

5358/2024

T- 5356/24



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Y 740269

Shank
 S.No. 2001A80920/2024
 18-6-24
 12:50PM

I certify that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

Shank

Add. District Sub-Registrar
 Bahala, South 24 Parganas

18 JUN 2024

DEED OF AMALGAMATION (MERGER)

THIS INSTRUMENT OF AMALGAMATION made on this

18th day June 'Two Thousand Twenty Four (2024) A.D.

BETWEEN

Toushita Roy.

Major Information of the Deed

Deed No :	I-1607-05356/2024	Date of Registration	18/06/2024
Query No / Year	1607-2001480920/2024	Office where deed is registered	
Query Date	17/06/2024 3:20:54 PM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	Soumen Ghosh 192/5 M G Road, Thana : Thakurpukur, District : South 24-Parganas, WEST BENGAL, PIN - 700104, Mobile No. : 8013399669, 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. 96,00,000/-	Rs. 1,01,31,342/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50,677/- (Article:23)	Rs. 1,01,327/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Mahatma Gandhi Rd, Road Zone : (J.L. Sarani – Kabar Danga More (Premises Located on M.G.Road)) , , Premises No: 70A, , Ward No: 143 Pin Code : 700104

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	1 Katha 5 Chatak 15 Sq Ft	21,70,000/-	22,49,999/-	Property is on Road

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Mahatma Gandhi Rd, Road Zone : (J.L. Sarani – Kabar Danga More (Premises Located on M.G.Road)) , , Premises No: 70, , Ward No: 143 Pin Code : 700104

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	(RS :-)		Bastu	2 Katha 10 Chatak 30 Sq Ft	44,00,000/-	45,00,000/-	Property is on Road



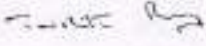
District: South 24-Parganas, P.S:- Handevpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bidhanpally Road, , Premises No: 1A, , Ward No: 143 Pin Code : 700104



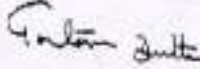
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L3	(RS :-)		Bastu	2 Katha 14 Chatak	19,00,000/-	19,40,623/-	Width of Approach Road: 12 Ft.
Grand Total :				11.3438Dec	84,70,000 /-	86,90,622 /-	

Structure Details :




Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1250 Sq Ft.	8,00,000/-	8,43,750/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 625 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 625 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
S2	On Land L2	684 Sq Ft.	2,00,000/-	4,61,700/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 342 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 342 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
S3	On Land L3	501 Sq Ft.	1,30,000/-	1,35,270/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 501 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete</p>					
Total :		2435 sq ft	11,30,000 /-	14,40,720 /-	

Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<p>Mrs TRISHITA ROY Wife of Mr Arindam Roy Executed by: Self, Date of Execution: 18/06/2024 , Admitted by: Self, Date of Admission: 18/06/2024 , Place : Office</p>	 <p>18062024</p>	 <p>LT1 18062024</p>	 <p>18/06/2024</p>
<p>16A, Kalikumar Banerjee Lane,, City:- Not Specified, P.O:- Tala, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700002 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.:: AJxxxxxx6K, Aadhaar No: 43xxxxxxxx8047, Status :Individual, Executed by: Self, Date of Execution: 18/06/2024 , Admitted by: Self, Date of Admission: 18/06/2024 ,Place : Office</p>				

2	Name	Photo	Finger Print	Signature
	Mrs GAUTAM DUTTA, (Alias: Mr GAUTAM KUMAR DUTTA) (Presentant) Daughter of Late Dharendra Nath Dutta Executed by: Self, Date of Execution: 18/06/2024 , Admitted by: Self, Date of Admission: 18/06/2024 ,Place : Office	 18/06/2024	 L1 18/06/2024 Captured	 18/06/2024
Bidhanpally,, City:- Not Specified, P.O:- Joka, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.: AExxxxxx7P, Aadhaar No: 88xxxxxxxx6593, Status :Individual, Executed by: Self, Date of Execution: 18/06/2024 , Admitted by: Self, Date of Admission: 18/06/2024 ,Place : Office				

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Mr SWAPAN KUMAR BANIK Son of Late Meghla Banik Executed by: Self, Date of Execution: 18/06/2024 , Admitted by: Self, Date of Admission: 18/06/2024 ,Place : Office	 18/06/2024	 L1 18/06/2024 Captured	 18/06/2024
Son of Late Meghla Banik SHANTIBARI,1 Bidhanpally,, City:- Not Specified, P.O:- Joka, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India Date of Birth:XX-XX-1XX9 , PAN No.: ARxxxxxx0A, Aadhaar No: 51xxxxxxxx9875, Status :Individual, Executed by: Self, Date of Execution: 18/06/2024 , Admitted by: Self, Date of Admission: 18/06/2024 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Pratik Majumder Son of Mr Prasanta Majumder Bidhanpally, M G Road, City:- Not Specified, P.O:- Joka, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN- 700100	 18/06/2024	 L1 18/06/2024 Captured	 18/06/2024
Identifier Of Mrs TRISHITA ROY, Mrs GAUTAM DUTTA, Mr SWAPAN KUMAR BANIK			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs TRISHITA ROY	Mr SWAPAN KUMAR BANIK-1.1 Dec
2	Mrs GAUTAM DUTTA	Mr SWAPAN KUMAR BANIK-1.1 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mrs TRISHITA ROY	Mr SWAPAN KUMAR BANIK-2.2 Dec
2	Mrs GAUTAM DUTTA	Mr SWAPAN KUMAR BANIK-2.2 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mrs TRISHITA ROY	Mr SWAPAN KUMAR BANIK-2.37188 Dec
2	Mrs GAUTAM DUTTA	Mr SWAPAN KUMAR BANIK-2.37188 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs TRISHITA ROY	Mr SWAPAN KUMAR BANIK-625.00000000 Sq Ft
2	Mrs GAUTAM DUTTA	Mr SWAPAN KUMAR BANIK-625.00000000 Sq Ft
Transfer of property for S2		
Sl.No	From	To. with area (Name-Area)
1	Mrs TRISHITA ROY	Mr SWAPAN KUMAR BANIK-342.00000000 Sq Ft
2	Mrs GAUTAM DUTTA	Mr SWAPAN KUMAR BANIK-342.00000000 Sq Ft
Transfer of property for S3		
Sl.No	From	To. with area (Name-Area)
1	Mrs TRISHITA ROY	Mr SWAPAN KUMAR BANIK-250.50000000 Sq Ft
2	Mrs GAUTAM DUTTA	Mr SWAPAN KUMAR BANIK-250.50000000 Sq Ft

Endorsement For Deed Number : I - 160705356 / 2024

On 18-06-2024

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 12:50 hrs on 18-06-2024, at the Office of the A.D.S.R. BEHALA by Mrs GAUTAM DUTTA Alias Mr GAUTAM KUMAR DUTTA, one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,01,31,342/-

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

Execution is admitted on 18/06/2024 by 1. Mrs TRISHITA ROY, Wife of Mr Arindam Roy, 16A, Kalikumar Banerjee Lane., P.O: Tala, Thana: Cossipur, , North 24-Parganas, WEST BENGAL, India, PIN - 700002, by caste Hindu, by Profession House wife, 2. Mrs GAUTAM DUTTA, Alias Mr GAUTAM KUMAR DUTTA, Daughter of Late Dharendra Nath Dutta, Bidhanpally,, P.O: Joka, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Business, 3. Mr SWAPAN KUMAR BANIK, Son of Late Meghial Banik, SHANTIBARI,1 Bidhanpally,, P.O: Joka, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Retired Person

Indetified by Mr Pratik Majumder. . . Son of Mr Prasanta Majumder, Bidhanpally, M G Road, P.O: Joka, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700100, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,01,327.00/- (A(1) = Rs 1,01,313.00/- , E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 1,01,327/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/06/2024 10:53AM with Govt. Ref. No: 192024250080916888 on 18-06-2024, Amount Rs: 1,01,327/-, Bank: SBI EPay (SBIEPay), Ref. No. 6462242000718 on 18-06-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50,677/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 49,677/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3206, Amount: Rs.1,000.00/-, Date of Purchase: 22/05/2024, Vendor name: B K SAHA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/06/2024 10:53AM with Govt. Ref. No: 192024250080916888 on 18-06-2024, Amount Rs: 49,677/-, Bank: SBI EPay (SBIEPay), Ref. No. 6462242000718 on 18-06-2024, Head of Account 0030-02-103-003-02

Sourav Chakraborty
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal

ificate of Registration under section 60 and Rule 69.

gistered in Book - I

Volume number 1607-2024, Page from 147182 to 147219

being No 160705356 for the year 2024.



Sourav

Digitally signed by SOURAV CHAKRABORTY
Date: 2024.06.18 16:24:46 +05:30
Reason: Digital Signing of Deed.

(Sourav Chakraborty) 18/06/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
West Bengal.

SRI GAUTAM DUTTA (Aadhaar No.8828 1021 6593) (PAN: AESPD5907P) alias GAUTAM KUMAR DUTTA son of Late Dhirendra Nath Dutta and Late Hena Rani Dutta, by faith-Hindu, by Occupation- Business, both residing at Kalua, Bidhan Pally, P.O- R.C.Thakurani, Police Station- Haridevpur, Kolkata- 700104 hereby called and referred to as FIRST PARTY (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, executors, administrators, representatives and assigns) of the FIRST PART.

AND

MRS. TRISHITA ROY (having PAN: AJMPR1966K) (Aadhaar No. 4338 8096 8047) Daughter of Sri Tapan Dutta, wife of Sri Arindam Roy, by faith- Hindu, by occupation- Homemaker, residing at 16A Kalikumar Banerjee Lane, P.O- Tala, Police Station- Cossipur, Kolkata- 700002 hereby called and referred to as SECOND PARTY (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, executors, administrators, representatives and assigns) of the SECOND PART.

AND

SRI SWAPAN KUMAR BANIK (PAN - ARDPB8510A) (Aadhaar No. 5166 8919 9875) son of Late Megh Lal Banik, by Faith - Hindu, by Occupation - Retired person, by Nationality- Indian, residing at 1, Santibari, M.G Road, P.S - Haridevpur, Kolkata - 700104, District South 24-Parganas, State of West Bengal hereby called

Trishita Roy

and referred to as **THIRD PARTY** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, executors, administrators, representatives and assigns) of the **THIRD PART**.

I. WHEREAS at all material point of time one **Smt. Priyabala Gupta**, had purchased **ALL THAT** piece and parcel of Bastu land measuring about 34 decimal out of 70 decimal lying and situates at Mouza- Purba Barisha, Pargana- Khaspur, J.L. NO. 23, R.S NO. 43, Touzi No. 1-5, C.S Khatian No. 31, 32, 33 under C.S Dag No. 2186, Police Station- Behala, District Sub Registry Office - Alipore, District - 24 Parganas from it's the then owner namely **Smt. Aruna Bala Sengupta** wife of Satish Chandra Sengupta and others, through a registered deed of sale written in Bengali, registered before the Sub Registrarat Behala and recorded therein Book NO. I Volume No. 6 Pages 11 to 16 being deed no. 131 for the year 1953.

AND WHEREAS after purchasing the same said Priya Bala Gupta sold, transferred **ALL THAT** piece and parcel of Bastu land measuring about 4 Cottah 00 Chittack 00 sq.ft equivalent to 7 decimal out of 34 decimal lying and situates at Mouza- Purba Barisha, Pargana- Khaspur, J.L. NO. 23, R.S NO. 43, Touzi No. 1-5, C.S Khatian No. 31, 32 & 33 under **C.S Dag no. 2186**, Police Station- Behala, District Sub Registry Office - Alipore at Behala, In the District - 24 Parganas, to

Tarishita Roy

and in favour of **HENA RANI DUTTA** (since deceased) wife of Dharendra Nath Dutta. The said deed of sale is registered before the Sub Registrar at Behala and recorded therein Book NO. I Volume NO. 20 Pages 163 to 170 being deed no. 1390 for the year 1955.

AND WHEREAS thereafter the said land came under Revenue Settlement and **C.S Dag NO. 2186** changed to **R.S. Dag No. 2186/2446** under new R.S Khatian No. 1976, in Mouza- Purba Barisha, J.L. No. 23, R.S NO. 43, P.S- Behala, in the District 24 Parganas.

AND WHEREAS on purchasing the same said **HENA RANI DUTTA** started enjoying the aforesaid land by constructing building thereon and during her life time she executed and registered a deed of family settlement in respect of her aforesaid property in favour of her two sons namely **Sri Tapan Dutta, Sri Gautam Dutta** alias Goutam Dutta alias Gautam Kumar Dutta and one grandson namely **Utsab Dutta** (since deceased) son of Sri Gautam Dutta. The said family settlement deed is registered before the **District Sub Registrar at Alipore** and recorded therein Book No. I Volume NO. 196 Pages 40 to 52 being deed no. 10655 for the year 1993. But inadvertently in the said deed, in all places where Dag number is mentioned including four schedule **C.S Dag NO. 2186** corresponding to **R.S Dag no. 2186/2446** is wrongly typed as **Dag No. 218** only and (C.S) Khatian No. 31, 32

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& 33 has been wrongly typed as Khatian No. 32/33 under Khatian No. 31, Police Station- Behala then Thakurpukur, in the District - South 24 Parganas, though in the site plan annexed with the said deed, it was mentioned as Dag No. 2186.

AND WHEREAS in the meanwhile, said land was assessed in Latest Survey of Land and Revenue and it is recorded under Mouza- Purba Barisha, J.L. No. 23 now 123, R.S & L.R Dag No. 2186/2446, new L.R Khatian No. 8210 in the name of said Hena Rani Dutta.

AND WHEREAS subsequently said land also came within the purview of the Kolkata Municipal Corporation under Ward No. 143 and in the records of K.M.C and the premises is recorded as K.M.C Premises No. 70 Mahatma Gandhi Road, Police Station- Haridevpur, Kolkata- 700104, in respect of Assessee No. 71-143-1401-48-8.

AND WHEREAS in the meantime said Hena Rani Dutta died on 31.01.1999 and as per terms of the said registered deed of family settlement being deed no. 10655 for the year 1993 said Tapan Dutta, Goutam Dutta alias Gautam Dutta alias Gautam Kumar Dutta and Utsab Dutta became lawful owner of ALL THAT piece and parcel of Bastu land measuring about 4 Cottah 00 Chittack 00 sq.ft equivalent to 7 decimal together with building thereon lying and situates at Mouza- Purba Barisha, Pargana- Khaspur, J.L. NO. 23, R.S NO. 43,

Tarishita Roy

Touzi No. 1-5, C.S Khatian No. 31, 32, 33 under C.S Dag No. 2186, corresponding to R.S Khatian No. 1976, R.S Dag No. 2186/2446, (corresponding to L.R Khatian No. 8210, L.R Dag No. 2186/2446) within the limits of Joka- II Gram Panchayat now within the Kolkata Municipal Corporation Ward No. 143, K.M.C Premises at 70 Mahatma Gandhi Road, Police Station- Behala then Thakurpukur now Haridevpur, Kolkata- 700104, Addl. District Sub Registry Office - Behala, District Sub Registry Office - Alipore, District - South 24 Parganas.

AND WHEREAS while enjoying the same jointly said Utsab Dutta died while bachelor on 06.11.2010 leaving behind his father Goutam Dutta alias Gautam Dutta alias Gautam Kumar Dutta, as his only legal heir and successor as per Hindu Succession Act'1956, and his mother namely Sefali Dutta died before him on 19.05.1998.

AND WHEREAS thus said Sri Tapan Dutta alias Tapan Kumar Dutta and Goutam Dutta alias Gautam Dutta alias Gautam Kumar Dutta became joint owners of the property described herein above.

AND WHEREAS meanwhile for easy enjoyment said Goutam Dutta alias Gautam Dutta alias Gautam Kumar Dutta and Tapan Dutta amicably partitioned the aforesaid property through a registered deed of partition, which is registered before the District Sub Registrar-III Alipore and recorded

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therein Book NO. I Volume No. 1603-2022 Pages 528872 to 528888 Being Deed No. 160316417 for the year 2022.

AND WHEREAS later on to rectify the said typo graphical mistakes in Dag numbers and Khatian numbers, in the said deed of family settlement, a **DECLARATION FOR RECTIFICATION** was executed on 20.09.2023 which is registered before the D.S.R-III Alipore and recorded therein Book No. I Volume.1602-2023 Pages 390875 to 390886 being deed no.160314537 for the year 2023.

AND WHERAS in the said deed of partition in all places where R.S Dag number is mentioned particularly in Pages No. 2, Para no. 3 and Page No. 6 in schedule A (entire property), Page No. 7 schedule B (Allotment of the First owner/First party therein- Mr. Tapan Kumar Dutta alias Tapan Dutta) Page No. 8 (Allotment of the 2nd owner/Second party therein- Mr. Gautam Dutta alias Gautam Kumar Dutta) and in site plan annexed with the said deed, due to typographical error/mistake wrongly typed as "R.S Dag NO. 2186, R.S Khatian No. 32/33" in place of its actual "R.S. Dag No. 2186/2446, R.S Khatian No.1976" but L. .R Dag No.2186/2446, new L.R Khatian No. 6210 was rightly written there and for the reason aforesaid a **DECLARATION FOR RECTIFICATION** was executed, which is registered before the D.S.R-III Alipore and recorded therein Book No. I

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Volume.1603-2023 Pages 390838 to 390848 being deed no.160314536 for the year 2023.

AND WHEREAS accordingly **SRI GAUTAM DUTTA** alias **GAUTAM KUMAR DUTTA**, Party No. 1 herein became lawful owner of **ALL THAT** piece and parcel of Bastu land measuring about 2 Cottah 10 Chittack 30 sq.ft together with portion of two storied building thereon measuring about 625 sq.ft on the ground floor and 625 sq.ft on the First Floor lying and situates at **morefully and particularly described hereunder in Schedule "A"** and he also got his name mutated before the K.M.C in respect of **K.M.C Premises at 70 Mahatma Gandhi Road**, Police Station- Behala then Thakurpukur now Haridevpur, Kolkata- 700 104, under Assessee No. 711431401488 and also mutated his name before the B.L & L.R.O and in the records of B.L & L.R.O his name is recorded in respect of L.R Dag No.2186/2446, new L.R Khatian No. 12753 in Mouza- Purba Barisha, in the District South 24 Parganas.

II. AND WHEREAS thus **SRI TAPAN DUTTA** became lawful owner of **ALL THAT** piece and parcel of Bastu land measuring about 1 Cottah 05 Chittack 15 sq.ft equivalent to 2.22 decimal together with portion of two storied building thereon measuring about 342 sq.ft on the ground floor and 342 sq.ft on the First Floor lying and situates at **morefully and particularly described hereunder in**

Trishita Ray

Schedule "B" and he also got his name mutated before the K.M.C in respect of K.M.C Premises at 70A Mahatma Gandhi Road, Police Station- Behala then Thakurpukur now Haridevpur, Kolkata- 700 104, under Assessee No. 711431431067 and also mutated his name before the B.L & L.R.O and in the records of B.L & L.R.O his name is recorded in respect of L.R Dag No.2186/2446, new L.R Khatian No. 12860 under Mouza- Purba Barisha, in the District South 24 Parganas.

AND WHEREAS while enjoying the same on 08.12.2023 said **SRI TAPAN DUTTA**, out of his natural love and affection towards the **MRS. TRISHITA ROY** being his **daughter** gifted all that piece and parcel of land measuring about 1 Cottah 05 Chittack 15 sq.ft equivalent to 2.22 decimal together with portion of two storied building thereon measuring about 342 sq.ft on the ground floor and 342 sq.ft on the First Floor lying and situates at Mouza- Purba Barisha, Pargana- Khaspur, J.L. NO. 23, R.S NO. 43, Touzi No. 1-5, C.S Khatian No. 31, 32, 33 under C.S Dag No. 2186, corresponding to R.S Khatian No. 1976, R.S Dag No. 2186/2446, (corresponding to L.R Khatian No. 12860, L.R Dag No. 2186/2446) within the limits of Joka -II Gram Panchayat now within the Kolkata Municipal Corporation Ward No. 143, **K.M.C Premises at 70A Mahatma Gandhi Road**, Police Station- Behala then Thakurpukur now Haridevpur, Kolkata- 700 104, Assessee No. 711431431067, Addl.

Trishita Roy.

District Sub Registry Office - Behala, District Sub Registry Office - Alipore, District - South 24 Parganas and said deed of Gift is registered before the Addl. District Sub Registrar at Behala and recorded therein Book No. I Volume No. 1607-2023 Pages 404394 to 404421 Being deed no. 160713775 for the year 2023.

Thus the 2ND Party herein became sole and absolute owner of **ALL THAT** piece and parcel of land measuring about **1 Cottah 05 Chittack 15 sq.ft** equivalent to 2.22 decimal together with portion of **two storied building thereon measuring about 342 sq.ft on the ground floor and 342 sq.ft on the First Floor** lying and situates at Mouza- Purba Barisha, Pargana- Khaspur, J.L. NO. 23, R.S NO. 43, Touzi No. 1-5, C.S Khatian No. 31, 32, 33 under C.S Dag No. 2186, corresponding to R.S Khatian No. 1976, R.S Dag No. 2186/2446, **corresponding to L.R Khatian No. 12860, L.R Dag No. 2186/2446** within the limits of Kolkata Municipal Corporation Ward No. 143, **K.M.C Premises at 70A Mahatma Gandhi Road, Police Station- Behala then Thakurpukur now Haridevpur, Kolkata- 700 104,** Assessee No. 711431431067, Addl. District Sub Registry Office - Behala, District Sub Registry Office - Alipore, District - South 24 Parganas and subsequently she also mutated her name before the B.L & L.R.O in respect of L.R Khatian No.13001.

Tarishita Roy

III. AND WHEREAS on the other side, at all material point of time one **Sri Jagadish Chandra Mallick**, had purchased **ALL THAT** piece and parcel of 14 Cottah 05 Chittack 15 sq.ft lying and situates at Mouza- Purba Barisha, Pargana- Khaspur, J.L. NO. 23, R.S NO. 43, Touzi No. 3-5, C.S Khatian No. 32, 33 under C.S Dag No. 2186, Police Station- Behala, District Sub Registry Office- Alipore, District - South 24 Parganas from it's the then owner namely Smt. Priyabala Sengupta, through a registered deed of sale dated 16.06.1965.

AND WHEREAS after purchasing the same said **Sri Jagadish Chandra Mallick** out of the aforesaid land sold, transferred **ALL THAT** piece and parcel of Bastu land measuring about 6 Cottah 00 Chittack 00 sq.ft out of 14 Cottah 05 Chittack 15 sq.ft lying and situates at Mouza- Purba Barisha, Pargana- Khaspur, J.L. NO. 23, R.S NO. 43, Touzi No. 3-5, C.S Khatian No. 32 & 33 under **C.S Dag no. 2186**, Police Station-Behala, District Sub Registry Office - Alipore, in the District - South 24 Parganas, to and in favour of **SATINDRA NATH MAJUMDER** (since deceased) son of Late Chandi Charan Majumder. The said deed of sale is registered before the Sub Registrar at Behala and recorded therein Book NO. I Volume NO. 103 Pages 78 to 82 being deed no. 5078 for the year 1965.

Tanishita Roy.

AND WHEREAS while enjoying the aforesaid property peacefully said Satindra Nath Majumder died intestate on 3rd December 1993 leaving behind him widow namely Smt. Santi Sudha Majumder, and two married daughters namely 1) Smt. Manju Mitra wife of Late Ramani Mohan Mitra and another married daughter 2) Smt. Anju Banik wife of Swapan Kumar Banik to inherit his aforesaid property in accordance with Hindu Succession Act'1956.

AND WHEREAS while enjoying the aforesaid property jointly said Manju Mitra died issueless on 19th day of May'2007 and her husband Late Ramani Mohan Mitra predeceased of her and said Santi Sudha Majumder wife of Late Satindra Chandra Majumder also died on 22nd day of April'2008, leaving behind her married daughter namely Smt. Anju Banik to inherit the entire property. Thus said Anju Banik, became sole and absolute owner of the aforesaid property described herein above.

AND WHEREAS that subsequently said land also came within the purview of the Kolkata Municipal Corporation under Ward No. 143 and it is recorded as K.M.C Premises No. 1 Bidhan Pally, P.S - Haridevpur, Kolkata - 700104, in respect of Assessee No. 71-143-04-0001-4 and said Smt. Anju Banik also mutated her name before the B.L & L.R.O and in the records of B.L & L.R.O her name is recorded in respect of the said land under Mouza- Purba Barisha, L.R

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Dag NO. 2186, L.R Khatian No. 90, in the District South 24 Parganas.

AND WHEREAS accordingly Smt. Anju Banik, became lawful owner of **ALL THAT** piece and parcel of Bastu land measuring about 6 Cottah 00 Chittack 00 sq.ft lying and situates at Mouza - Purba Barisha, Pargana- Khaspur, J.L. NO. 23, R.S NO. 43, Touzi No. 3-5, C.S Khatian No. 32 & 33, R.S Khatian NO. 2179, L.R Khatian No.90, under **R.S & L.R Dag no.2186**, Police Station- Behala then Thakurpukur now Haridevpur, within the limits of Kolkata Municipal Corporation under Ward No. 143 **K.M.C Premises No. 1, Bidhan Pally, Police Station - Haridevpur, Kolkata-700104**, in respect of Assessee No. 71-143-04-0001-4 District Sub Registry Office - Alipore, A.D.S.R at Behala, in the District South 24 Parganas.

AND WHEREAS thereafter said Smt. Anju Banik, out her natural love and affection towards **SRI SWAPAN KUMAR BANIK** being her **HUSBAND** gifted all that piece and parcel of land measuring about 2 Cottah 14 Chittack 00 sq.ft **TOGETHER WITH** 100 sq.ft RTS thereon out of 6 Cottah 00 Chittack 00 sq.ft lying and situates at Mouza - Purba Barisha, Pargana- Khaspur, J.L. NO. 23, R.S NO. 43, Touzi No. 3-5, C.S Khatian No. 32 & 33, R.S Khatian NO. 2179, L.R Khatian No.90, under **R.S & L.R Dag No. 2186**, Police Station - Behala then Thakurpukur now Haridevpur, within the limits of Kolkata Municipal Corporation under Ward No. 143, K.M.C

Tarishita Roy.

Premises No.1, Bidhan Pally, Police Station- Haridevpur, Kolkata- 700104, Assessee No. 71-143-04-0001-4 District Sub Registry Office – Alipore, A.D.S.R at Behala, in the District South 24 Parganas with all user and easement rights on the paths and passages and all other rights and facilities appurtenant thereto (**morefully and particularly described hereunder in schedule C**) by retaining rest of the land measuring about 03 Cottah 02 Chittack 00 sq.ft with building for her. The said deed of Gift is registered before the Addl. District Sub Registrar at Behala and recorded therein Book No. I Volume NO. 1607-2024 Pages 118149 to 118173 being deed no. 160704371 for the year 2024.

AND WHEREAS on getting the aforesaid land through aforesaid deed of gift, said **SRI SWAPAN KUMAR BANIK (Party of the 3rd Part)** constructed more structure thereon and also mutated his name before the K.M.C and in the records of K.M.C said Premises is recorded as **K.M.C Premises No. 1A, Bidhan Pally, Police Station- Haridevpur, Kolkata- 700104**, in respect of Assessee No. 71-143-04-0095-6 .

THUS said **SRI SWAPAN KUMAR BANIK (Party of the 3rd Part)** herein became sole and absolute owner of **ALL THAT** piece and parcel of land measuring about **2 Cottah 14 Chittack 00 sq.ft** together with 501 sq.ft RTS thereon lying and situates at Mouza - Purba Barisha, Pargana- Khaspur, J.L. NO. 23, R.S NO. 43, Touzi No. 3-5, C.S Khatian No. 32 & 33, R.S Khatian NO. 2179, **L.R Khatian No.90** under **R.S & L.R Dag no.**

T. S. Roy.

2186, Police Station- Behala then Thakurpukur now Haridevpur, within the limits of Kolkata Municipal Corporation under Ward No. 143 Premises No. 1A, Bidhan Pally, Police Station- Haridevpur, Kolkata- 700104, in respect of Assessee No. 71-143-04-0095-6 District Sub Registry Office - Alipore, A.D.S.R at Behala, in the District South 24 Parganas.

AND WHEREAS since the Owners herein have been enjoying the aforesaid properties peacefully, which is adjacent to each other by paying necessary rates and taxes before the competent authority without any disturbance from any corner.

AND WHEREAS during enjoyment of the aforesaid properties, the Land Owners herein jointly have decided and expressed their intention and willingness to develop their said land having K.M.C Premises at 70 Mahatma Gandhi Road, Police Station- Behala then Thakurpukur now Haridevpur, Kolkata- 700 104, under Assessee No. 711431401488 & K.M.C Premises at 70A Mahatma Gandhi Road, Police Station- Behala then Thakurpukur now Haridevpur, Kolkata- 700 104, Assessee No. 711431431067 & K.M.C Premises No. 1A, Bidhan Pally, Police Station- Haridevpur, Kolkata- 700104, in respect of Assessee No. 71-143-04-0095-6 respectively totally measuring about 6 Cottah 14 Chittack 00 sq.ft together with structure thereon, after amalgamation and mutation of the same into one premises by constructing a new multi storied building in accordance with the

Tarishita Roy.

building plan to be sanctioned / approved by the Kolkata Municipal Corporation.

But due to financial stringency and/or paucity of funds, the Land Owners are unable to start the construction of the said building and had negotiated with the same Developer, who can undertake the responsibility of amalgamating the aforesaid two premises and as well as construction of such building on the said amalgamated premises out of its own arrangement and expenses.

AND WHEREAS accordingly for the purpose of development of the aforesaid properties and for beneficial enjoyment, said **SRI GAUTAM DUTTA** (party of the first Part) and **MRS. TRISHITA ROY** (Party of the second Part) and **SRI SWAPAN KUMAR BANIK** (Party of the Third Part) decided to amalgamate their respective property to one premises, as such they decided to merge their property i.e **K.M.C Premises at 70 Mahatma Gandhi Road**, P.S- Haridevpur, Kolkata- 700104 & **K.M.C Premises at 70A Mahatma Gandhi Road**, P.S- Haridevpur, Kolkata- 700104 and **K.M.C Premises No. 1A, Bidhan Pally**, P.S- Haridevpur, Kolkata- 700104.

NOW THIS DEED WITNESSETH AS FOLLOWS:-

1. That upon execution of this present all the Declarants herein amalgamates their aforesaid three separate plots of land i.e **ALL THAT** piece and parcel of Bastu land measuring about 2 Cottah 10 Chittack 30 sq.ft together with portion of two

Trishita Roy.

storied building thereon measuring about 625 sq.ft on the ground floor and 625 sq.ft on the First Floor lying and situates at Mouza- Purba Barisha, Pargana- Khaspur, J.L. NO. 23, R.S NO. 43, Touzi No. 1-5, C.S Khatian No. 31, 32, 33 under C.S Dag No. 2186, corresponding to R.S Khatian No. 1976, R.S Dag No. 2186/2446, corresponding to L.R Khatian No. 12753, L.R Dag No. 2186/2446 within the limits of Joka -II Gram Panchayat now within the Kolkata Municipal Corporation Ward No. 143, **K.M.C Premises at 70 Mahatma Gandhi Road**, Police Station- Behala then Thakurpukur now Haridevpur, Kolkata- 700 104, Assessee No. 711431401488, Addl. District Sub Registry Office - Behala, District Sub Registry Office - Alipore, District - South 24 Parganas more fully and particularly described in the Schedule "A" herein

with

ALL THAT piece and parcel of land measuring about 1 Cottah 06 Chittack 15 sq.ft equivalent to 2.22 decimal together with portion of two storied building thereon measuring about 342 sq.ft on the ground floor and 342 sq.ft on the First Floor lying and situates at Mouza- Purba Barisha, Pargana- Khaspur, J.L. NO. 23, R.S NO. 43, Touzi No. 1-5, C.S Khatian No. 31, 32, 33 under C.S Dag No. 2186, corresponding to R.S Khatian No. 1976, R.S Dag No. 2186/2446, (corresponding to L.R Khatian No. 13001, L.R Dag No. 2186/2446) within the limits of Joka -II Gram Panchayat now within the Kolkata Municipal Corporation Ward No. 143, **K.M.C Premises at**

Tarshita Roy.

70A Mahatma Gandhi Road, Police Station- Behala then Thakurpukur now Haridevpur, Kolkata- 700 104, Assessee No. 711431431067, Addl. District Sub Registry Office - Behala, District Sub Registry Office - Alipore, District - South 24 Parganas, more fully and particularly described in the Schedule "B" herein with

ALL THAT piece and parcel of land measuring about **2 Cottah 14 Chittack 00 sq.ft** together with 501 sq.ft RTS thereon lying and situates at Mouza - Purba Barisha, Pargana- Khaspur, J.L. NO. 23, R.S NO. 43, Touzi No. 3-5, C.S Khatian No. 32 & 33, R.S Khatian NO. 2179, **L.R Khatian No.90.**, under **R.S & L.R Dag No.2186**, Police Station- Behala then Thakurpukur now Haridevpur, within the limits of Kolkata Municipal Corporation under Ward No. 143 **Premises No. 1A, Bidhan Pally, Police Station- Haridevpur, Kolkata- 700104**, in respect of Assessee No. 71-143-04-0095-6 District Sub Registry Office- Alipore, A.D.S.R at Behala, in the District South 24 Parganas morefully and particularly described in the Schedule "C" herein below - into a single plot of land measuring about **ALL THAT** piece and parcel of Bastu land measuring about **6 Cottah 14 Chittack 00 sq.ft** together with structure thereon lying and situates at Mouza- Purba Barisha, Pargana- Khaspur, J.L. NO. 23, R.S NO. 43, Touzi No. 1-5, C.S Khatian No. 31, 32, 33 under C.S Dag No. 2186, corresponding to R.S Khatian No. 1976 & 2179, R.S Dag No. 2186 & 2186/2446, L.R Dag No. 2186 & 2186/2446, L.R Khatian

Tarishita Roy

NO. 12753, 13001, 90 within the Kolkata Municipal Corporation Ward No. 143, more fully and particularly described in the Schedule "D" 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 three respective plots of land into a single Plot of land.

3. That henceforth the property of the Schedule "A" and "B" AND "C" herein below shall be treated as a single plot under the jurisdiction of the Kolkata Municipal Corporation, which is more fully and particularly described in the Schedule "D" herein below the Declarants herein shall become the joint absolute owners and shall have proportionate undivided share in respect of the entire "D" Schedule property.

4. That the declarants herein shall mutate their names with the Assessment Register of Kolkata Municipal Corporation as well as in the records of the land Revenue department Govt. of West Bengal as the joint absolute owners of the said amalgamated plot of land described in Schedule "D" 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 "D" Schedule property.

6. That the declarants herein shall never raise any objection before the Kolkata Municipal Corporation or any other authority in the case of amalgamation of the Schedule "A" "B" & "C" property into a single holding described in the Schedule "D" herein below.

Tarshita Roy

7. That Henceforth the declarants herein of this deed shall pay the proportionate share of rents and taxes in the concerned offices in respect of the amalgamated "D" Schedule property.

SCHEDULE "A" AS REFERRED TO ABOVE

(DETAILS OF PROPERTY BELONG TO GAUTAM DUTTA

alias GOUTAM DUTTA alias GAUTAM KUMAR DUTTA)

ALL THAT piece and parcel of Bastu land measuring about 2 Cottah 10 Chittack 30 sq.ft together with portion of two storied building thereon measuring about 625 sq.ft on the ground floor and 625 sq.ft on the First Floor lying and situates at Mouza- Purba Barisha, Pargana- Khaspur, J.L. NO. 23, R.S NO. 43, Touzi No. 1-5, C.S Khatian No. 31, 32, 33 under C.S Dag No. 2186, corresponding to R.S Khatian No. 1976, R.S Dag No. 2186/2446, corresponding to L.R Khatian No. 12753, L.R Dag No. 2186/2446 now within the Kolkata Municipal Corporation Ward No. 143, **K.M.C Premises at 70 Mahatma Gandhi Road**, Police Station- Behala then Thakurpukur now Haridevpur, Kolkata- 700 104, Assessee No. 711431401488, Addl. District Sub Registry Office - Behala, District Sub-Registry Office - Alipore, District - South 24 Parganas, with all user and easement rights on the paths and passages and all other rights and facilities appurtenant thereto. The property is shown in the site plan or Map delineated with Red Border lines attached hereto, which is butted and bounded by:~

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NORTH: Mahatma Gandhi Road.

SOUTH: By land of Swapan Kr. Banik (1A, Bidhan Pally).

EAST : By 70A Mahatma Gandhi Road.

WEST : By land and building of Deepika Samadder.

(Zone- J.L.Sarani to Kabar Danga More-premises located on M.G.Road)

SCHEDULE "B" AS REFERRED TO ABOVE

(DETAILS OF PROPERTY OF TRISHITA ROY)

ALL THAT piece and parcel of Bastu land measuring about **1 Cottah 05 Chittack 15 sq.ft** equivalent to 2.22 decimal together with portion of two storied building thereon measuring about **342 sq.ft on the ground floor and 342 sq.ft on the First Floor** lying and situates at Mouza- Purba Barisha, Pargana- Khaspur, J.L. NO. 23, R.S NO. 43, Touzi No. 1-5, C.S Khatian No. 31, 32, 33 under C.S Dag No. 2186, corresponding to R.S Khatian No. 1976, R.S Dag No. 2186/2446, corresponding to **L.R Khatian No. 13001, L.R Dag No. 2186/2446** within the limits of K.M.C Ward No. 143, **K.M.C Premises at 70A Mahatma Gandhi Road, Police Station- Haridevpur, Kolkata- 700 104**, Assessee No. 711431431067, A.D.S.R Office - Behala, D.S.R - Alipore, District - South 24 Parganas, with all user and easement rights on the paths and passages and all other rights and facilities appurtenant thereto, (Zone- J.L.Sarani to Kabar Danga More-premises located on M.G.Road) The property is shown in the site plan or Map delineated with Blue Border lines attached hereto which is butted and bounded by:

Trishita Roy.

- NORTH** : By Mahatma Gandhi Road.
SOUTH : By Pre. No. 1A Bidhan Pally.
EAST : By 12 ft wide road.
WEST : By Premises No. 70 M.G.Road.

SCHEDULE "C" AS REFERRED TO ABOVE
(PROPERTY OF SRI SWAPAN KUMAR BANIK)

ALL THAT piece and parcel of land measuring about **2 Cottah**
14 Chittack 00 sq.ft together with **501 sq.ft** RTS thereon
 lying and situates at Mouza - Purba Barisha, Pargana-
 Khaspur, J.L. NO. 23, R.S NO. 43, Touzi No. 3-5, C.S Khatian
 No. 32 & 33, R.S Khatian NO. 2179, **L.R Khatian No.90,**
 under **R.S & L.R Dag no.2186,** Police Station- Behala then
 Thakurpukur now Haridevpur, within the limits of Kolkata
 Municipal Corporation under Ward No. 143 **Premises No.**
1A, Bidhan Pally, Police Station- Haridevpur, Kolkata-
700104, in respect of Assessee No. 71-143-04-0095-6 District
 Sub Registry Office - Alipore, A.D.S.R at Behala, in the
 District South 24 Parganas with all user and easement rights
 on the paths and passages and all other rights and facilities
 appurtenant thereto, The property in this deed is shown in the
 site plan or Map delineated with Green Border lines attached
 hereto and butted and bounded in the manner following:-

- NORTH:** K.M.C Pre NO. 70 & 70A M.G.Road.
SOUTH: By rest of the land of Anju Banik (1, Bidhan Pally).
EAST : by 12 ft wide road.
WEST : By land and building of Deepika Samadder.

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SCHEDULE "D" AS REFERRED TO ABOVE

(AMALGAMATED PROPERTY OF THE PARTIES HEREIN)

ALL THAT piece and parcel of Bastu land measuring about 6 Cottah 14 Chittack 00 sq.ft together with **two storied building thereon measuring about (967+967)= 1934 sq.ft and 501 sq.ft RTS** thereon lying and situates at Mouza- Purba Barisha, Pargana- Khaspur, J.L. NO. 23, R.S NO. 43, Touzi No. 1-5, C.S Khatian No. 31, 32, 33 under C.S Dag No. 2186, corresponding to R.S Khatian No. 1976 & 2179, R.S Dag No. 2186 & 2186/2446, L.R Dag No. 2186 & 2186/2446, L.R Khatian No. 12753, 13001, 90 within the Kolkata Municipal Corporation Ward No. 143, **K.M.C Premises at 70 Mahatma Gandhi Road**, Police Station- Haridevpur, Kolkata- 700104, under Assessee No. 711431401488 & **K.M.C Premises at 70A Mahatma Gandhi Road**, Police Station - Haridevpur, Kolkata- 700 104, Assessee No. 711431431067 & **K.M.C Premises No. 1A, Bidhan Pally**, Police Station- Haridevpur, Kolkata- 700104, in respect of Assessee No. 71-143-04-0095-6 with all user and easement rights on the paths and passages and all other rights and facilities appurtenant thereto. The entire property in this deed is shown in the Map delineated with Border lines attached hereto and butted and bounded in the manner following:-

NORTH: Mahatma Gandhi Road.

SOUTH: By rest of the land of Anju Banik (1, Bidhan Pally).

EAST : By 12 ft wide road.

WEST : By land and building of Deepika Samadder.

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IN WITNESS WHEREOF the parties hereunto put their respective hands on the day, month and year first above written.

WITNESSES:

1. Soumen Ghosh
192/5 M. G. Road
near - 700104

.....Gouram Datta.....
(SIGNATURES OF PARTY OF
THE FIRST PART).

2. Saptarshi Baid
1, Santibani, Bodhanpali,
M.G. Road. P.O. Joka.
Kolkata - 700104.

.....Trishita.....Roy.....
(SIGNATURES OF PARTY OF
THE SECOND PART).

3. Nirmal Chandra Biswas
A-13/1, Diamond Park
Joka, Kot-104-

.....Swapan Kumar Banik.....
(SIGNATURES OF PARTY OF
THE THIRD PART).

Read over, explained in Vernacular to the Parties and admitted to be correct and Drafted by me and prepared in my serasta as per instructions and documents supplied by the parties herein..

W. Soumen Ghosh
Advocate No-1278/99
Alipore Judges Court, Kolkata- 700 027

Typed By:

.....
M.G. Road,
Kolkata- 700104



LEFT HAND					
RIGHT HAND					

NAME : GAUTAM DUTTA

SIGNATURE : *Gautam Dutta*



LEFT HAND					
RIGHT HAND					

NAME : TRISHITA ROY

SIGNATURE : *Trishita Roy*



LEFT HAND					
RIGHT HAND					

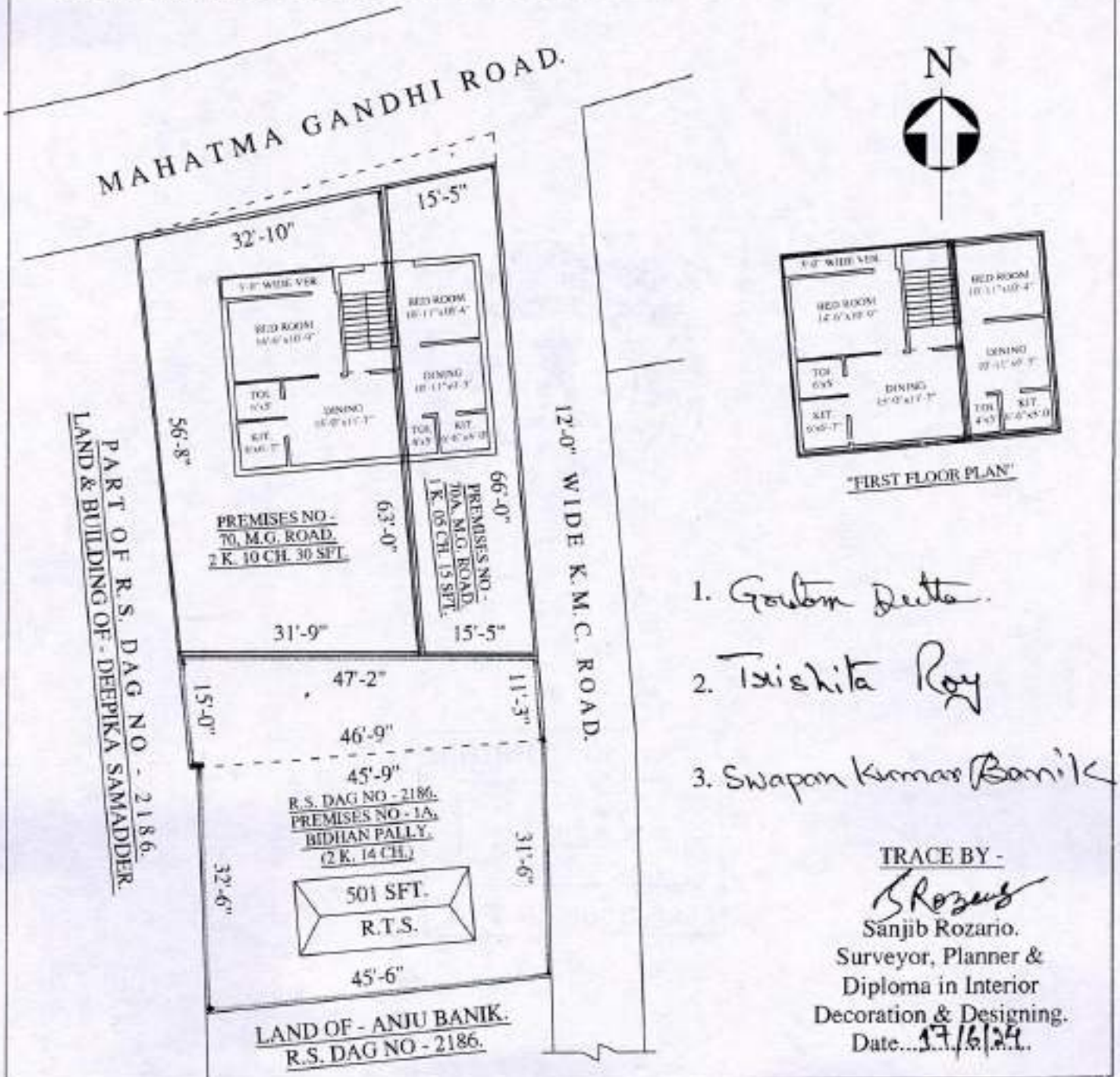
NAME : SWAPAN KUMAR BANIK

SIGNATURE : *Swapn Kumar Banik*

AMALGAMATION PLAN OF C.S. DAG NO - 2186 (P). C.S. KHATIAN NOS - 31, 32 & 33. R.S. & L.R. DAG NOS - 2186 & 2186/2446 (P). R.S. KHATIAN NOS - 1976 & 2179. L.R. KHATIAN NOS - 12753, 13001 & 90. J.L. NO - 23. TOUZI NO - 1-5. R.S. NO - 43. MOUZA - PURBA BARISHA. P.S. THAKURPUKUR NOW HARIDEVPUR. DIST. SOUTH 24 - PARGANAS. UNDER K. M. C. WARD NO - 143. PREMISES NOS - 70, MAHATMA GANDHI ROAD, 70A, MAHATMA GANDHI ROAD & 1A, BIDHAN PALLY. ASSESSEE NOS - 71-143-14-0148-8, 71-143-14-3106-7, & 71-143-04-0095-6. KOLKATA - 700104. SCALE - 1" = 20'.

PLOT AREA = ± 2 K. 10 CH. 30 SFT. PREMISES NO - 70, M. G. ROAD.
 PLOT AREA = ± 1 K. 05 CH. 15 SFT. PREMISES NO - 70A, M. G. ROAD.
 PLOT AREA = ± 2 K. 14 CH. 00 SFT. PREMISES NO - 1A, BIDHAN PALLY.

TOTAL AREA OF THE PLOT = ± 6 K. 14 CH. 00 SFT.



1. Gouram Deita.
2. Trishita Roy
3. Swapan Kumar Banik

TRACE BY -
Sanjib Rozario
 Sanjib Rozario.
 Surveyor, Planner &
 Diploma in Interior
 Decoration & Designing.
 Date... 17/6/24.



Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	2001480920/2024	Office where deed will be registered
Query Date	17/06/2024 3:20:54 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Soumen Ghosh 192/5 M G Road, Thana : Thakurpukur, District : South 24-Parganas, WEST BENGAL, PIN - 700104, Mobile No. : 8013399669, 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. 96,00,000/-	Rs. 1,01,31,342/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 50,677/- (Article:23)	Rs. 1,01,327/- (Article:A(1), E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 1,000/-
Remarks		

Land Details :

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Mahatma Gandhi Rd, Road Zone : (J.L. Sarani -- Kabar Danga More (Premises Located on M.G.Road)) , Premises No: 70A, , Ward No: 143 Pin Code : 700104

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	1 Katha 5 Chatak 15 Sq Ft	21,70,000/-	22,49,999/-	Property is on Road

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Mahatma Gandhi Rd, Road Zone : (J.L. Sarani -- Kabar Danga More (Premises Located on M.G.Road)) , Premises No: 70, , Ward No: 143 Pin Code : 700104

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	(RS -)		Bastu	2 Katha 10 Chatak 30 Sq Ft	44,00,000/-	45,00,000/-	Property is on Road

District: South 24-Parganas, P.S:- Haridevpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bidhanpally Road, , Premises No: 1A, , Ward No: 143 Pin Code : 700104

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L3	(RS -)		Bastu	2 Katha 14 Chatak	19,00,000/-	19,40,623/-	Width of Approach Road: 12 Ft.,
Grand Total :				11.3438Dec	84,70,000 /-	86,90,622 /-	



Query No: 2001480920 of 2024, Printed On : Jun 18 2024 1:01PM, Generated from Registration office

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1250 Sq Ft.	8,00,000/-	8,43,750/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 625 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 625 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
S2	On Land L2	684 Sq Ft.	2,00,000/-	4,61,700/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 342 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 342 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
S3	On Land L3	501 Sq Ft.	1,30,000/-	1,35,270/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 501 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete</p>					
Total :		2435 sq ft	11,30,000 /-	14,40,720 /-	

Seller Details :

SI No	Name & address	Status	Execution Admission Details :
1	Mrs TRISHITA ROY Wife of Mr Arindam Roy 16A, Kalikumar Banerjee Lane,, City:- Not Specified, P.O:- Tala, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700002 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.: AJxxxxxx6K, Aadhaar No: 43xxxxxxxx8047, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Mrs GAUTAM DUTTA, (Alias: Mr GAUTAM KUMAR DUTTA) Daughter of Late Dharendra Nath Dutta Bidhanpally,, City:- Not Specified, P.O:- Joka, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.: AExxxxxx7P, Aadhaar No: 88xxxxxxxx6593, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self



Query No: 2001450920 of 2024, Printed On : Jun 18 2024 1:01PM, Generated from Registration office

yer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Mr SWAPAN KUMAR BANIK Son of Late Meghla Banik SHANTIBARI, 1 Bidhanpally,, City:- Not Specified, P.O:- Joka, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, Date of Birth: XX-XX-1XX9 , PAN No.: ARxxxxxx0A, Aadhaar No: 51xxxxxxxx9875, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Identifier Details :

Name & address
Mr Pratik Majumder Son of Mr Prasanta Majumder Bidhanpally, M G Road, City:- Not Specified, P.O:- Joka, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700100, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Mrs TRISHITA ROY, Mrs GAUTAM DUTTA, Mr SWAPAN KUMAR BANIK

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs TRISHITA ROY	Mr SWAPAN KUMAR BANIK-1.1 Dec
2	Mrs GAUTAM DUTTA	Mr SWAPAN KUMAR BANIK-1.1 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mrs TRISHITA ROY	Mr SWAPAN KUMAR BANIK-2.2 Dec
2	Mrs GAUTAM DUTTA	Mr SWAPAN KUMAR BANIK-2.2 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mrs TRISHITA ROY	Mr SWAPAN KUMAR BANIK-2.37188 Dec
2	Mrs GAUTAM DUTTA	Mr SWAPAN KUMAR BANIK-2.37188 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs TRISHITA ROY	Mr SWAPAN KUMAR BANIK-625.00000000 Sq Ft
2	Mrs GAUTAM DUTTA	Mr SWAPAN KUMAR BANIK-625.00000000 Sq Ft
Transfer of property for S2		
Sl.No	From	To. with area (Name-Area)
1	Mrs TRISHITA ROY,	Mr SWAPAN KUMAR BANIK-342.00000000 Sq Ft
2	Mrs GAUTAM DUTTA	Mr SWAPAN KUMAR BANIK-342.00000000 Sq Ft
Transfer of property for S3		
Sl.No	From	To. with area (Name-Area)
1	Mrs TRISHITA ROY	Mr SWAPAN KUMAR BANIK-250.50000000 Sq Ft
2	Mrs GAUTAM DUTTA	Mr SWAPAN KUMAR BANIK-250.50000000 Sq Ft



Owner and Land or Building Details as received from KMC :

Sch. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 711431431067 Premises No. : 70A Ward No. : 143 Street Name : MAHATMA GANDHI ROAD	Ref Deed No. : I-13775/2023 Date Of Registration : Dec 08, 2023 Office Where Registered : ADSRBEHALA	Owner Name : TRISHITA ROY Owner Address : 70A,MAHATMA GANDHI ROAD , P.O-JOKA,P.S- HARIDEVPUR , KOLKATA Pin No. : 700104	Character of Premises: Total Area of Land: 1 Cottah, 5 Chatak, 15 SqFeet,
L2	Assessment No. : 711431401488 Premises No. : 70 Ward No. : 143 Street Name : MAHATMA GANDHI ROAD	Ref Deed No. : I-10665/93 Date Of Registration : Aug 02, 1993 Office Where Registered : REGISTAR(U/S	Owner Name : GOUTAM DUTTA Owner Address : 70,MAHATMA GANDHI ROAD , P.O.JOKA,P.S.HARIDEVPU R , KOLKATA Pin No. : 700104	Character of Premises: Constructed Building Total Area of Land: 2 Cottah, 10 Chatak, 30 SqFeet,
L3	Assessment No. : 711430400956 Premises No. : 1A Ward No. : 143 Street Name :	Ref Deed No. : I-4371 Date Of Registration : May 13, 2024 Office Where Registered : ADSRBEHALA	Owner Name : SWAPAN KUMAR BANIK Owner Address : 1A,BIDHAN PALLY , P.O-JOKA, P.S- HARIDEVPUR , KOLKATA Pin No. : 700104	Character of Premises: Total Area of Land: 02 Cottah, 14 Chatak,

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 17-07-2024) for e-Payment. Assessed market value & Query is valid for 30 days (i.e. upto 17-07-2024)
3. Standard User charge of Rs. 300/- (Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS,D.S.R. - II SOUTH 24-PARGANAS,D.S.R. - III SOUTH 24-PARGANAS,D.S.R. - IV SOUTH 24-PARGANAS,A.D.S.R. BEHALA,D.S.R. - V SOUTH 24-PARGANAS,A.R.A. - I KOLKATA,A.R.A. - II KOLKATA,A.R.A. - III KOLKATA,A.R.A. - IV KOLKATA





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



192024250080916888

GRN Details

GRN:	192024250080916888	Payment Mode:	SBI Epay
GRN Date:	18/06/2024 10:53:09	Bank/Gateway:	SBIePay Payment Gateway
BRN :	6462242000718	BRN Date:	18/06/2024 10:53:25
Gateway Ref ID:	241705417027	Method:	HDFC Retail Bank NB
GRIPS Payment ID:	180620242008091687	Payment Init. Date:	18/06/2024 10:53:09
Payment Status:	Successful	Payment Ref. No:	2001480920/1/2024

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr Pratik Majumder
Address:	Bidhanpally M G Road
Mobile:	9836996870
Period From (dd/mm/yyyy):	18/06/2024
Period To (dd/mm/yyyy):	18/06/2024
Payment Ref ID:	2001480920/1/2024
Dept Ref ID/DRN:	2001480920/1/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001480920/1/2024	Property Registration- Stamp duty	0030-02-103-003-02	49677
2	2001480920/1/2024	Property Registration- Registration Fees	0030-03-104-001-16	101327
			Total	151004

IN WORDS: ONE LAKH FIFTY ONE THOUSAND FOUR ONLY.

PAID