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पश्चिम बंगाल WEST BENGAL

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24/23

Handwritten signature
Mandir Sudh
South 24 Parganas

DEED OF AMALGAMATION

THIS DEED OF AMALGAMATION is made on the 27th day of January, Two thousand Twenty Three (2023) **BETWEEN SRI SWAPAN KUMAR DEY** alias **SRI SWAPAN KUMAR DE**, Pan No.AGCPD4803A, Aadhaar No.6536 6625 3342, Mobile No.9830831594, Son of Late Pashupati Nath Dey alias Pashupati Nath De Sarkar, by faith-Hindu, by occupation-Retired from Service, by Nationality- Indian, residing at-102E, Kankulia Road, P.O.Sarat Bose Road, P.S. Rabindra Sarabar, Kolkata-700029, District South 24-Parganas,

Signature of Swapan Kumar Dey
Swapan Kumar Dey

hereinafter called and referred to as the **PARTY OF THE FIRST PART** (which expression shall be deemed to mean and include his heirs, executors, administrators, legal , representatives and assigns) of the **FIRST PART**.

AND

SRI SANTANU DE, Pan No.ADFPD0557K, Aadhaar No.7935 4175 6630, Mobile No.9831294682, Son of Late Subhas Chandra De, by faith-Hindu, by occupation-Retired Person, by Nationality- Indian, residing at-102D, Kankulia Road, P.O.Sarat Bose Road, P.S.Rabindra Sarabar, Kolkata-700029, District South 24-Parganas, hereinafter called and referred to as the **PARTY OF THE SECOND PART** (which expression shall be deemed to mean and include his heirs, executors, administrators, legal , representatives and assigns) of the **OTHER PART**.

WHEREAS by an Indenture of Conveyance bearing dated the 25th April, 1936 and registered in D.R. Alipore office and entered in Book No.I, Volume No.25, Pages No. 123 to 129, Deed No.1681, for the year 1936 was sold by the then lawful and rightful owner ALL THAT piece and parcel of Bastu Land measuring 06 Cotthas 00 Chittack 36 sq.ft. more or less situated on the Northern block at formerly Premises No.27, thereafter 27/1/1, Kankulia Road, lying and situated within the ward No.90 of the Kolkata Municipal Corporation, P.S. formerly Tollygunge now P.S. Rabindra Sarobar, District 24-Parganas now South 24-Parganas, to Sri Satish Chandra Dey Sarkar, (now deceased) of 2/21, Kankulia Road, P.S. Ballygunge, District 24-Parganas now South 24-Parganas for a valuable consideration mentioned therein.

AND WHEREAS since the said purchase by his own money and in his own name the said Sri Satish Chandra Dey Sarkar, (now deceased) had been enjoying the said land without any interruption or hindrances from others as sixteen annas owner thereof.

Santanu De

*Sesapan Kumar Dey
alias Sesapan Kumar De*

AND WHEREAS the said Satish Chandra Dey Sarkar died intestate on the 15th February, 1939 leaving behind him surviving his six sons namely Sri Surendra Nath De Sarkar, Sri Dhirendra Nath De Sarkar, Sri Anil Chandra De Sarkar, Sri Sunil Chandra De Sarkar, Sri Pashupati Nath De Sarkar and Subhas Chandra De Sarkar, as his only legal heirs, successors and claimants to inherit the said land left by the said Satish Chandra Dey Sarkar each owner of undivided one sixth share thereof.

AND WHEREAS by way of mutual partition dated the 20th June, 1952 and registered at Sub Registrar Alipore office and entered in Book No.I, Volume No.63, Pages No. 241 to 244, Deed No.4076, for the year 1952, ALL THAT piece and parcel of Bastu Land measuring 01 Cottah 00 Chittacks 30 sq.ft. be the same a little more or less being the portion of Premises No.27/1/1B, Kankulia Road, lying and situated within the ward No.90 of the Kolkata Municipal Corporation, P.S. formerly Tollygunge now P.S. Rabindra Sarobar, District 24-Parganas now South 24-Parganas, as per his said share described in "E-Lot" being fifth Part of the said Partition Deed from other co-shares separately.

AND WHEREAS since the said deed of mutual partition the said Sri Pashupati Nath Dey Sarkar, had been enjoying the said land without any interruption or hindrance from other.

AND WHEREAS by an Indenture of Conveyance in Bengali bearing dated the 31st October, 1954 and registered at Sub-Registrar Alipore office and entered in Book No.I, Volume No.135, Pages No. 181 to 184, Deed No.8441, for the year 1954 ALL THAT piece and parcel of Bastu Land measuring 01 Cottahs 00 Chittack 30 sq.ft. be the same a little more or less being Premises No.27/1/1B, Kankulia Road, lying and situated within the ward No.90 of the

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Sesojan Kumar Dey
alias Sesojan Kumar De

Kolkata Municipal Corporation, P.S. formerly Tollygunge now P.S. Rabindra Sarobar, District 24-Parganas now South 24-Parganas, was sold by Sri Dhirendra Nath De Sarkar, Son of Late Satish Chandra Dey Sarkar of 19, Ballygunge Station Road, P.S. Ballygunge, District 24-Parganas, now South 24-Parganas to Sri Pashupati Nath Dey Sarkar, Son of Late Satish Chandra Dey Sarkar, of 2/21, Kankulia Road, P.S. Ballygunge, District 24-Parganas now South 24-Parganas for a valuable consideration mentioned therein.

AND WHEREAS since the said deed of mutual partition and purchase the said Sri Pashupati Nath De Sarkar, had been enjoying the total land measuring 02 Cottahs 01 Chittack and 15 sq.ft. be the same a little more or less without any interruption or hindrance from other by mutating his name in respect of the said land in the Kolkata Municipal Corporation and paying all necessary taxes as owner thereof.

AND WHEREAS after the said mutation of his name in the Kolkata Municipal Corporation Assessment Register the said land was / is known and numbered as the Premises No.102E, Kankulia Road, Kolkata-700029, being Assessee No.110901700485.

AND WHEREAS the said Pashupati Nath De Sarkar, obtained a sanction of the building Plan from the Kolkata Municipal Corporation vide sanction No.130, dated 17.05.1956 for making a two storied residential building thereof.

AND WHEREAS the said Pashupati Nath De Sarkar, died intestate on the 23rd day of December, 2001, leaving behind his widow Smt. Namita Dey Sarkar and a Son Sri Swapan Kr. Dey Sarkar alias Sri Swapan Kumar De as his only legal heirs successor and claimants to inherit the said landed property left by said Pashupati Nath De Sarkar according to Hindu Succession Act. 1956.

Swapan Kumar Dey
alias Swapan Kumar De

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AND WHEREAS by way of inheritance and according to Hindu Succession Act. 1956 the said Smt. Namita Dey Sarkar and Sri Swapan Kr. Dey Sarkar alias Sri Swapan Kumar De both have been enjoying the said total land measuring 02 Cottahas 01 Chittacks and 15 sq.ft. be the same a little more or less together with a two storied building standing thereon jointly and equally i.e. fifty percent share each.

AND WHEREAS by an Indenture Deed of Gift bearing dated 8th day of July, 2022 the said Sri Swapan Kr. Dey Sarkar alias Sri Swapan Kumar De received gift **ALL THAT** undivided 1/2th share (50%) i.e. land measuring 01 Cottah 00 Chittack 30 sq.ft. out of 02 Cottahas 01 Chittak and 15 sq.ft. more or less and undivided 1/2th share of two storied building i.e. 1100 sq.ft. built up area out of 2200 sq.ft. (approx) lying and situated within the ward No.90, of the Kolkata Municipal Corporation being the Premises No.1 02E, Kankulia Road, Kolkata-700029, being Assessee No.110901700485, P.S. formerly Tollygunge now P.S. Rabindra Sarobar, Sub-Registry office A.D.S.R. Alipore, in the District 24-Parganas now South 24-Parganas, thereto more fully described in the Schedule-A below was gifted by the said Smt. Namita Dey Sarkar, wife of Late Pashupati Nath De Sarkar, residing at-102E, Kankulia Road, P.O. Sarat Bose Road, P.S. Rabindra Sarabar, Kolkata-700029, District South 24-Parganas, to her Son Sri Swapan Kr. Dey Sarkar alias Sri Swapan Kumar De, Son of Late Pashupati Nath Dey Sarkar, residing at-1 02E, Kankulia Road, P.O. Sarat Bose Road, P.S. Rabindra Sarabar, Kolkata-700029, District South 24-Parganas, the Donee therein and First Party herein which was registered at D.S.R.-I Alipore, District South 24-Parganas, recorded in Book No.1, Volume No.1601-2022, Pages No. 83352 to 83374, Deed No.160101733, for the year 2022.

Swapan Kumar Dey
alias Swapan Kumar De

Namita Dey

AND WHEREAS the said Sri Swapan Kr. Dey Sarkar alias Sri Swapan Kumar De, Son of Late Pashupati Nath De Sarkar, first party herein by way of inherit and by way of Deed of Gift has become absolute owner of ALL THAT piece and parcel of entire landed property 02 Cottah 01 Chittack 15 sq.ft. be the same a little more or less together with a two storied building standing thereon having its built up area 2200 sq.ft. (approx) lying and situated within the ward No.90, of the Kolkata Municipal Corporation being the Premises No.102E, Kankulia Road, Kolkata-700029, P.S. formerly Tollygunge now P.S. Rabindra Saraba, Sub-Registry office A.D.S.R. Alipore, in the District 24-Parganas now South 24-Parganas, without any interruption or hindrance from other by mutating his name in respect of the said land in the Kolkata Municipal Corporation and paying all necessary taxes as owner thereof.

AND WHEREAS after the said mutation of his name in the Kolkata Municipal Corporation Assessment Registered the said land was / is known and numbered as the Premises No.102E, Kankulia Road, Kolkata-700029, being Assessee No.110901700485.

AND WHEREAS the first party now he is peacefully possession enjoying physical measurement ALL THAT piece and parcel Land measuring 02 Cottahs 01 Chittack 15 sq.ft. be the same a little more or less together with a two storied building standing thereon having its built up area 2200 sq.ft. (approx) lying and situated within the ward No.90, at Premises No.102E, Kankulia Road, Kolkata-700029, being Assessee No.110901700485, of the Kolkata Municipal Corporation, P.S. formerly Tollygunge now P.S. Rabindra Saraba, Sub-Registry office A.D.S.R. Alipore, in the District 24-Parganas now South 24-Parganas, the particular of such property is morefully described in the First Schedule hereunder written having good right, marketable title and peaceful possession and enjoying the same free from all encumbrances.

Signature of

Sri Swapan Kumar Dey
alias Sri Swapan Kumar De

AND WHEREAS by an Indenture of Conveyance bearing dated the 25th April, 1936 and registered in D.R. Alipore office and entered in Book No.I, Volume No.25, Pages No. 123 to 129, Deed No.1681, for the year 1936 was sold by the then lawful and rightful owner ALL THAT piece and parcel of Bastu Land measuring 06 Cotthas 00 Chittack 36 sq.ft. more or less situated on the Northern block at formerly Premises No.27, thereafter 27/1/1, Kankulia Road, lying and situated within the ward No.90 of the Kolkata Municipal Corporation, P.S. formerly Tollygunge now P.S. Rabindra Sarobar, District 24-Parganas now South 24-Parganas, to Sri Satish Chandra Dey Sarkar, (now deceased) of 2/21, Kankulia Road, P.S. Ballygunge, District 24-Parganas now South 24-Parganas for a valuable consideration mentioned therein.

AND WHEREAS since the said purchase by his own money and in his own name the said Sri Satish Chandra Dey Sarkar, (now deceased) had been enjoying the said land without any interruption or hindrances from others as sixteen annas owner thereof.

AND WHEREAS the said Satish Chandra Dey Sarkar died intestate on the 15th February, 1939 leaving behind him surviving his six sons namely Sri Surendra Nath De Sarkar, Sri Dhirendra Nath De Sarkar, Sri Anil Chandra Dey Sarkar, Sri Sunil Chandra De Sarkar, Sri Pashupati Nath De Sarkar and Subhas Chandra De Sarkar, as his only legal heirs, successors and claimants to inherit the said land left by the said Satish Chandra Dey Sarkar each owner of undivided one sixth share thereof.

AND WHEREAS by way of mutual partition dated the 20th June, 1952 and registered at Sub Registrar Alipore office and entered in Book No.I, Volume No.63, Pages No. 241 to 244, Deed No.4076, for the year 1952, ALL THAT piece and parcel of Bastu Land measuring 01 Cottah 00 Chittacks 16 sq.ft.

Sudhakar Kumar Dey
alias Sudhakar Kumar Dey

Santani Dey

be the same a little more or less being the portion of Premises No.27/1/1B, Kankulia Road, lying and situated within the ward No.90 of the Kolkata Municipal Corporation, P.S. formerly Tollygunge now P.S. Rabindra Saraba, District 24-Parganas now South 24-Parganas, as per his said share described in "F-Lot" being forth Part of the said Partition Deed from other co-sharers separately.

AND WHEREAS since the said deed of mutual partition the said Subhas Chandra Dey Sarkar, had been enjoying the said land without any interruption or hindrance from other.

AND WHEREAS by an Indenture of Conveyance in Bengali bearing dated the 26th August, 1958 and registered at Sub-Registrar Alipore office and entered in Book No.1, Volume No.118, Pages No. 270 to 273, Deed No.7568, for the year 1958 ALL THAT piece and parcel of Bastu Land measuring 01 Cottahs 00 Chittack 03 sq.ft. be the same a little more or less being Premises No.27/1/1C, Kankulia Road, lying and situated within the ward No.90 of the Kolkata Municipal Corporation, P.S. formerly Tollygunge now P.S. Rabindra Saraba, District 24-Parganas now South 24-Parganas, was sold by Sri Surendra Nath De Sarkar, Son of Late Satish Chandra Dey Sarkar of 19, Ballygunge Station Road, P.S. Ballygunge, District 24-Parganas, now South 24-Parganas to Sri Subhas Chandra De Sarkar, Son of Late Satish Chandra Dey Sarkar, of 91/4, Railway Colony, Bamungachi, P.S. Bally, District Howrah, for a valuable consideration mentioned therein.

AND WHEREAS since the said deed of mutual partition and purchase the said Sri Subhas Chandra De Sarkar, had been enjoying the total land measuring 02 Cottahs 00 Chittack and 19 sq.ft. be the same a little more or less without any interruption or hindrance from other by mutating his name in

Subhas Chandra Dey
alias Subhas Chandra De

Subhas Chandra Dey

respect of the said land in the Kolkata Municipal Corporation any paying all necessary taxes as owner thereof.

AND WHEREAS the said Subhas Chandra De Sarkar, died intestate on the 20th day of December, 1983, leaving behind his widow Smt. Suniva Dey and a Son Sri Santanu De as his only legal heirs successor and claimants to inherit the said landed property left by said Subhas Chandra De Sarkar according to Hindu Succession Act. 1956.

AND WHEREAS by way of inheritance and according to Hindu Succession Act. 1956 the said Sri Santanu De and Smt Suniva Dey both have been enjoying the said total land measuring 02 Cottahas 00 Chittack and 19 sq.ft. be the same a little more or less together with a One storied building standing thereon.

AND WHEREAS the said Smt Suniva Dey died intestate on 25th September, 2007, leaving behind her son Sri Santanu De as only legal heir successor, herein by way of inheritance the absolute owner **ALL THAT** piece and parcel of entire landed property 02 Cottahs 00 Chittack 19 sq.ft. be the same a little more or less together with a One storied building standing thereon having its built up area 1100 sq.ft. (approx) lying and situated within the ward No.90, of the Kolkata Municipal Corporation P.S. formerly Tollygunge now P.S. Rabindra Sarobar, Sub-Registry office A.D.S.R. Alipore, in the District 24-Parganas now South 24-Parganas, without any interruption or hindrance from other by mutating his name in respect of the said land in the Kolkata Municipal Corporation any paying all necessary taxes as owner thereof.

AND WHEREAS after the said mutation of his name in the Kolkata Municipal Corporation Assessment Registered the said land was/is known and numbered as the Premises No.102D, Kankulia Road, Kolkata-700029, being Assessee No.110901700473.

Santanu De
 Subhas Chandra De Sarkar
 alias Subhas Chandra De Sarkar

AND WHEREAS the second party now he is peacefully possession enjoying physical measurement ALL THAT piece and parcel Land measuring 02 Cottahs 00 Chittack 19 sq.ft. be the same a more or less together with a One storied building standing thereon having its built up area 1100 sq.ft. (approx) lying and situated within the ward No.90, at Premises No.102D, Kankulia Road, Kolkata-700029, being Assessee No.110901700473, of the Kolkata Municipal Corporation P.S. formerly Tollygunge now P.S. Rabindra Saraba, Sub-Registry office A.D.S.R. Alipore, in the District 24-Parganas now South 24-Parganas, the particular of such property is morefully described in the Second Schedule hereunder written having good right, marketable title and peaceful possession and enjoying the same free from all encumbrances.

AND WHEREAS in pursuance to the above, the party of the First part herein namely SRI SWAPAN KUMAR DEY alias SRI SWAPAN KUMAR DE, Son of Late Pashupati Nath Dey alias Pashupati Nath De Sarkar, became the owners of ALL THAT piece and parcel Land measuring 02 Cottahs 01 Chittack 15 sq.ft. be the same a little more or less together with a two storied building standing thereon having its built up area 2200 sq.ft. (approx) lying and situated within the ward No.90, at Premises No.102E, Kankulia Road, Kolkata-700029, being Assessee No.110901700485, of the Kolkata Municipal Corporation P.S. formerly Tollygunge now P.S. Rabindra Sarobar, Sub-Registry office A.D.S.R. Alipore, in the District 24-Parganas now South 24-Parganas, morefully described in the First Schedule below.

AND WHEREAS in pursuance to the above, the party of the Second part herein namely SRI SANTANU DE, Son of Late Subhas Chandra De, became the owner of ALL THAT piece and parcel Land measuring 02 Cottahs 00 Chittack 19 sq.ft. be the same a more or less together with a One storied

Sri Swapan Kumar Dey
alias Swapan Kumar De

Santanu De

building standing thereon having its built up area 1100 sq.ft. (approx) lying and situated within the ward No.90, at Premises No.102D, Kankulia Road, Kolkata-700029, being Assessee No.110901700473, of the Kolkata Municipal Corporation P.S. formerly Tollygunge now P.S. Rabindra Sarobar, Sub-Registry office A.D.S.R. Alipore, in the District 24 Parganas now South 24 Parganas, morefully described in the Second Schedule below.

AND WHEREAS the properties as described in the First Schedule and Second Schedule situate side by side, adjacent to each other.

AND WHEREAS for the benefit of use, occupation and enjoyment the party of the First Part and the party of the Second part herein intend to join the said two properties into one unit so that the party of the first and second part shall being the joining / amalgamating form of the property as set forth in the First Schedule and Second Schedule.

NOW THIS DEED OF EXCHANGE WITNESSETH AS FOLLOWS :

THAT in pursuance of the aforesaid mutual understanding and in consideration of the transfer effected by the party of the First part as hereunder appearing, the said Party of the First part as beneficial owner do hereby grant, convey, transfer, assign and assure unto and in favour of the party of the second Part , free from all encumbrances, the property as set forth in the Third Schedule, being undivided 50% share of the property as described in the First Schedule **TO HAVE AND TO HOLD** the same absolutely and forever in exchange for what is hereunder transferred by the said Party of the Second Part in favour of the party of the first part.

AND THAT in pursuance of the aforesaid mutual understanding and in consideration of the transfer effected by the party of the second part as hereunder appearing, the said party of the second part as beneficial owner do hereby grant, convey, transfer, assign and assure unto and in favour of the party of the first Part , free from all encumbrances, the property as set forth in the Fourth Schedule, being undivided 50% share of the property as described in the Second Schedule **TO HAVE AND TO HOLD** the same absolutely Jointly

Suspan Kumar Das
alias Suspan Kumar Das

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and forever in exchange of the transfer as the party of the first part has made in favour of the party of the second part as stated earlier.

AND THAT in pursuance to the mutual transfer, as herein before stated by and between the parties herein, the parties herein have become the joint owners of **ALL THAT** piece and parcel of the property as described in the Fifth Schedule, covered under the RED verge line in the annexed Plan or Map, and shall hold, use, occupy, enjoy and possess jointly, free from all encumbrances.

AND THAT the parties herein shall have the right, liberty and authority to mutate their names in the records of The Kolkata Municipal Corporation to be the joint owners of the property as set forth in the Sixth Schedule, and as shown in the annexed plan or Map, covered under the RED verge line, the same shall form a part of this deed ;

AND THAT the joining / amalgamating form of the properties as set forth in the First Schedule and Second Schedule has described in the Fifth Schedule , is the joint property of the party of the first and second part herein and the party of the first and second part herein have the right, liberty and authority to submit building Plan for the proposed construction over the land as described in the Fifth Schedule after amalgamating the property as set forth in the First Schedule and Second Schedule in the records of the Kolkata Municipal Corporation and to pay taxes, rates and Govt. duties for the same in their joint names to the joint recorded owners of the property as set forth in the Fifth Schedule ;

THAT no consideration money is paid by and between the parties herein for such mutual transfer as appeared in this deed.

THAT the property transfer herein by and between the parties herein mutually is assessed to Rs.20,00,000/- (Rupees Twenty Lakh) only and proper stamp duty is paid herein in terms of the law of the land ;

FIRST SCHEDULE

(Description of the property under the ownership of the Party of the First Part namely SRI SWAPAN KUMAR DEY alias SRI SWAPAN KUMAR DE)

ALL THAT piece and parcel of entire landed property 02 Cottah 01 Chittack 15 sq.ft. be the same a more or less together with a two storied building standing thereon having its built up area 2200 sq.ft. (approx) lying and

Swapan Kumar Dey
alias Swapan Kumar De

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situated within the ward No.90, of the Kolkata Municipal Corporation being the Premises No.102E, Kankulia Road, Kolkata-700029, being Assessee No.110901700485, P.S. formerly Tollygunge now P.S. Rabindra Saraba, Sub-Registry office A.D.S.R. Alipore, in the District 24-Parganas now South 24-Parganas, and the same is shown under the GREEN Verge line in the annexed Plan or Map in Plot - A, the same shall form a part of this deed. The said property is butted and bounded in the manner as follows :-

ON THE NORTH : By Premises No.101/H, Kankulia Road.

ON THE SOUTH : By 12ft wide K.M.C. Road.

ON THE EAST : By Premises No.102F, Kankulia Road.

ON THE WEST : By Land and building of Sri Santanu De Premises No. 102D, Kankulia Road.

The property above hereby transferred by way of amalgamation valued at Rs.10,00,000/- (Rupees Ten Lakh) only.

SECOND SCHEDULE

(Description of the property under the ownership of the Party of the Second Part namely SRI SANTANU DE

ALL THAT piece and parcel of entire landed property 02 Cottahs 00 Chittack 19 sq.ft. be the same a more or less together with a One storied building standing thereon having its built up area 1100 sq.ft. (approx) lying and situated within the ward No.90, at Premises No.102D, Kankulia Road, Kolkata-700029, being Assessee No.110901700473, of the Kolkata Municipal Corporation, P.S. formerly Tollygunge now P.S. Rabindra Saraba, Sub-Registry office A.D.S.R. Alipore, in the District 24-Parganas now South 24-Parganas, and the same is shown under the BLUE Verge line in the annexed Plan or Map in Plot -B, the same shall form a part of this deed. The said property is butted and bounded in the manner as follows :-

Santanu De
Santanu De
alias Santanu De

ON THE NORTH : By Premises No.101/H, Kankulia Road.

ON THE SOUTH : By 12ft wide K.M.C. Road.

ON THE EAST : By Premises No.102E, Kankulia Road.

ON THE WEST : By Premises No.102C, Kankulia Road.

The property above hereby transferred by way of amalgamation valued at Rs.10,00,000/- (Rupees Ten Lakh) only.

THIRD SCHEDULE

(Description of the property which the Party of the first part transfers in favour of the party of the Second part)

ALL THAT piece and parcel of undivided 50% landed property measuring 01 Cottah 00 Chittack 30 sq.ft. be the same a more or less together with a two storied building standing thereon having its built up area 1100 sq.ft. (approx) (550 sq.ft. Ground floor and 550 sq.ft. first floor) lying and situated within the ward No.90, of the Kolkata Municipal Corporation being the Premises No.102E, Kankulia Road, Kolkata-700029, being Assessee No.110901700485, P.S. formerly Tollygunge now P.S. Rabindra Saraba, Sub-Registry office A.D.S.R. Alipore, in the District 24-Parganas now South 24-Parganas, the said building 50 year old and cemented flooring.

FOURTH SCHEDULE

(Description of the property which the Party of the Second part transfers in favour of the party of the First part)

ALL THAT piece and parcel of undivided 50% landed property measuring 01 Cottah 00 Chittack 9.5 sq.ft. be the same a more or less together with a One storied building standing thereon having its built up area 550 sq.ft. (approx) lying and situated within the ward No.90, of the Kolkata Municipal Corporation being the Premises No.102D, Kankulia Road, Kolkata-700029, being Assessee No.110901700473, P.S. formerly Tollygunge now P.S. Rabindra Saraba, Sub-Registry office A.D.S.R. Alipore, in the District 24-Parganas now South 24-Parganas the said building 50 year old and cemented flooring.

Saspan Kumar Das
alias *Saspan Kumar Das*

Sankar Das

FIFTH SCHEDULE

(Description of the property under the joint ownership of the party of the First and the party of the Second part herein, being the amalgamation / joining of the property as set forth in the First Schedule & Second Schedule)

ALL THAT piece and parcel total area of Land measuring 04 (Four) Cottahs 01 (One) Chittack 34 (Thirty Four) sq.ft. more or less together with the 3300 sq.ft. Two and One storied building standing thereon lying and situated within the ward No.90, of the Kolkata Municipal Corporation at Premises No. 102E, Kankulia Road, Kolkata-700029, being Assessee No. 110901700485, and Premises No.102D, Kankulia Road, Kolkata-700029, being Assessee No.110901700473, P.S. formerly Tollygunge now P.S. Rabindra Saraba, Sub-Registry office A.D.S.R. Alipore, in the District 24-Parganas now South 24-Parganas. That for better living and enjoyment the present parties herein decided to amalgamate the said two Premises into a single Premises being Premises No.102E, Kankulia Road, Kolkata-700029, and the same is shown under the RED Verge line in the annexed Plan or Map, the same shall form a part of this deed. The said property is butted and bounded in the manner as follows :-

ON THE NORTH : By Premises No.101/H, Kankulia Road.

ON THE SOUTH : By 12' ft. wide K.M.C. Road.

ON THE EAST : By Premises No.102F, Kankulia Road.

ON THE WEST : By Premises No.102C, Kankulia Road.

Sudhakar Kumar Dey
alias Sudhakar Kumar Dey

Sudhakar Dey

IN WITNESSES WHEREOF the parties herein have set and subscribed their hands on the day, month and year first above written.

WITNESSES :-

1. *Debarish Sen*
A/29, Baghajatin
Suby. Kol-92.

2. *Sanchani De*
102 E Kankulia Road
Kolkata 700029

Saspan Kumar Das
alias *Saspan Kumar De*

PARTY OF THE FIRST PART.

Santani De

PARTY OF THE SECOND PART.

Drafted by me :-

Nabakumar Mukhopadhyay

Nabakumar Mukhopadhyay
Advocate

Alipore Police Court
Enrl. No. WB/2037/1999
Typed by me :-

Sagar Das
Alipore Police Court,
Kolkata-27.

OF EXCHANGE PLAN OF PREMISES NO.- 102E & 102D, KANKULIA ROAD,
KOLKATA - 700 029, P.S. SADAR TOLLYGUNGE NOW P.S. RABINDRA SARA BAR, K.N.C
WARD NO.- 90 UNDER THE KOLKATA MUNICIPAL CORPORATION, DISTRICT -
SOUTH 24-PARGANAS. SCALE :- 1 : 300

PREMISES NO.-102E, UNDIVIDED SHARE OF LAND MEASURING 01 K-00 CH-30 Sqft.
WITH 1100 Sqft. PUCCA STRUCTURE OUT OF TOTAL LAND MEASURING

02K - 01CH - 15 Sqft. SHOWN IN GREEN BORDER ☐

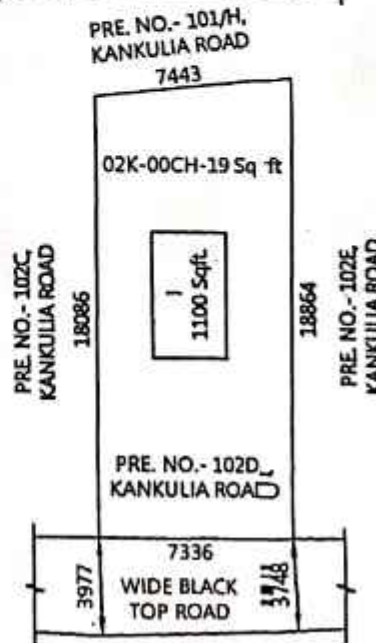
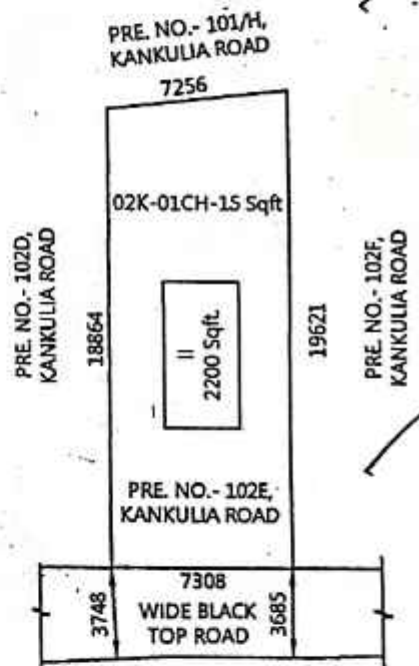
PREMISES NO.-102D, UNDIVIDED SHARE OF LAND MEASURING 01 K-00 C H-9.5Sqft.
WITH 550 Sqft. PUCCA STRUCTURE OUT OF TOTAL LAND MEASURING

02K - 00CH - 03 Sqft. SHOWN IN BLUE BORDER ☐

TWO PREMISES NO.-102E & 102D, KANKULIA ROAD, KOLKATA- 700 029

TOTAL LAND MEASURING 04 K-01 CH-34 Sqft. TOGETHER WITH 3300 Sqft.

PUCCA STRUCTURE SHOWN IN RED BORDER ☐



Signature of Samir Kumar Dutta
alias *Signature of Samir Kumar Dutta*

Signature of Samir Kumar Dutta
Samir Kumar Dutta
L.B.S. Class-I/1303
114C/1 Garla Main Road
Kolkata-75












DRAWN BY :- SAMIR KR. DUTTA,
K.M.C / L.B.S NO.- 1303/1

SIGNATURE OF THE OWNERS

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












Name

Signature.....

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

Name SWAPAN KUMAR DE

Signature Swapan Kumar De
alias Swapan Kumar De

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

Name SANTANU DE

Signature Santanu De

Major Information of the Deed

Deed No :	I-1601-00178/2023	Date of Registration :	27/01/2023
Query No / Year	1601-2000154369/2023	Office where deed is registered	
Query Date	18/01/2023 2:43:34 PM	D.S.R. - I SOUTH 24-PARGANAS, District South 24-Parganas	
Applicant Name, Address & Other Details	DEBASISH SARKAR ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830181619, Status : Advocate		
Transaction	Additional Transaction		
[1301] Merger/Demerger, Amalgamation (Other than company amalgamation)	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs 20,00,000/-	Rs. 1,64,83,497/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs 82,437/- (Article:23)	Rs. 1,64,881/- (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:- Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kankulia Road, Road Zone : (Moni Mukherjee Road Crossing -- Jyoti Housing (Premises no. 41-59, 96-149)) , Premises No: 102E, , Ward No: 090 Pin Code : 700029

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	2 Katha 1 Chatak 15 Sq Ft	8,00,000/-	75,93,749/-	Width of Approach Road: 12 Ft.

District South 24-Parganas, P.S:- Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kankulia Road, Road Zone : (Moni Mukherjee Road Crossing -- Jyoti Housing (Premises no. 41-59, 96-149)) , Premises No: 102D, , Ward No: 090 Pin Code : 700029

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	(RS :-)		Bastu	2 Katha 19 Sq Ft	8,00,000/-	73,86,187/-	Width of Approach Road: 12 Ft.
Grand Total :				6.781Dec	16,00,000 /-	149,79,936 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
On Land L1		2200 Sq Ft.	2,00,000/-	10,02,374/-	Structure Type: Structure

Gr. Floor, Area of floor : 1100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete



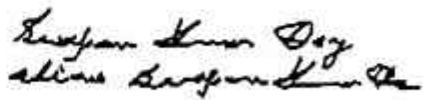
Floor No: 1, Area of floor : 1100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete

On Land L2	1100 Sq Ft.	2,00,000/-	5,01,187/-	Structure Type: Structure
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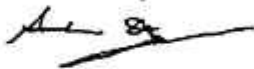
Gr. Floor, Area of floor : 1100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete

Total :	3300 sq ft	4,00,000/-	15,03,561 /-	
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Seller Details :



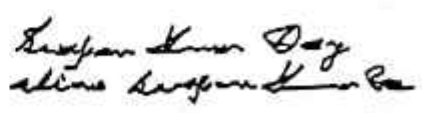
Sl No	Name, Address, Photo, Finger print and Signature		
Name	Photo	Finger Print	Signature
Mr SWAPAN KUMAR DEY, (Alias: Mr SWAPAN KUMAR DE) (Presentant) Son of Late PASHUPATI NATH DEY Executed by: Self, Date of Execution: 27/01/2023 , Admitted by: Self, Date of Admission: 27/01/2023 ,Place : Office			 27/01/2023
102E, KANKULIA ROAD P.S- RABINDRA SARABAR, City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: AGxxxxxx3A, Aadhaar No: 65xxxxxxxx3342, Status :Individual, Executed by: Self, Date of Execution: 27/01/2023 , Admitted by: Self, Date of Admission: 27/01/2023 ,Place : Office			

Buyer Details :




Sl No	Name, Address, Photo, Finger print and Signature		
Name	Photo	Finger Print	Signature
Mr SANTANU DE Son of Late SUBHAS CHANDRA DE Executed by: Self, Date of Execution: 27/01/2023 , Admitted by: Self, Date of Admission: 27/01/2023 ,Place : Office			 27/01/2023
Son of Late SUBHAS CHANDRA DE 102D, KANKULIA ROAD P.S- RABINDRA SARABAR, City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: ADxxxxxxx7K, Aadhaar No: 79xxxxxxxx6630, Status :Individual, Executed by: Self, Date of Execution: 27/01/2023 , Admitted by: Self, Date of Admission: 27/01/2023 ,Place : Office			

Total :	3300 sq ft	4,00,000 /-	15,03,561 /-
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Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature		
Name	Photo	Finger Print	Signature
Mr SWAPAN KUMAR DEY, (Alias: Mr SWAPAN KUMAR DE) (Presentant) Son of Late PASHUPATI NATH DEY Executed by: Self, Date of Execution: 27/01/2023 , Admitted by: Self, Date of Admission: 27/01/2023 ,Place : Office	 27/01/2023	 LTI 27/01/2023	 27/01/2023
102E, KANKULIA ROAD P.S- RABINDRA SARABAR, City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: AGxxxxxx3A, Aadhaar No: 65xxxxxxxx3342, Status :Individual, Executed by: Self, Date of Execution: 27/01/2023 , Admitted by: Self, Date of Admission: 27/01/2023 ,Place : Office			

Buyer Details :

Sl No	Name, Address, Photo, Finger print and Signature		
Name	Photo	Finger Print	Signature
Mr SANTANU DE Son of Late SUBHAS CHANDRA DE Executed by: Self, Date of Execution: 27/01/2023 , Admitted by: Self, Date of Admission: 27/01/2023 ,Place : Office	 27/01/2023	 LTI 27/01/2023	 27/01/2023
Son of Late SUBHAS CHANDRA DE 102D, KANKULIA ROAD P.S- RABINDRA SARABAR, City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: ADxxxxxx7K, Aadhaar No: 79xxxxxxxx6630, Status :Individual, Executed by: Self, Date of Execution: 27/01/2023 , Admitted by: Self, Date of Admission: 27/01/2023 ,Place : Office			

Identifier Details :

me	Photo	Finger Print	Signature
PARTHA PRATIM SARKAR 10 th Late SATYEN SARKAR 15 BAGHA JATIN PALLY, City:-, P.O:- GENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092			
	27/01/2023	27/01/2023	27/01/2023

Identifier Of Mr SWAPAN KUMAR DEY, Mr SANTANU DE

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SWAPAN KUMAR DEY	Mr SANTANU DE-3.4375 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr SWAPAN KUMAR DEY	Mr SANTANU DE-3.34354 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr SWAPAN KUMAR DEY	Mr SANTANU DE-2200.00000000 Sq Ft

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	Mr SWAPAN KUMAR DEY	Mr SANTANU DE-1100.00000000 Sq Ft

Endorsement For Deed Number : I - 160100178 / 2023

On 27-01-2023

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 10:50 hrs on 27-01-2023, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Mr SWAPAN KUMAR DEY Alias Mr SWAPAN KUMAR DE, Executant.

Certificate of Market Value (WB RUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,64,83,497/-

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

Execution is admitted on 27/01/2023 by 1. Mr SWAPAN KUMAR DEY, Alias Mr SWAPAN KUMAR DE, Son of Late PASHUPATI NATH DEY, 102E, KANKULIA ROAD P.S- RABINDRA SARABAR, P.O: SARAT BOSE ROAD, Thana: Lake, South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Retired Person, 2. Mr SANTANU DE, Son of Late SUBHAS CHANDRA DE, 102D, KANKULIA ROAD P.S- RABINDRA SARABAR, P.O: SARAT BOSE ROAD, Thana: Lake, South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Retired Person

Indetified by Mr PARTHA PRATIM SARKAR, Son of Late SATYEN SARKAR, A/29, BAGHA JATIN PALLY, P.O: REGENT ESTATE, Thana: Jadavpur, South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,64,881.00/- (A(1) = Rs 1,64,835.00/-, E = Rs 14.00/-, H = Rs 28.00/-, M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 1,64,849/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/01/2023 12:00AM with Govt. Ref. No: 192022230260875062 on 19-01-2023, Amount Rs: 1,64,849/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90143803 on 19-01-2023, Head of Account 0030-03-104-001-16

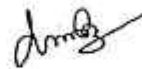
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 82,437/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 77,437/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 000343, Amount: Rs.5,000.00/-, Date of Purchase: 20/10/2022, Vendor name: JAYANTA DEY

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/01/2023 12:00AM with Govt. Ref. No: 192022230260875062 on 19-01-2023, Amount Rs: 77,437/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90143803 on 19-01-2023, Head of Account 0030-02-103-003-02



Tabis Ansari
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1601-2023, Page from 9003 to 9030

being No 160100178 for the year 2023.



Digitally signed by MD TABIS ANSARI
Date: 2023.01.31 10:32:43 +05:30
Reason: Digital Signing of Deed.

(Tabis Ansari) 2023/01/31 10:32:43 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)