward No. 6 Assessee No. 20033154669 of the Bidhannagar Municipal Corporation, within the jurisdiction of the Office of the Additional District Sub-Registrar at Bidhan Nagar, Salt lake City, District North - 24 Parganas morefully and particularly described in the **Second Schedule** herein below, into a single plot of DANGA land measuring about 9 (Nine) Cottahs 11 (Eleven) Chittacks 15 (Fifteen) Square Feet be the same a little more or less lying and situate under Mouza - TEGHARIA, J. L. No. 9, R. S. No. 116, Touzi No. 191, R. S. Khatian No. 258, Kri 114/3 and 264, R.S. Dag No. 215, having Municipal Holding No. Municipal Holding No. AS/148/08 and Holding No. 11, Block A, 148 and



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AS/149/08 and Holding No. 11, Block A, 149, Teghoria, under Post Office - Hatiara, Police Station - Rajarhat, Kolkata - 700059 within the local limits of previously Ward No. 7 of Rajarhat-Gopalpur Municipality and now at present Ward No. 6 of the Bidhannagar Municipal Corporation, within the jurisdiction of the Office of the Additional District Sub-Registrar at Bidhan Nagar, Salt lake City, District North - 24 Parganas, morefully and particularly described in the **Third Schedule** herein below.

2. To their better enjoyment in future, over their respective plots into a single plot of land, the Declarants herein amalgamates the said two respective Plots of land into a single Plot of land.
3. That henceforth the property of the First Schedule and the Second Schedule herein below shall be treated as a single plot under the jurisdiction of the Bidhannagar Municipal Corporation under Ward No. 6, District - North 24 Parganas, morefully and particularly described in the **Third Schedule** below. The Declarants herein, shall become the joint absolute owners and shall have equal share in respect of the entire Third Schedule property.
4. That the Declarants herein shall mutate their names with the Assessment Register of Bidhan Nagar Municipal Corporation as well as in the records of the Land Revenue Department,



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Govt. of West Bengal as the joint absolute owners of the said amalgamated plot of land described in Third Schedule below.

5. That the Declarants herein, shall do every such acts, deeds and things as shall reasonably be required for further or more perfectly amalgamating the Third Schedule property.
6. That the Declarants herein shall never raise any objection, before the Bidhan Nagar Municipal Corporation or any other authority in the case of Amalgamation of the First and Second Schedule property into a single holding described in the Third Schedule herein below.
7. That the Declarants herein of this Deed shall pay the proportionate share of rents and taxes in the concerned offices in respect of the amalgamated Third Schedule property.

THE FIRST SCHEDULE ABOVE REFERRED TO

(Land of Tanay Chakraborty)

ALL THAT piece and parcel of plot of DANGA land measuring about 4 (Four) Cottahs 14 (Fourteen) Chittacks 29 (Twenty nine) Square Feet be the same a little more or less lying and situate under Mouza - TEGHARIA, J. L. No. 9, R. S. No. 116, Touzi No. 191, R. S. Khatian No. 258, Kri 114/3 and 264 and L. R. Khatian No. 1995 R. S. and L. R. Dag No. 215, having Municipal Holding No. AS/149/08 and Holding No. 11, Block A, 149, Teghoria, under Post Office - Hatiara,



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Police Station - Rajarhat, Kolkata - 700059 within the local limits of previously Ward No. 7 of Rajarhat-Gopalpur Municipality and now at present Ward No. 6 of the Bidhannagar Municipal Corporation, Assessee No. 20033154671 within the jurisdiction of the Office of the Additional District Sub-Registrar at Bidhan Nagar, Salt lake City, District North - 24 Parganas TOGETHER WITH all rights, liberties and easements including the easement of egress and ingress and otherwise all common rights and facilities available in the said plot of land free from all encumbrances, charges, mortgages, liens, attachments etc. and the land is butted and bounded as follows:-

ON THE NORTH	: Land of Sri Sujay Chakraborty
ON THE SOUTH	: Twenty Feet Wide Road
ON THE WEST	: Land Under Dag No. 192
ON THE EAST	: Twenty Feet Wide Road

THE SECOND SCHEDULE ABOVE REFERRED TO

(Land of SUJOY CHAKRABORTY)

ALL THAT piece and parcel of plot of DANGA land measuring about 4 (four) Cottahs 12 (twelve) Chittacks 26 (Twenty six) Square Feet be the same a little more or less lying and situate under Mouza - TEGHARIA, J. L. No. 9, R. S. No. 116, Touzi No. 191, R. S. Khatian No. Kri 114/3 and 264 and L. R. Khatian No. 1914, R. S. and L. R. Dag No. 215, having Municipal Holding No. AS/148/08 and Holding No. 11, Block



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A, 148, Teghoria, under Post Office – Hatiara, Police Station - Rajarhat, Kolkata – 700059 within the local limits of previously Ward No. 7 of Rajarhat-Gopalpur Municipality and now at present Ward No. 6 Assessee No. 20033154669 of the Bidhannagar Municipal Corporation, within the jurisdiction of the Office of the Additional District Sub-Registrar at Bidhan Nagar, Salt lake City, District North - 24 Parganas TOGETHER WITH all rights, liberties and easements including the easement of egress and ingress and otherwise all common rights and facilities available in the said plot of land free from all encumbrances, charges, mortgages, liens, attachments etc. and the land is butted and bounded as follows:-

- ON THE NORTH** : Plot K under R.S. Dag No. 215, 216 and 177;
- ON THE SOUTH** : Plot of Sri Tanay Chakraborty under Dag No. 215;
- ON THE WEST** : 20 Feet Wide Road and Plot No. K under R.S. Dag No. 215.
- ON THE EAST** : 12 feet wide road and Land under Dag No. 216;

THE THIRD SCHEDULE ABOVE REFERRED TO

(The Amalgamated Land)

ALL THAT piece and parcel of plot of DANGA land measuring about 9 (Nine) Cottahs 11 (Eleven) Chittacks 15 (Fifteen) Square Feet be the same a little more or less lying and situate under Mouza – TEGHARIA,



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J. L. No. 9, R. S. No. 116, Touzi No. 191, R. S. Khatian No. 258, Kri 114/3 and 264, R.S. Dag No. 215, having Municipal Holding No. Municipal Holding No. AS/148/08 and Holding No. 11, Block A, 148, and AS/149/08 and Holding No. 11, Block A, 149, Teghoria, under Post Office - Hatiara, Police Station - Rajarhat, Kolkata - 700059 within the local limits of previously Ward No. 7 of Rajarhat-Gopalpur Municipality and now at present Ward No. 6 of the Bidhannagar Municipal Corporation, within the jurisdiction of the Office of the Additional District Sub-Registrar at Bidhan Nagar, Salt lake City, District North - 24 Parganas TOGETHER WITH all rights, liberties and easements including the easement of egress and ingress and otherwise all common rights and facilities available in the said plot of land free from all encumbrances, charges, mortgages, liens, attachments etc. and the land is butted and bounded as follows:

- ON THE NORTH** : Plot K under R.S. Dag No. 215, 216 and 177;
- ON THE SOUTH** : 20 Feet Wide Road;
- ON THE WEST** : 12 feet wide road and Land under Dag No. 192 and No. 216;
EAST
- ON THE EAST** : 20 Feet Wide Road and Plot No. K under R.S. Dag No. 215.
WEST



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IN WITNESS WHEREOF the **PARTIES** as aforesaid aforementioned out of their will and without being influenced by anybody have executed this deed of exchange with Amalgamation and have signed the annexed plan and being bound by terms thereof.

**SIGNED, SEALED AND
DELIVERED** by the in
present of

WITNESSES :-

1) Parthajit Chatterjee
B.F. F/30 D.B. Nagar, Baguidati
Kolkata - 700 029


SIGNATURE OF DECLARANT NO. 1

2) Samir Banik
10/1, J.C. Bose Road,
P.O. New Barrackpore
KOL - 700 131


SIGNATURE OF DECLARANT NO. 2

Drafted by :



Advocate

Alipore Judges' Court,
Kolkata - 700 027.
WB/435/2009



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SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants/ presentants					
						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				



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- 5 OCT 2023

Major Information of the Deed

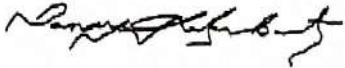
Deed No :	I-1904-14688/2023		
Query No / Year	1904-2002501712/2023	Date of Registration	05/10/2023
Query Date	02/10/2023 4:50:20 PM	Office where deed is registered	
Applicant Name, Address & Other Details	Abhishek Chakraborty Ashirbad, D/5/8 Rabindranagar, Thana : Rabindranagar, District : South 24-Parganas, WEST BENGAL, PIN - 700018, Mobile No. : 9836271783, 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. 1,01,00,000/-	Rs. 3,05,59,373/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,52,817/- (Article:23)	Rs. 3,05,692/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Hatiara Road, Mouza: Tegharia, JI No: 9, Pin Code : 700059

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-215 (RS :-)	LR-1914	Bastu	Danga	4 Katha 14 Chatak 29 Sq Ft	1,00,000/-	1,54,83,124/-	Property is on Road Adjacent to Metal Road,
L2	LR-215 (RS :-)	LR-1915	Bastu	Danga	4 Katha 12 Chatak 26 Sq Ft	1,00,00,000/-	1,50,76,249/-	Property is on Road
		TOTAL :			16.0073Dec	101,00,000 /-	305,59,373 /-	
	Grand Total :				16.0073Dec	101,00,000 /-	305,59,373 /-	

Seller Details :

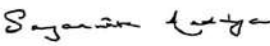
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr TANAY CHAKRABORTY (Presentant) Son of Mr Uday Chakraborty Executed by: Self, Date of Execution: 05/10/2023 , Admitted by: Self, Date of Admission: 05/10/2023 ,Place : Office		 Captured	
		05/10/2023	LTI 05/10/2023	05/10/2023

Salt Lake, Sector - 1, CF-390,, City:- Bidhannagar, P.O:- Bidhan Nagar CC Block, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ADxxxxxx2H, Aadhaar No: 46xxxxxxxx0503, Status :Individual, Executed by: Self, Date of Execution: 05/10/2023 , Admitted by: Self, Date of Admission: 05/10/2023 ,Place : Office

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SUJAY CHAKRABORTY Son of Mr Uday Chakraborty Executed by: Self, Date of Execution: 05/10/2023 , Admitted by: Self, Date of Admission: 05/10/2023 ,Place : Office	Photo 	Finger Print  Captured 05/10/2023	Signature  05/10/2023
Son of Mr Uday Chakraborty Salt Lake, Sector - 1, CF-390, City:- Bidhannagar, P.O:- Bidhan Nagar CC Block, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ADxxxxxx8P, Aadhaar No: 24xxxxxxxx2003, Status :Individual, Executed by: Self, Date of Execution: 05/10/2023 , Admitted by: Self, Date of Admission: 05/10/2023 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sayanwita Audhya Daughter of Mr Sudip Audhya 272, N.D.B. Road, City:- Not Specified, P.O:- Tiljala, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700039		 Captured 05/10/2023	 05/10/2023
Identifier Of Mr TANAY CHAKRABORTY, Mr SUJAY CHAKRABORTY			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr TANAY CHAKRABORTY	Mr SUJAY CHAKRABORTY-8.11021 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr TANAY CHAKRABORTY	Mr SUJAY CHAKRABORTY-7.89708 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Hatihara Road, Mouza: Tegharia, JI No: 9, Pin Code : 700059

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 215, LR Khatian No:- 1914	Owner: সুনীল চক্রবর্তী, Gurdian: উদয় . Address: নিউ , Classification: ভাসা, Area: 0.08000000 Acre,	Mr TANAY CHAKRABORTY
L2	LR Plot No:- 215, LR Khatian No:- 1915		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 190414688 / 2023

On 05-10-2023

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 14:02 hrs on 05-10-2023, at the Office of the A.R.A. - IV KOLKATA by Mr TANAY CHAKRABORTY ,Executant.

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 3,05,59,373/-

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

Execution is admitted on 05/10/2023 by 1. Mr TANAY CHAKRABORTY, Son of Mr Uday Chakraborty, Salt Lake, Sector - 1, CF-390,, P.O: Bidhan Nagar CC Block, Thana: Bidhannagar, , City/Town: BIDHANNAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by Profession Business, 2. Mr SUJAY CHAKRABORTY, Son of Mr Uday Chakraborty, Salt Lake, Sector - 1, CF-390, P.O: Bidhan Nagar CC Block, Thana: Bidhannagar, , City/Town: BIDHANNAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by Profession Business

Indetified by Mr Sayanwita Auddya, , Daughter of Mr Sudip Auddya, 272, Road: N.D.B. Road, , P.O: Tiljala, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by profession Student

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,05,692.00/- (A(1) = Rs 3,05,594.00/- ,E = Rs 14.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 84.00/-, by online = Rs 3,05,608/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 04/10/2023 7:07PM with Govt. Ref. No: 192023240245713328 on 04-10-2023, Amount Rs: 3,05,608/-,
Bank: SBI EPay (SBlePay), Ref. No. 0656203735233 on 04-10-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,52,817/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 1,52,717/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4255, Amount: Rs.100.00/-, Date of Purchase: 26/09/2023, Vendor name: A K SAMAJPATI

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 04/10/2023 7:07PM with Govt. Ref. No: 192023240245713328 on 04-10-2023, Amount Rs: 1,52,717/-,
Bank: SBI EPay (SBlePay), Ref. No. 0656203735233 on 04-10-2023, Head of Account 0030-02-103-003-02



Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1904-2023, Page from 805856 to 805884
being No 190414688 for the year 2023.



Digitally signed by MOHUL MUKHOPADHYAY
Date: 2023.10.10 12:54:22 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 10/10/2023
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.