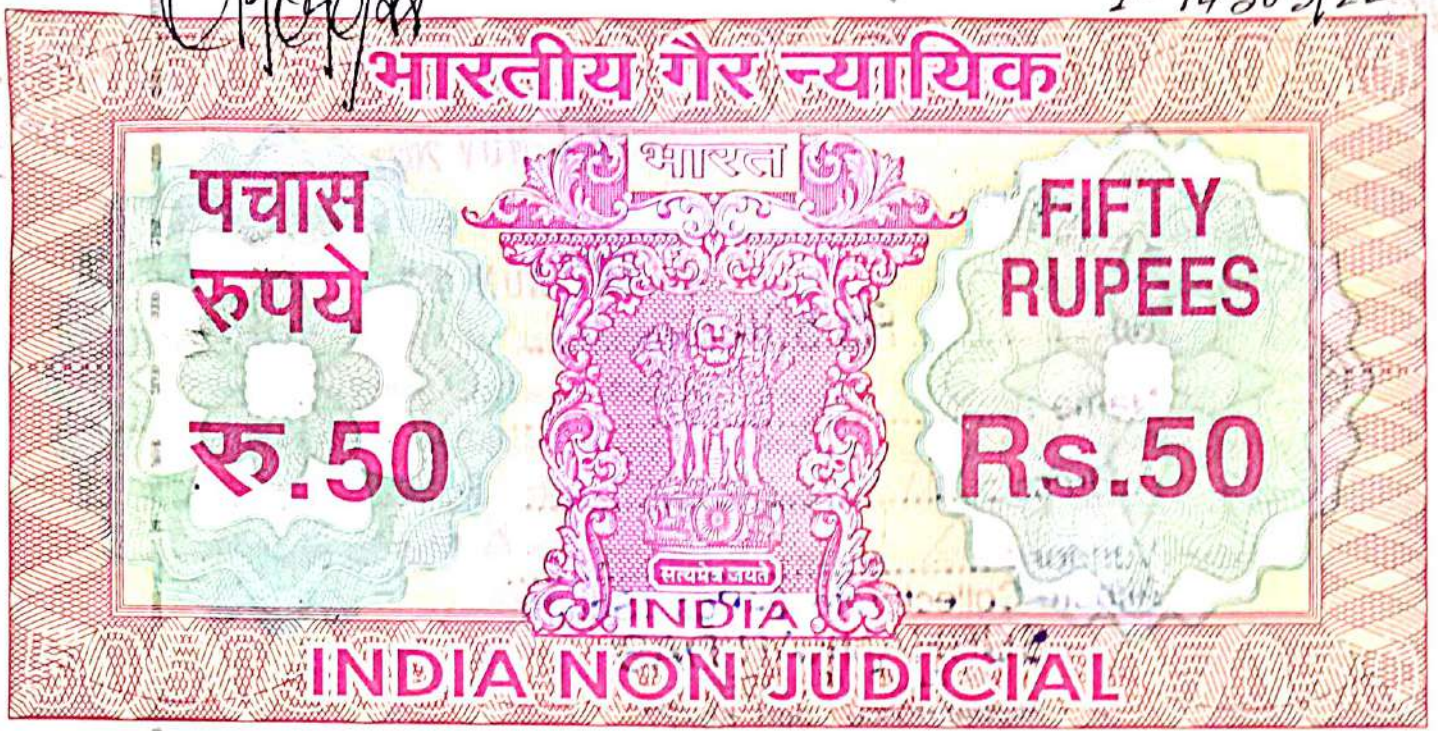


01/12/22

I-14503/22



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AG 501599

09/12/2022  
 2003447072  
 5-20 PM

Certified that the document is admitted the Registration. The signature sheets and the endorsement sheets attached with the document are part of this document.

District Sub-Registrar-IV  
 Registrar U/S 7 (2) of  
 Registration 1908  
 Alipore, South 24 Parganas  
 12 DEC 2022

**DEED OF AMALGAMATION**

**THIS DEED OF AMALGAMATION** is made on this 9<sup>th</sup> day of December Two Thousand Twenty Two (2022);

5-20 PM  
 9/12/22

9 DEC 2022

**BETWEEN**

24 NOV 2022

20857

24 NOV 2022

No..... Rs.50/- Date.....

Name : P.K. Chatterjee (Mr)

Address : Alipore Police Court

Vendor : Alipore Collectorate 24Pgs (South)

**SUBHANKAR DAS**  
STAMP VENDOR  
Alipore Police Court Kol-27

Kol-27

002102 01

— Sarmit Kumar Banerjee



9232

— Sarmit Kumar Banerjee



9233

← Ramala Banerjee



Swapan Sarker.  
Sosaim Sarker.  
Alipore police court  
P.O.P.S. Alipore  
Kol-27  
2nd floor



**SMT. RAMALA BANERJEE (PAN: ADRPB9018K), Aadhaar No. 3505 7622 8241, Mob: 93310 12829, wife of Late Sujit Kumar Banerjee, by faith – Hindu, by occupation – Housewife, Nationality – Indian, residing at 33, Jubilee Park, P.O. – Tollygunge, Police Station – Golfgreen (formerly Jadavpur), Kolkata-700033, District 24 Parganas (South), hereinafter called and referred to as the “OWNER” (which expression shall unless excluded by or repugnant to the context be deemed to include her heirs, executors, administrators, representatives and assigns) of the ONE PART.**

**AND**

**SRI SAMIT KUMAR BANERJEE (PAN: AEMPB2109P), Aadhaar No. 6687 5822 4776, Mob: +65 93397762, son of Late Sakti Kumar Banerjee, by faith – Hindu, by occupation – service, Nationality – Indian, residing at 15B, Jubilee Park, P.O. – Tollygunge, Police Station – Golfgreen (formerly Jadavpur), Kolkata-700033, District 24 Parganas (South), hereinafter called the “OWNER” (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, successors administrators, legal representatives and assigns) of the OTHER PART.**

**WHEREAS** by a Conveyance dated 29<sup>th</sup> January, 1941 and registered in Alipore Sub-Registration Office and recorded in Book No.I, Volume No.15, pages from 244 to 254, Being No.493 for the year 1941, the said Sourindra Nath Banerjee purchased a portion of revenue free tank with land being the western portion of the tank of Jubilee Park measuring 11 cottahs 12 chittacks and 9 sq.ft. delineated in the map or plan annexed thereto.

**AND WHEREAS** by a Deed of Gift dated 29<sup>th</sup> January, 1941 and registered in the District Sub-Registration Office at Alipore, and recorded in Book No.I, Volume No.30, pages from 38 to 41, Being No.492 for the year 1941, the said Sourindra Nath Banerjee became jointly entitled to middle portion of the said tank at Jubilee Park delineated in the map or plan thereto annexed and therein coloured green.

**AND WHEREAS** by a Conveyance dated the 11<sup>th</sup> day of October, 1944 and registered in the office of District – Sub-Registrar, Alipore and recorded in Book No.I, Volume No.77, pages from 171 to 180, Being No.3414 for the year 1944 one



District Sub-Registrar IV  
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*Sourindra Nath Banerjee son of Prosad Chandra Banerjee, purchased for consideration mentioned therein and became absolutely entitled to and possessed of a piece and parcel of a revenue free land measuring 4 (four) cottahs 5 (five) chittacks and 31 (thirty one) sq.ft. being Plot No.11, Jubilee Park and delineated in the map or plan thereto annexed.*

**AND WHEREAS** *by a Conveyance dated 29<sup>th</sup> May, 1945 and registered in the District – Sub-Registration office at Alipore and recorded in Book No.I, Volume No.30, pages from 250 – 261, said Sourindra Nath Banerjee purchased the other portion of the aforesaid Revenue free land of Jubilee Park measuring 14 cottahs 13 chittacks delineated in the map or plan thereto annexed thereto and therein border with yellow lines together with all rights title and interest as co-owner in the middle portion of the said tank with land measuring 3 cottahs 13 chittacks and 13 sq.ft. delineated in the map or plan annexed thereto with bordered in Blue line.*

**AND WHEREAS** *said Sourindra Nath Banerjee having purchased the eastern portion of the said tank of Jubilee Park in the manner aforesaid became the sole owner of the said tank with land thereto measuring in all 1 Bigha 10 cottahs 6 chittacks and 22 sq.ft. be the same a little more or less.*

**AND WHEREAS** *the said Sourindra Nath Banerjee while thus seized and possessed of and absolutely entitled to the said plot No.11 Jubilee Park has built or constructed one storied pucca building thereon.*

**AND WHEREAS** *the said piece or parcel of land known and numbered as Plot No.11 of Jubilee Park, whereon the said Sourindra Nath Banerjee has built constructed or erected the said building had been numbered known and assessed as municipal premises No.15A, Jubilee Park.*

**AND WHEREAS** *said Sourindra Nath Banerjee out of natural love and affection gifted all that the portion of revenue free land measuring 6 (six) cottahs be the same a little more or less, with one storied pucca building erected being formerly known as 11, Jubilee Park and portion out of the tank of the said jubilee Park lying on the west of the said plot No.11, appertaining to and forming part or portion of Municipal Premises No.15, Jubilee Park, lying and situated in Mouza - Chandpur,*



District Sub-Registrar IV  
Registrar U/S (2) of  
Registration Act  
Alipore, South 24 Parganas  
09 DEC 2022

*J.L. No.41, R.S. No.40, Touzi No.330B, being portion of C.S. Settlement Dag Nos.1110, 1111, 1112, 1113, 1114, 1115, Police Station – Tollygunge, District – 24 Parganas, being Premises No.15A, Jubilee Park with all structure buildings erected built or constructed thereon together with a portion out of the said tank forming part of the said municipal premises No.15, Jubilee Park, fully described in the Schedule mentioned therein and delineated in the map or plan hereto annexed and therein bordered red in favour of his wife Smt. Usha Banerjee, the Donee therein by virtue of Deed of Gift dated 18<sup>th</sup> May, 1962 registered in the office of Joint Sub-Registrar of Behala and recorded in Book No.I, Volume No.260, pages from 100 to 106, Being No. 2160 for the year 1942.*

**AND WHEREAS** *by virtue of the said regd. deed said Usha Banerjee became the sole and absolute owner of the said property and absolutely seized and possessed of the same.*

**AND WHEREAS** *while seized and possessed of the said property said Usha Banerjee died intestate on 25.02.1977 leaving behind her two sons namely son Sakti Banerjee and Sujit Kumar Banerjee and daughter Manjulika Mukherjee, as her heirs and legal representatives and the said property left by the deceased devolved upon them in equal shares according to Hindu Succession Law.*

**AND WHEREAS** *said Sakti Banerjee died intestate in the year of 1973 leaving behind his wife Hena Banerjee, one son Samit Kumar Banerjee and one daughter Soumita Chatterjee alias Samita Chatterjee as his heirs and legal representatives and the undivided share of the said property left by the deceased devolved upon them in equal shares according to Hindu Succession Law.*

**AND WHEREAS** *subsequently said Samit Kumar Banerjee filed a Partition Suit Before the Court of the Ld. 8<sup>th</sup> Civil Judge (Sr. Division) at Alipore, 24 Parganas (South) on 29.07.2005; being Title Suit No.21/2005 against the Sujit Kumar Banerjee, Hena Banerjee, Soumita Chatterjee alias Samita Chatterjee and Manjulika Mukherjee and final decree was passed on 07.09.2005.*

**AND WHEREAS** *by virtue of the said order passed by the Ld. Court, said Smt. Ramala Banerjee got **LOT -A** land measuring about 2 cottahs 2 chittacks 31 sq.ft.*



Handwritten text in Devanagari script, likely a registration number and date:  
Registration No. 100  
Alipur South 27 Kolar

08 DEC '21



(145.058 M<sup>2</sup>) more or less together with single storied dwelling house measuring about 100 sq. ft. more or less and Sri Samit Kumar Banerjee, got **LOT -B** land measuring about 3 cottahs 5 chittacks 19 sq.ft. more or less (223.303 M<sup>2</sup>) together with single storied dwelling house measuring about 503 sq. ft more or less of the said premises.

**AND WHEREAS** by virtue of the said partition decree Smt. Ramala Banerjee became the sole and absolute Owner of the said land measuring about 2 cottahs 2 chittacks 31 sq.ft. (145.058 M<sup>2</sup>) more or less together with single storied dwelling house measuring about 100 sq. ft. more or less being Premises No.15A, Jubilee Park, Police Station – Tollygunge thereafter Jadavpur now Golfgreen, Kolkata and absolutely seized and possessed of the same by mutating her name in the records of the Calcutta Municipal Corporation, under Assessee No.21-094-06-0027-3 and by paying taxes regularly.

**AND WHEREAS** by virtue of the said partition decree Sri Samit Kumar Banerjee became the sole and absolute Owner of the said land measuring about 3 cottahs 5 chittacks 19 sq.ft. more or less (223.303 M<sup>2</sup>) together with single storied dwelling house measuring about 503 sq. ft. more or less, being Premises No.15A, Jubilee Park, Police Station - Tollygunge thereafter Jadavpur now Golfgreen, Kolkata and absolutely seized and possessed of the same by mutating his name in the records of the Calcutta Municipal Corporation, and the said property known and numbered as Premises No.15A/2, Jubilee Park, Kolkata, under Assessee No.21-094-06-0226-9 and by paying taxes regularly.

**AND WHEREAS** both the Plots of land are contiguous and adjoining each other and both the parties herein are in exclusive possession and enjoyment thereof in exclusion of others.

**AND WHEREAS** to enjoy the maximum benefits from the said two properties i.e. land measuring about 2 (two) cottahs 2 (two) chittacks 31 (thirty one) sq.ft. be the same a little more or less, together with single storied building measuring about 503 sq.ft. being Premises No.15A, Jubilee Park, Police Station – Golfgreen (formerly Jadavpur), Kolkata – 700033, under K.M.C. Ward No.94, Assessee No.21-094-06-0027-3, District 24 Parganas (South), more fully particularly described in



सर्वोच्च न्यायालय  
नया दिल्ली  
दिल्ली  
19 DEC 1973

the **SCHEDULE "A"** hereunder written and another land measuring about 3 (three) cottahs 5 (five) chittacks 19 (nineteen) sq.ft. be the same a little more or less, together with single storied building standing thereon measuring about 500 sq.ft. being Premises No.15A/2, Jubilee Park, Police Station – Golfgreen (formerly Jadavpur), Kolkata – 700033, under K.M.C. Ward No.94, Assessee No.21-094-06-0226-9, District 24 Parganas (South), more fully particularly described in the **SCHEDULE "B"** hereunder written, both the parties hereto have decided to amalgamate their said two premises into one premises under single assessee and as such both the parties hereto have mutually agreed to amalgamate and transfer each of their respective ownership of their premises between them with an intention of amalgamation of two properties into single property viz. party of the one part shall amalgamate his land together with building thereon mentioned in the **SCHEDULE "A"** hereunder written with the party of the other part and the party of the other will also amalgamate his land together with his building thereon mentioned in the **SCHEDULE "B"** hereunder written with the party of the first party in lieu thereof.

**AND WHEREAS** both the parties hereto will amalgamate their said two adjacent property converted into one Premises under single Assessee total measuring about 5 (five) cottahs 08 (eight) chittacks 05 (five) sq.ft. more or less (i.e. land measuring about 2 (two) cottahs 2 (two) chittacks 31 (thirty one) sq.ft. more or less, in Premises No.15A, Jubilee Park, under K.M.C. Ward No.94, Assessee No.21-094-06-0027-3, more fully particularly described in the **SCHEDULE "A"** hereunder written and land measuring about 3 (three) cottahs 5 (five) chittacks 19 (nineteen) sq.ft. in Premises No.15A/2, Jubilee Park, under K.M.C. Ward No.94, Assessee No.21-094-06-0226-9, more fully particularly described in the **SCHEDULE "B"** hereunder written) together with single storied building thereon, morefully described in the **SCHEDULE "C"** hereunder written and mutate their names jointly in the Kolkata Municipal Corporation.

**NOW THIS DEED WITNESSES** that in pursuance of the aforesaid agreement and in consideration of the transfer effected by the Owner, the Party of the Other Part as hereunder appearing, the said Owner, party of the One Part as beneficial



DISTRICT SUB-REGISTRAR IV  
ALIPOR, DISTRICT OF JHARKHAND  
REGISTRATION TIAK  
Alipor, District of Jharkhand

15 DEC 2022

Owner of **SCHEDULE -A** property do hereby grant convey, transfer assign and assure undivided share of land together with structure unto and in favour of the said Owner, the Party of the Other Part, free from all encumbrances, **TO HAVE AND TO HOLD** the same absolutely in exchange for what is hereunder transferred by the said owner, the Other Part in favour of the Owner, the One Part and that the said Owner, the Other Part in further pursuance of the said agreement and in consideration of the transfer effected by the Owner, the One Part herein, as beneficial owner **SCHEDULE -B** property do hereby grant, convey, transfer assign and assure undivided 50 percent area/share of land together with structure unto and in favour of the said Owner, the Party of the One Part, free from all encumbrances, **TO HAVE AND TO HOLD** the same absolutely in exchange for what is hereunder transferred by the said Owner, the One Part in favour of the Owner, the Other Part as aforesaid.

**IT IS HEREBY AGREED AND DECLARED** that each Party has good right full power absolute authority and indefeasible title to give grant, transfer, and convey the property exchanged by this deed **AND THAT** each Party shall at all times hereafter peaceably and quietly hold, possess and enjoy the same jointly, and further do execute and perform every such act deed or thing as shall reasonably be required by the other for further and more perfectly assuring to the other the property hereby conveyed to him.

It is hereby further declared that:-

1. That the both the parties herein agreed that the said premises will be joint into one unit and shall be known as single premises and the parties herein will enjoy the entire portion as their own joint property.
2. That the both the parties also agree that they will enjoy the property and are the same for all practical purposes as an undivided and joint portion and they will not claim possession separately.
3. That it is also agreed between the parties hereto that they being the joint owners and the parties herein having undivided share they shall be treated as joint owners of the property.



District Sub-Registrar IV  
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4. That the both the parties herein also decided that the said entire **SCHEDULE -A** and **SCHEDULE -B** properties shall be mutated in the joint names of the parties herein before the Kolkata Municipal Corporation, and all other government, semi Government or the local self government Authority i.e. as and when the same will be necessary to all K.M.C. Rates and Taxes and other outgoings in respect of the said entire **SCHEDULE -A** and **SCHEDULE -B** property shall be borne by both the parties of the One Part and Other Part.
5. That the name of the parties herein shall be entitled to either to sell, develop, mortgage or any way encumber in respect of their undivided share separately in the said entire single property of **SCHEDULE -A** and **SCHEDULE -B** thereof without prior notice to other party and the said new premises entire property of both the parties hereto is described fully in the **SCHEDULE -C** written hereunder after amalgamation of **SCHEDULE -A** and **SCHEDULE -B** Schedule property.

**SCHEDULE -A ABOVE REFERRED TO**  
**(DETAILS OF PROPERTY OF OWNER OF ONE PART**  
**SMT. RAMALA BANERJEE)**

**ALL THAT** piece and parcel of land measuring about 2 (two) cottahs 2 (two) chittacks 31 (thirty one) sq.ft. more or less, together with single storied dwelling house standing thereon measuring about 100 sq.ft. more or less, lying and situated in Mouza - Chandpur, J.L. No.41, R.S. No.40, Touzi No.330B, being portion of C.S. Settlement Dag Nos.1110, 1111, 1112, 1113, 1114, 1115, Police Station - Tollygunge thereafter Jadavpur now Golfgreen, within the jurisdiction of the Kolkata Municipal Corporation, Ward No.094, being Premises No.15A, Jubilee Park, Kolkata - 700033, under K.M.C. Ward No.94, Assessee No.21-094-06-0027-3, District - 24 Parganas (South), clearly demarcated by **RED** border in the plan annexed hereto and the said property butted and bounded as follows:-

**ON THE NORTH** . . . : By 15 B Jubilee Park  
**ON THE SOUTH** : By 15A/2, Jubilee Park;  
**ON THE EAST** : By 17'-6" wide KMC Road;  
**ON THE WEST** : By Premises No. 15A/2, Jubilee Park;



District Sub-Registrar IV  
Registration (S. 2) (2019)  
Registration 1901  
Alipore, South 24 Parganas

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**SCHEDULE -B ABOVE REFERRED TO**  
**( Details of Property of Owner of the OTHER PART**  
**SHRI SAMIT KUMAR BANERJEE )**

**ALL THAT** piece and parcel of land measuring about **3 (three) cottahs 5 (five) chittacks 19 (nineteen) sq.ft.** more or less, together with single storied dwelling house standing thereon measuring about **503 sq.ft.** more or less, lying and situated in Mouza - Chandpur, J.L. No.41, R.S. No.40, Touzi No.330B, being portion of C.S. Settlement Dag Nos.1110, 1111, 1112, 1113, 1114, 1115, Police Station - Tollygunge thereafter Jadavpur now Golfgreen, within the jurisdiction of the Kolkata Municipal Corporation, Ward No.094, being Premises No.15A/2, Jubilee Park, Kolkata - 700033, under K.M.C. Ward No.94, Assessee No.21-094-06-0226-9, District - 24 Parganas (South), clearly demarcated by **GREEN** border in the plan annexed hereto and the said property butted and bounded as follows:-

- ON THE NORTH** : By 15 B, Jubilee Park;  
**ON THE SOUTH** : By 1, Jubilee Park;  
**ON THE EAST** : By 15A, Jubilee Park & 17'-6" wide KMC Road;  
**ON THE WEST** : By 15 C, Jubilee Park;

**SCHEDULE -C ABOVE REFERRED TO**  
**( Description of the entire Property )**

**ALL THAT** piece and parcel of entire land total measuring about **5 (five) Cottahs 8 (eight) Chittaks and 5 (five) Sq.ft.** together with single storied dwelling house standing thereon, total measuring about **603 sq.ft.** more or less, lying and situated in Mouza - Chandpur, J.L. No.41, R.S. No.40, Touzi No.330B, being portion of C.S. Settlement Dag Nos.1110, 1111, 1112, 1113, 1114, 1115, Police Station - Tollygunge thereafter Jadavpur now Golfgreen, Kolkata - 700033, within the jurisdiction of the Kolkata Municipal Corporation, Ward No.094, being Premises No.15A, Jubilee Park, under Assessee No.21-094-06-0027-3 and Premises No.15A/2, Jubilee Park, under Assessee No.21-094-06-0226-9, District - 24 Parganas (South) respectively, District 24 Parganas (South) and after amalgamation of two premises converted into single premises entire area Marked



District Sub-Registrar IV  
Registration / 12/81  
Registration 1401  
Alipore, Sub-24 Pergana

09 DEC 2022

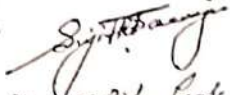

by **BLUE** Border in the Plan annexed hereto which is butted and bounded as follows:-

- ON THE NORTH** : By 15B, Jubilee Park;  
**ON THE SOUTH** : By 1, Jubilee Park;  
**ON THE EAST** : By 17'-6" (5.342 Mt.) wide KMC Road;  
**ON THE WEST** : By 15C, Jubilee Park;

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

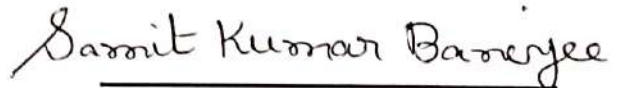
**SIGNED SEALED AND DELIVERED**

in the presence of:

1.   
 33 Jubilee Park, Tollygunge  
 West Bengal, Kolkata - 700033  
 3rd Floor
2.   
 33 Jubilee Park,  
 Tollygunge, Kolkata - 700033  
 2nd Floor.

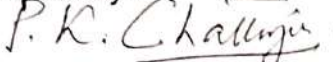
Ramala Banerjee

**SIGN. OF THE ONE PART**

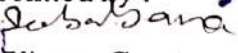


**SIGN. OF THE OTHER PART**

Drafted by:

  
 Advocate, 408/48/88  
 Alipore Court,  
 Kolkata - 700 027.

Printed by:

  
 Alipore Court,  
 Kolkata - 700 027.



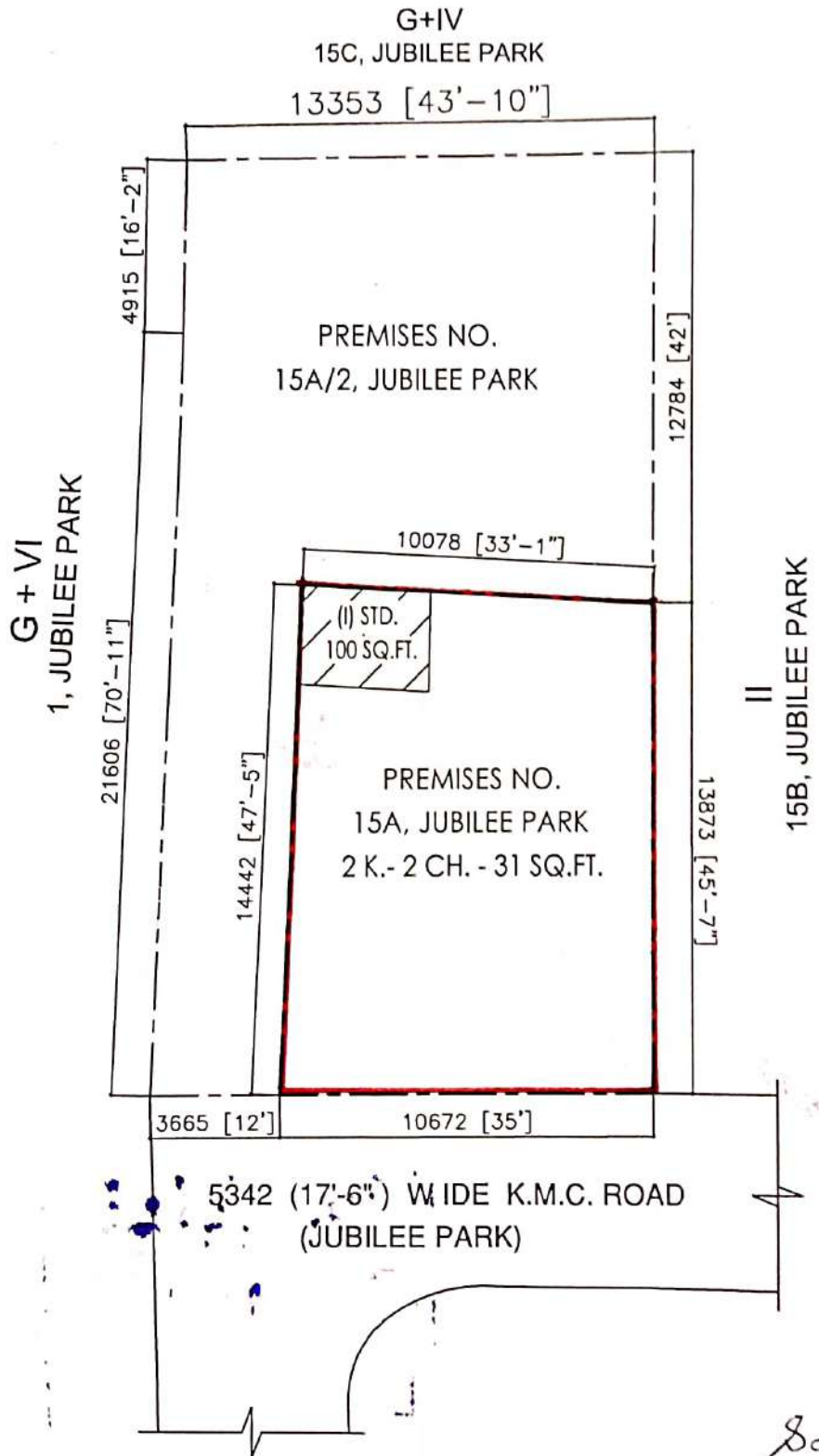
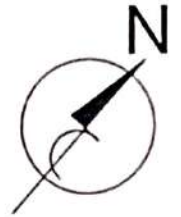
District Sub-Registrar IV  
Registration (S) (2) of  
Registration 1901  
Alipore, South 24 Parganas

19 DEC 2022

SITE PLAN FOR PREMISES NO. 15A, JUBILEE PARK, WARD NO.- 094,  
BOROUGH - X, KOLKATA - 700033, P.S.- TOLLYGUNGE.

AREA OF LAND = 2 K. - 02 CH. - 31 SQ.FT.

SCALE 1 : 200



Ramala Banerjee

Sarmit Kumar Banerjee  
SIGNATURE OF OWNER



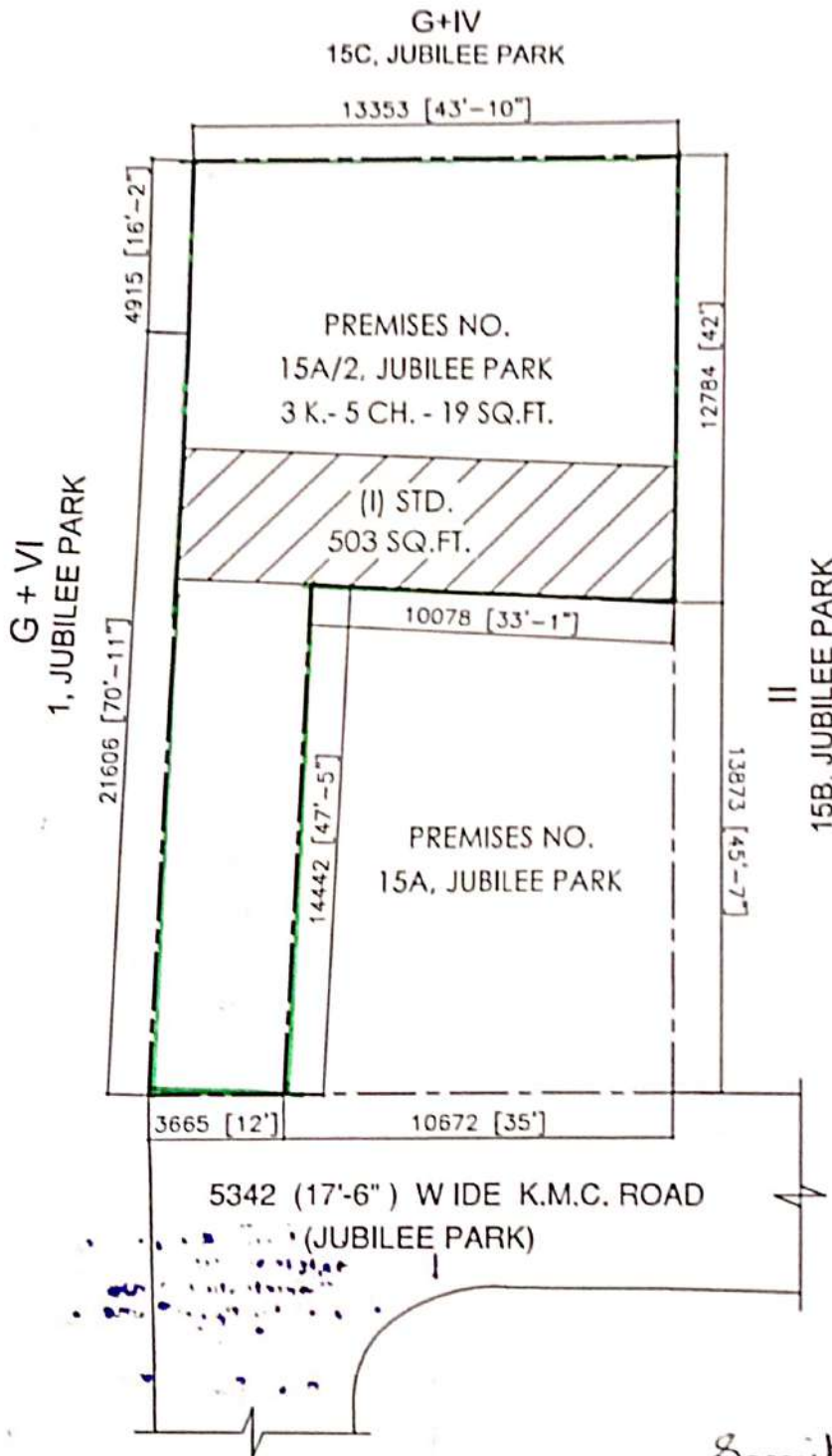
District Sub-Registrar IV  
Registration, S. 24 P.  
Registration 1901  
Alipore, South 24 Parganas

09 DEC 2022

SITE PLAN FOR PREMISES NO. 15A/2, JUBILEE PARK, WARD NO.- 094,  
BOROUGH - X, KOLKATA - 700033, P.S.- TOLLYGUNGE.

AREA OF LAND = 3 K. - 05 CH. - 19 SQ.FT.

SCALE 1 : 200



*Ramala Banerjee*

*Samit Kumar Banerjee*  
SIGNATURE OF OWNER



District Sub-Registrar IV  
Registration III / 12/91  
Registration 1401  
Alipore, South 24 Parganas

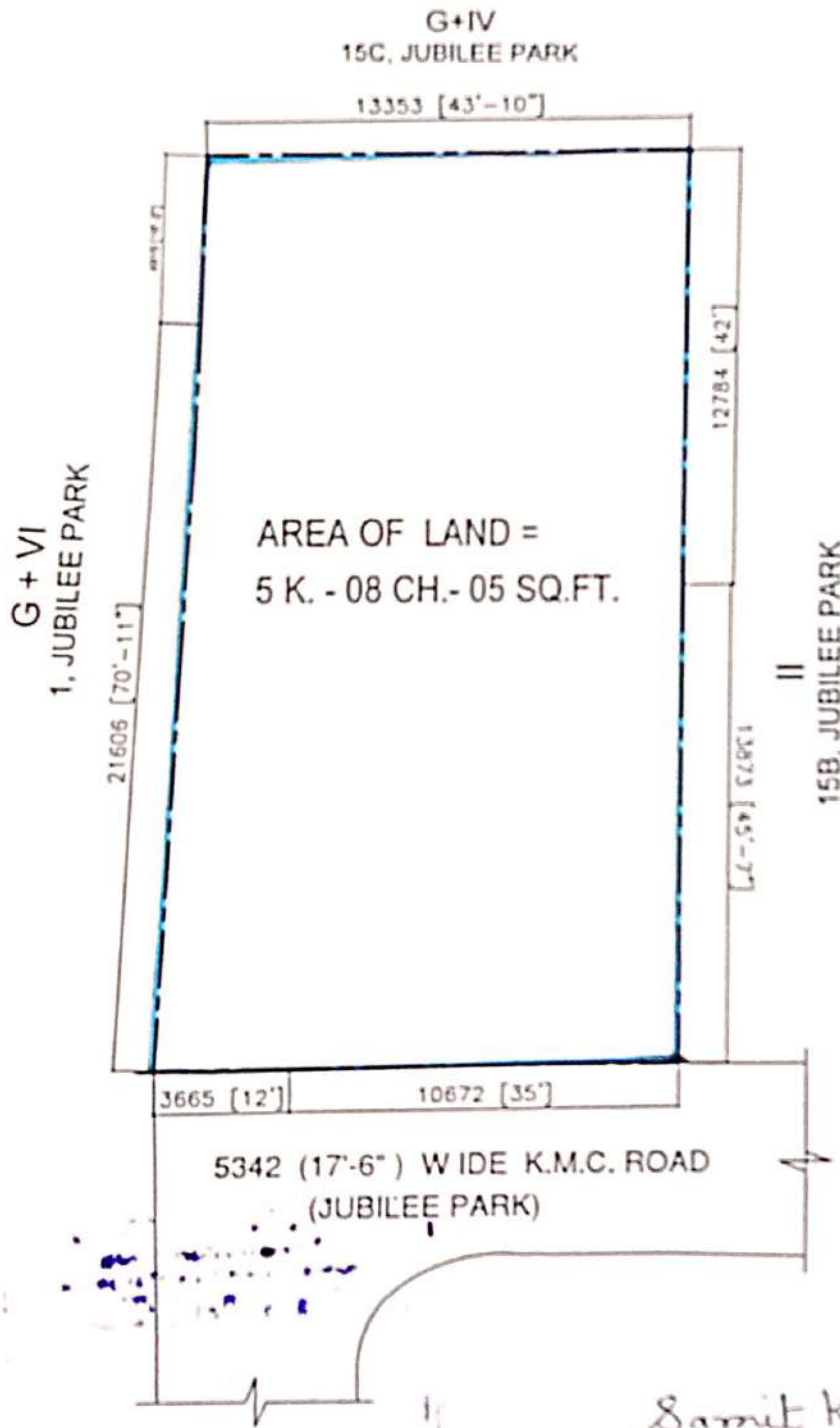
09 DEC 2022



SITE PLAN FOR PREMISES NO. 15A, JUBILEE PARK, WARD NO.- 094,  
BOROUGH - X, KOLKATA - 700033, P.S.- TOLLYGUNGE.

AREA OF LAND = 5 K. - 08 CH. - 05 SQ.FT.)

SCALE 1 : 200



Ramala Banerji.

Samit Kumar Banerjee

SIGNATURE OF OWNER



District Sub-Registrar IV  
Registration 1401  
Alipore, South 24 Parganas  
09 DEC 2022



	THUMB FINGER	FIRST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME : .....

SIGNATURE : .....



	THUMB FINGER	FIRST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME : .....

SIGNATURE : *Ramala Banerjee*



	THUMB FINGER	FIRST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME : .....

SIGNATURE : *Sanmit Kumar Banerjee*



	THUMB FINGER	FIRST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME : .....

SIGNATURE : .....



District Sub-Registrar IV  
Registration Unit (2) of  
Registration 1901  
Alpara, Subun 24 Pampanga




09 DEC 2022



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas  
Signature / LTI Sheet of Query No/Year 16042003447072/2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt Ramala Banerjee 33, Jubilee Park, City:- , P.O:- Tollygunge, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700033	Seller			Ramala Banerjee 09.12.2022
2	Shri Samit Kumar Banerjee 15b, Jubilee Park, City:- , P.O:- Tollygunge, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700033	Buyer			Samit Kumar Banerjee 09/12/2022
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Swapan Sardar Son of Mr. M Sardar, Alipore Police Court, City:-, P.O:- Alipore, P.S:-Alipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700027	Smt Ramala Banerjee, Shri Samit Kumar Banerjee			Swapan Sardar 9/12/2022

(Anupam Halder)  
DISTRICT SUB-  
REGISTRAR

1000



OFFICE OF THE O.S.R. -  
IV SOUTH 24 PARGANAS  
South 24 Parganas, West  
Bengal







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



192022230208349178

GRN Details

GRN:	192022230208349178	Payment Mode:	SBI Epay
GRN Date:	09/12/2022 11:45:08	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	2220877637135	BRN Date:	09/12/2022 11:46:18
Gateway Ref ID:	202234366696707	Method:	State Bank of India New PG DC
GRIPS Payment ID:	091220222020834916	Payment Init. Date:	09/12/2022 11:45:08
Payment Status:	Successful	Payment Ref. No:	2003447072/3/2022

[Query No\*/Query Year]

Depositor Details

Depositor's Name:	VINAY PURI
Address:	162/B/324, LAKE GARDENS KOLKATA, West Bengal, 700045
Mobile:	9748348206
Contact No:	9831023135
Depositor Status:	Others
Query No:	2003447072
Applicant's Name:	Mr P R Roy
Identification No:	2003447072/3/2022
Remarks:	Merger/Demerger, Amalgamation (Other than company amalgamation)
Period From (dd/mm/yyyy):	09/12/2022
Period To (dd/mm/yyyy):	09/12/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003447072/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	71236
2	2003447072/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	142545
<b>Total</b>				<b>213781</b>

IN WORDS: TWO LAKH THIRTEEN THOUSAND SEVEN HUNDRED EIGHTY ONE ONLY.



**Government of West Bengal**  
**Directorate of Registration & Stamp Revenue**  
**e-Assessment Slip**

Query No / Year	2003447072/2022	Office where deed will be registered
Query Date	06/12/2022 4:11:08 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	P R Roy Aliporer Police Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9748348206, Status :Advocate	
Transaction	Additional Transaction	
[1301] Merger/Demerger, Amalgamation (Other than company amalgamation)	[4308] Agreement [No of Agreement : 2]	
Set Forth value	Market Value	
	Rs. 1,42,53,122/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 71,286/- (Article:23)	Rs. 1,42,545/- (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. 50/-
Remarks		

**Land Details :**

District: South 24-Parganas, Thana: Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Jubilee Park, , Premises No: 15A, , Ward No: 094, Pin Code : 700033

Sch No	Plot Number	Khatian Number	Land UseROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	2 Katha 2 Chatak 31 Sq Ft		54,67,081/-	Width of Approach Road: 17 Ft.,

District: South 24-Parganas, Thana: Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Jubilee Park, , Premises No: 15A/2, , Ward No: 094, Pin Code : 700033

Sch No	Plot Number	Khatian Number	Land UseROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	(RS :-)		Bastu	3 Katha 5 Chatak 19 Sq Ft		84,19,516/-	Width of Approach Road: 17 Ft.,
Grand Total :				9.0865Dec	0/-	138,86,597 /-	

**Structure Details :**

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	0/-	27,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
S2	On Land L2	503 Sq Ft.	0/-	3,39,525/-	Structure Type: Structure



Query No: 2003447072 of 2022, Printed On : Dec 8 2022 4:57PM, Generated from wbregistration.gov.in

Gr. Floor, Area of floor : 503 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete

Total : 603 sq ft      0 /-      3,66,525 /-

**Seller Details :**

SI No	Name & address	Status	Execution Admission Details :
1	Smt Ramala Banerjee Wife of Late Sujit Kumar Banerjee, 33, Jubilee Park, City:- , P.O:- Tollygunge, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. adxxxxxx8k, Aadhaar No.: 35xxxxxxx8241, Status : Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

**Buyer Details :**

SI No	Name & address	Status	Execution Admission Details :
1	Shri Samit Kumar Banerjee Son of Late Sakti Kumar Banerjee, 15b, Jubilee Park, City:- , P.O:- Tollygunge, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. aexxxxx9p, Aadhaar No.: 66xxxxxxx4776, Status : Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

**Identifier Details :**

Name & address
Mr Swapan Sardar Son of Mr M Sardar Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Smt Ramala Banerjee, Shri Samit Kumar Banerjee

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Smt Ramala Banerjee	Shri Samit Kumar Banerjee-3.57729 Dec

**Transfer of property for L2**

SI.No	From	To. with area (Name-Area)
1	Smt Ramala Banerjee	Shri Samit Kumar Banerjee-5.50917 Dec

**Transfer of property for S1**

SI.No	From	To. with area (Name-Area)
1	Smt Ramala Banerjee	Shri Samit Kumar Banerjee-100 Sq Ft

**Transfer of property for S2**

SI.No	From	To. with area (Name-Area)
1	Smt Ramala Banerjee	Shri Samit Kumar Banerjee-503 Sq Ft



Query No: 2003447072 of 2022, Printed On : Dec 8 2022 4:57PM, Generated from wregistration.gov.in

Owner and Land or Building Details as received from KMC :				
Sl. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 210940600273 Premises No. : 15A Ward No. : 094 Street Name : JUBILEE PARK	Reference Deed No. : Date of Registration. : Office Where Registered :	Owner Name : SMT. RAMALA BANERJEE Owner Address : 33 JUBILEE PARK , CALCUTTA Pin No. : 700033	Character of Premises: Total Area of Land: 02 Cottah, 02 Chatak, 31 SqFeet,
L2	Assessment No. : 210940602269 Premises No. : 15A/2 Ward No. : 094 Street Name : JUBILEE PARK	Reference Deed No. : Date of Registration. : Office Where Registered :	Owner Name : SAMIT KUMAR BANERJEE Owner Address : 15B, JUBILEE PARK, , KOLKATA Pin No. : 700033	Character of Premises: Total Area of Land:

**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 05-01-2023) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 05-01-2023)
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. ALIPORE, 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



Query No: 2003447072 of 2022, Printed On : Dec 8 2022 4:57PM, Generated from wregistration.gov.in



# Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



091220222020834916

## GRIPS Payment Detail

GRIPS Payment ID:	091220222020834916	Payment Init. Date:	09/12/2022 11:45:08
Total Amount:	213781	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	2220877637135	BRN Date:	09/12/2022 11:46:18
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

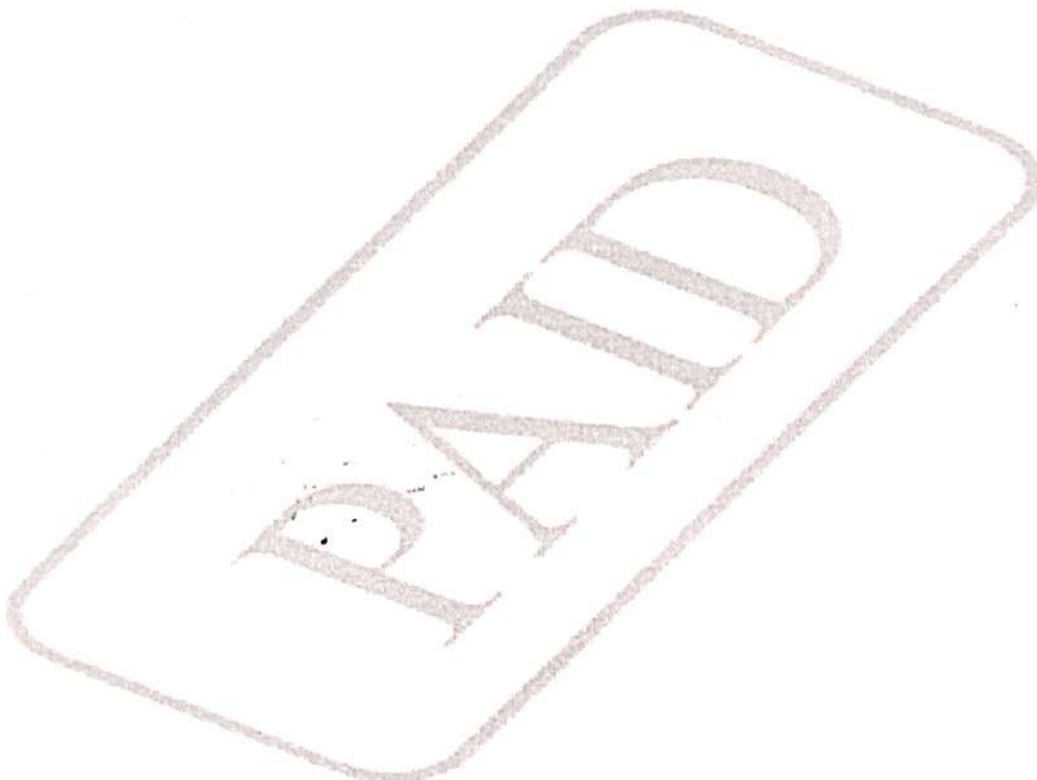
## Depositor Details

Depositor's Name: VINAY PURI  
Mobile: 9748348206

## Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230208349178	Directorate of Registration & Stamp Revenue	213781
Total			213781

IN WORDS: TWO LAKH THIRTEEN THOUSAND SEVEN HUNDRED EIGHTY ONE ONLY.  
DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.



## Major Information of the Deed

Deed No :	I-1604-14503/2022	Date of Registration	12/12/2022
Query No / Year	1604-2003447072/2022	Office where deed is registered	
Query Date	06/12/2022 4:11:08 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	P R Roy Aliporer Police Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9748348206, 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. 1,42,53,122/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 71,286/- (Article:23)	Rs. 1,42,577/- (Article:A(1), E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Jubilee Park, , Premises No: 15A, , Ward No: 094 Pin Code : 700033

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	2 Katha 2 Chatak 31 Sq Ft		54,67,081/-	Width of Approach Road: 17 Ft.,

District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Jubilee Park, , Premises No: 15A/2, , Ward No: 094 Pin Code : 700033

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	3 Katha 5 Chatak 19 Sq Ft		84,19,516/-	Width of Approach Road: 17 Ft.,
<b>Grand Total :</b>				<b>9.0865Dec</b>	<b>0 /-</b>	<b>138,86,597 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	0/-	27,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
S2	On Land L2	503 Sq Ft.	0/-	3,39,525/-	Structure Type: Structure
Gr. Floor, Area of floor : 503 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>603 sq ft</b>	<b>0 /-</b>	<b>3,66,525 /-</b>	

**Seller Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Smt Ramala Banerjee</b> Wife of Late Sujit Kumar Banerjee 33, Jubilee Park, City:- , P.O:- Tollygunge, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: adxxxxxx8k, Aadhaar No: 35xxxxxxx8241, Status :Individual, Executed by: Self, Date of Execution: 09/12/2022 , Admitted by: Self, Date of Admission: 09/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/12/2022 , Admitted by: Self, Date of Admission: 09/12/2022 ,Place : Pvt. Residence

**Buyer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Shri Samit Kumar Banerjee (Presentant )</b> Son of Late Sakti Kumar Banerjee 15b, Jubilee Park, City:- , P.O:- Tollygunge, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: aexxxxxx9p, Aadhaar No: 66xxxxxxx4776, Status :Individual, Executed by: Self, Date of Execution: 09/12/2022 , Admitted by: Self, Date of Admission: 09/12/2022 ,Place : Pvt. Residence

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Swapan Sardar</b> Son of Mr M Sardar Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
Identifier Of Smt Ramala Banerjee, Shri Samit Kumar Banerjee			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Smt Ramala Banerjee	Shri Samit Kumar Banerjee-3.57729 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Smt Ramala Banerjee	Shri Samit Kumar Banerjee-5.50917 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Smt Ramala Banerjee	Shri Samit Kumar Banerjee-100.00000000 Sq Ft

**Transfer of property for S2**

Sl.No	From	To. with area (Name-Area)
1	Smt Ramala Banerjee	Shri Samit Kumar Banerjee-503.00000000 Sq Ft



**On 09-12-2022**

**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 17:20 hrs on 09-12-2022, at the Private residence by Shri Samit Kumar Banerjee, Claimant.

**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 1,42,53,122/-

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

Execution is admitted on 09/12/2022 by 1. Smt Ramala Banerjee, Wife of Late Sujit Kumar Banerjee, 33, Jubilee Park, P.O: Tollygunge, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by Profession House wife, 2. Shri Samit Kumar Banerjee, Son of Late Sakti Kumar Banerjee, 15b, Jubilee Park, P.O: Tollygunge, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by Profession Service

Indetified by Mr Swapan Sardar, , Son of Mr M Sardar, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

*(Signature)*

Anupam Halder  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

**On 12-12-2022**

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 1,42,577.00/- ( A(1) = Rs 1,42,531.00/- ,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 1,42,545/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/12/2022 11:46AM with Govt. Ref. No: 192022230208349178 on 09-12-2022, Amount Rs: 1,42,545/-, Bank: SBI EPay ( SBlePay), Ref. No. 2220877637135 on 09-12-2022, Head of Account 0030-03-104-001-16

### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 71,236/- and Stamp Duty paid by Stamp Rs 50.00/- by online = Rs 71,236/-

#### Description of Stamp

1. Stamp: Type: Impressed, Serial no 20857, Amount: Rs.50.00/-, Date of Purchase: 24/11/2022, Vendor name: SUBHANKAR DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/12/2022 11:40AM with Govt. Ref. No. 192022230208349178 on 09-12-2022, Amount Rs: 71,236/-, Bank: SBI EPay ( SBIEPay), Ref. No. 2220877637135 on 09-12-2022, Head of Account 0030-02-103-003-02



Anupam Halder  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 428980 to 429004

being No 160414503 for the year 2022.



Digitally signed by ANUPAM HALDER

Date: 2022.12.14 12:56:45 +05:30

Reason: Digital Signing of Deed.

*Anupam Halder*

(Anupam Halder) 2022/12/14 12:56:45 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)