

3952/2025

3797/2025



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



AV 119281

16/30

12/6765

1-28265734

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

Additional Registrar of Assurances-IV, Kolkata

Additional Registrar of Assurances-IV, Kolkata

17 MAR 2025

DEED OF AMALGAMATION

1. Date : 12th March, 2025
2. Place : Kolkata
3. Parties :

JAYSHREE SAHA
ADVOCATE
BSCC BAR ASSOCIATION
4th Floor, City Club Court
B-1, K. S. Roy Road, K-1
Kolkata-700 001

FILE	
NO.	
12 MAR 2025	
SURANJAN MUKHERJEE	
Lawyer, Supreme Court	
C.C. 12	
K. S. Roy Road, K-1	

12 MAR 2025
12 MAR 2025



12 MAR 2025	
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Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



120320252044300372

GRIPS Payment Detail

GRIPS Payment ID:	120320252044300372	Payment Init. Date:	12/03/2025 12:39:45
Total Amount:	423894	No of GRN:	1
Bank Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	5900856908823	BRN Date:	12/03/2025 12:40:03
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mrs Jayshree Saha
Mobile: 9831119081

Payment (GRN) Details

SL No.	GRN	Department	Amount (₹)
1	192024250443003738	Directorate of Registration & Stamp Revenue	423894
Total			423894

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

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.

- 3.1.1 **USHA CHAKRABORTY [PAN. AOTPC3350C], [AADHAAR NO. 658245890696] [DOB : 19.03.1975] [MOBILE NO. 9007732725]**, wife of Late Tapas Chakraborty, daughter in law of Late Jiban Kumar Chakraborty, by faith - Hindu, by occupation - House wife, by nationality - Indian, residing at F/F-7/1, Hatiara Road, P.O. Jyangra, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal.
- 3.1.2 **SAYAN CHAKRABORTY [MINOR] [AADHAAR NO. 872854100982] [DOB :14.01.2015]** son of Late Tapas Chakraborty, grand son of Late Jiban Kumar Chakraborty, by faith - Hindu, by occupation - Student, by nationality - Indian, residing at F/F-7/1, Hatiara Road, P.O. Jyangra, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal, represented by his natural guardian, his mother, **USHA CHAKRABORTY [PAN. AOTPC3350C], [AADHAAR NO. 658245890696] [DOB : 19.03.1975] [MOBILE NO. 9007732725]**, wife of Late Tapas Chakraborty, daughter in law of Late Jiban Kumar Chakraborty, by faith - Hindu, by occupation - House wife, by nationality - Indian, residing at F/F-7/1, Hatiara Road, P.O. Jyangra, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal.
- 3.1.3 **SOUMI CHAKRABORTY [PAN. CQDPC1209A], [AADHAAR NO. 686925256902] [DOB : 30.12.2003] [MOBILE NO. 7439466202]**, daughter of Late Tapas Chakraborty, grand daughter of Late Jiban Kumar Chakraborty, by faith - Hindu, by occupation - Student, by nationality - Indian, residing at F/F-7/1, Hatiara Road, P.O. Jyangra, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal.



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RAKHI BHATTACHARYA [PAN. BZTPB3881P], [AADHAAR NO. 258137296936] [DOB : 05.01.1971] [MOBILE NO. 8601201687], wife of Tara Nath Bhattacharya, daughter of Late Jiban Kumar Chakraborty, by faith - Hindu, by occupation - House wife, by nationality - Indian, residing at D-32/153, Devnathpura, Bangalitola, P.O. Bangalitola, P.S. Dashashwmech, District - Varanasi, Pin - 221001, Uttar Pradesh.

MADHABI SAHA [PAN. DVOPS7522H], [AADHAAR NO. 824973117903] [DOB : 02.01.1976] [MOBILE NO. 9330795665], wife of Goutam Saha, daughter of Late Jiban Kumar Chakraborty, by faith - Hindu, by occupation - House wife, by nationality - Indian, residing at 6, Khalisha Kota Pally, Birati, P.O. Birati, P.S. Dum Dum, Kolkata - 700051, District North 24 Parganas, West Bengal. The said Usha Chakraborty, Soumi Chakraborty, Rakhi Bhattacharya & Madhabi Saha are represented byt their constituted attorney, **ANIKET CONSTRUCTIONS [PAN. AIWPB8626P]**, a Proprietorship Concern, having its office at Indrani Apartment, 2nd Floor, Dr. B.C. Roy Sarani, Jyangra, Uttarayan, P.O. Deshbandhu Nagar, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal, represented by its Proprietor namely **AVIJIT BOSE [PAN. AIWPB8626P], [AADHAAR NO. 592357298154] [D.O.B. : 10.07.1981] [MOBILE NO. 9836770322]**, son of Sital Bose, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Flat No. 3G, 3rd Floor, Ganapati Garden, Block-B, Hatiara Road, P.O. Jyangra, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal. Hereinafter called and referred to as the **"OWNER/FIRST PARTY"** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs,



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



192024250443003738

GRN Details

GRN:	192024250443003738	Payment Mode:	SBI Epay
GRN Date:	12/03/2025 12:39:45	Bank/Gateway:	SBIePay Payment Gateway
BRN :	5900856908823	BRN Date:	12/03/2025 12:40:03
Gateway Ref ID:	257178718208	Method:	HDFC Retail Bank NB
GRIPS Payment ID:	120320252044300372	Payment Init. Date:	12/03/2025 12:39:45
Payment Status:	Successful	Payment Ref. No:	2000676575/6/2025

[Query No*/Query Year]

Depositor Details

Depositor's Name: Mrs Jayshree Saha
Address: 20A Kali Dutta Street Kolkata 700005
Mobile: 9831119081
Period From (dd/mm/yyyy): 12/03/2025
Period To (dd/mm/yyyy): 12/03/2025
Payment Ref ID: 2000676575/6/2025
Dept Ref ID/DRN: 2000676575/6/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000676575/6/2025	Property Registration- Stamp duty	0030-02-103-003-02	141236
2	2000676575/6/2025	Property Registration- Registration Fees	0030-03-104-001-16	282658
Total				423894

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

executors, administrators, legal representatives and assigns of the
FIRST PART.

AND

- 3.2 **PRADIP SINHA [PAN. AJZPS8554M], [AADHAAR NO. 588138161669] [DOB : 06.02.1968] [MOBILE NO. 9804716610]**, son of Late Balaram Sinha & Late Saraswati Sinha, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at F/F-7, Hatiara Road, Rajarhat Gopalpur (M), P.O. Jyangra, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal.
- 3.2.1 **PURNIMA CHAKRABORTY [PAN. AXMPC5552A], [AADHAAR NO. 716273436831] [DOB : 01.01.1969] [MOBILE NO. 9830622770]** wife of Ratan Chakraborty, daughter of Late Balaram Sinha & Late Saraswati Sinha, by faith - Hindu, by occupation - House wife, by nationality - Indian, residing at 41, Yogipara Road, South Dum Dum (M), P.O. Dum Dum, P.S. Dum Dum, Kolkata - 700028, District North 24 Parganas, West Bengal.
- 3.2.2 **TUNU KAHAR [PAN. DZFPPK0760Q], [AADHAAR NO. 791536638965] [DOB : 01.01.1969] [MOBILE NO. 8442902801]**, wife of Mohan Ram Kahar, daughter of Late Balaram Sinha & Late Saraswati Sinha, by faith - Hindu, by occupation - House wife, by nationality - Indian, residing at 14/16, Sujan Bagan, Kathgola More, Chinchurah(p) P.O. Chinchurah & P.S. Chinshurah, District - Hooghly, Pin - 712101, West Bengal.
- 3.2.3 **RITA SINHA [PAN. CTSPS8398Q], [AADHAAR NO. 319745237202] [DOB : 14.04.1965] [MOBILE NO. 8017189457]**, wife of Late Rajkumar Sinha, daughter in law of Late Balaram Sinha & Late Saraswati Sinha, by faith - Hindu, by



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occupation - House wife, by nationality - Indian, residing at F/F-7, Hatiara Road, Rajarhat Gopalpur (M), P.O. Jyangra, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal.

3.2.4 **VICKY SINHA** [PAN. CCCPS9605R], [AADHAAR NO. 822793430641] [DOB : 10.07.1990] [MOBILE NO. 9804472189], son of Late Raj Kumar Sinha, grand son of Late Balaram Sinha & Late Saraswati Sinha, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at F/F-7, Hatiara Road, Rajarhat Gopalpur (M), P.O. Jyangra, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal.

3.2.5 **TUMPA BHOWMICK** [PAN. BATPB2748C], [AADHAAR NO. 351337348298] [DOB : 15.06.1983] [MOBILE NO. 9883103593], daughter of Late Raju Sinha @ Late Raj Kumar Sinha, grand daughter of Late Balaram Sinha & Late Saraswati Sinha, by faith - Hindu, by occupation - House wife, by nationality - Indian, residing at 7/8, Netai Nagar Green Park, Mukundapur, P.O. Mukundapur, P.S. Purba Jadavpur, Kolkata - 700099, District South 24 Parganas, West Bengal.

3.2.6 **PAMPA SINHA** [PAN. CTSPS8456D], [AADHAAR NO. 721629424533] [DOB : 30.06.1987] [MOBILE NO. 8240709150], daughter of Late Raj Kumar Sinha, grand daughter of Late Balaram Sinha & Late Saraswati Sinha, by faith - Hindu, by occupation - House hold work, by nationality - Indian, residing at F/F-7, Hatiara Road, Rajarhat Gopalpur (M), P.O. Jyangra, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal.



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
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- 3.2.7 **MAYA SINHA [PAN. IFTPS6619H], [AADHAAR NO. 878925369880] [DOB : 15.04.1972] [MOBILE NO. 9748450853]**, wife of Late Ashok Sinha, daughter in law of Late Balaram Sinha & Late Saraswati Sinha, by faith - Hindu, by occupation - House wife, by nationality - Indian, residing at F/F-7, Hatiara Road, Rajarhat Gopalpur (M), P.O. Jyangra, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal.
- 3.2.8 **SONU SAHA [PAN. CZFPS9153L], [AADHAAR NO. 646150408933] [DOB : 02.06.1989] [MOBILE NO. 9830594599]**, wife of Partha Saha, daughter of Late Ashok Kumar Sinha @ Late Ashok Sinha, grand daughter of Late Balaram Sinha & Late Saraswati Sinha, by faith - Hindu, by occupation - House wife, by nationality - Indian, residing at Binodini Avenue, Hatiara, Rajarhat Gopalpur (M), P.O. Hatiara & P.S. Eco Park, Kolkata - 700157, District North 24 Parganas, West Bengal.
- 3.2.9 **SAMPA SINHA [PAN. LCSPS3692B], [AADHAAR NO. 305897438078] [DOB : 15.02.1993] [MOBILE NO. 8910071626]**, daughter of Late Ashoke Sinha, grand daughter of Late Balaram Sinha & Late Saraswati Sinha, by faith - Hindu, by occupation - House hold work, by nationality - Indian, residing at F/F-7, Hatiara Road, Rajarhat Gopalpur (M), P.O. Jyangra, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal.
- 3.2.10 **SOMNATH SINHA [PAN. LCSPS3695G], [AADHAAR NO. 550026528718] [DOB : 08.05.1995] [MOBILE NO. 8697569133]**, son of Late Ashoke Sinha, grand son of Late Balaram Sinha & Late Saraswati Sinha, by faith - Hindu, by occupation - Service, by nationality - Indian, residing at F/F-7,



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ADDITIONAL REGISTRAR
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Hatiara Road, Rajarhat Gopalpur (M), P.O. Jyangra, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal.

- 3.2.11 **TAPAS CHOWDHURY [PAN. BZKPC2903A], [AADHAAR NO. 891802851883] [DOB : 22.05.1980] [MOBILE NO. 9748343546]**, son of Late Shanti Chowdhury & Late Gita Rani Chowdhury, grand son of Late Balaram Sinha & Late Saraswati Sinha, by faith - Hindu, by occupation - Service, by nationality - Indian, residing at 58/5A/H/20, B.T. Road, Cossipore, Cossipore H.O, P.O. Sarbomongola, P.S. Cossipore, Kolkata - 700002, District North 24 Parganas, West Bengal.
- 3.2.12 **RINA SINGH [PAN. LCSPS3619A], [AADHAAR NO. 630089683903] [DOB : 02.11.1975] [MOBILE NO. 8240880264]**, wife of Tej Kumar Singh, daughter of Late Santi Chowdhury & Late Gita Rani Chowdhury, grand daughter of Late Balaram Sinha & Late Saraswati Sinha, by faith - Hindu, by occupation - House wife, by nationality - Indian, residing at Mohiari Chandibagan, P.O. Andul, P.S. Domjur, District - Howrah, Pin - 711302, West Bengal.
- 3.2.13 **RUNU CHOWDHURY [PAN. AQFPC7961H], [AADHAAR NO. 254128839446] [DOB : 01.01.1974] [MOBILE NO. 9163525045]**, wife of Saraj Thakur, daughter of Late Shanti Chowdhury & Late Gita Rani Chowdhury, grand Late Balaram Sinha & Late Saraswati Sinha, by faith - Hindu, by occupation - House wife, by nationality - Indian, residing at 58/5A, B.T. Road, Cossipore, P.O. Sarbomongola, P.S. Cossipore, Kolkata - 700002, District North 24 Parganas, West Bengal. The said Pradip Sinha, Purnima Chakraborty, Tunu Kahar, Rita Sinha, Vicky Sinha, Tumpa Bhowmick, Pampa Sinha, Maya Sinha, Sampa Sinha, Sonu Saha, Somnath Sinha, Tapas Chowdhury, Rina Singh &



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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

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Runu Chowdhury are represented by their constituted attorney, **ANIKET CONSTRUCTIONS [PAN. AIWPB8626P]**, a Proprietorship Concern, having its office at Indrani Apartment, 2nd Floor, Dr. B.C. Roy Sarani, Jyangra, Uttarayan, P.O. Deshbandhu Nagar, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal, represented by its Proprietor namely **AVIJIT BOSE [PAN. AIWPB8626P], [AADHAAR NO. 592357298154] [D.O.B. : 10.07.1981] [MOBILE NO. 9836770322]**, son of Sital Bose, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Flat No. 3G, 3rd Floor, Ganapati Garden, Block-B, Hatiara Road, P.O. Jyangra, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal. Hereinafter called and referred to as the **"OWNER/SECOND PARTY"** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns of the **SECOND PART**).

AND

- 3.3.1 **USHA CHAKRABORTY [PAN. AOTPC3350C], [AADHAAR NO. 658245890696] [DOB : 19.03.1975] [MOBILE NO. 9007732725]**, wife of Late Tapas Chakraborty, daughter in law of Late Jiban Kumar Chakraborty, by faith - Hindu, by occupation - House wife, by nationality - Indian, residing at F/F-7/1, Hatiara Road, P.O. Jyangra, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal.
- 3.3.2 **SOUMI CHAKRABORTY [PAN. CQDPC1209A], [AADHAAR NO. 686925256902] [DOB : 30.12.2003] [MOBILE NO. 7439466202]**, daughter of Late Tapas Chakraborty, grand daughter of Late Jiban Kumar Chakraborty, by faith - Hindu, by occupation - Student, by nationality - Indian, residing at F/F-



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7/1, Hatiara Road, P.O. Jyangra, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal.

- 3.3.3 **SAYAN CHAKRABORTY [MINOR] [AADHAAR NO. 872854100982] [DOB : 14.01.2015]**, son of Late Tapas Chakraborty, grand son of Late Jiban Kumar Chakraborty, by faith - Hindu, by occupation - Student, by nationality - Indian, residing at F/F-7/1, Hatiara Road, P.O. Jyangra, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal, represented by his natural guardian, his mother, **USHA CHAKRABORTY [PAN. AOTPC3350C], [AADHAAR NO. 658245890696] [DOB : 19.03.1975] [MOBILE NO. 9007732725]**, wife of Late Tapas Chakraborty, daughter in law of Late Jiban Kumar Chakraborty, by faith - Hindu, by occupation - House wife, by nationality - Indian, residing at F/F-7/1, Hatiara Road, P.O. Jyangra, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal. Hereinafter jointly and collectively called and referred to as the **“OWNERS/THIRD PARTY”** (which terms or expression shall unless excluded ,by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns of the **THIRD PART**.

AND

- 3.4.1 **SUKLA SAHA [PAN. BREPS7555J], [AADHAAR NO. 317047513899] [DOB : 21.03.1970] [MOBILE NO. 9830228570]**, wife of Late Provat Saha, daughter of Late Satya Ranjan Saha & Late Kanan Saha, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at AC-12/7, Deshbandhu Nagar, P.O. Jyangra, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal.



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- 3.4.2 **SUMAN SAHA** [PAN. **BLBPS1423G**], [AADHAAR NO. **660739036508**] [DOB : **25.12.1971**] [MOBILE NO. **9831589148**], son of Late Satya Ranjan Saha & Late Kanan Saha, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at FE-2/7, Vidyasagar Pally, P.O. Jyangra, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal.
- 3.4.3 **SUSMITA SAHA** [PAN. **BURPS5295K**], [AADHAAR NO. **934583067617**] [DOB : **30.12.1975**] [MOBILE NO. **9230841666**], daughter of Late Satya Ranjan Saha & Late Kanan Saha, by faith - Hindu, by occupation - Self Employed, by nationality - Indian, residing at FE-2/7, Vidyasagar Pally, P.O. Jyangra, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal. The said Sukla Saha, Suman Saha & Susmita Saha are represented by their constituted attorney, **ANIKET CONSTRUCTIONS** [PAN. **AIWPB8626P**], a Proprietorship Concern, having its office at Indrani Apartment, 2nd Floor, Dr. B.C. Roy Sarani, Jyangra, Uttarayan, P.O. Deshbandhu Nagar, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal, represented by its Proprietor namely **AVIJIT BOSE** [PAN. **AIWPB8626P**], [AADHAAR NO. **592357298154**] [D.O.B. : **10.07.1981**] [MOBILE NO. **9836770322**], son of Sital Bose, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Flat No. 3G, 3rd Floor, Ganapati Garden, Block-B, Hatiara Road, P.O. Jyangra, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal. Hereinafter called and referred to as the **"OWNER/FOURTH PARTY"** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns of the **FOURTH PART**.



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The First Party to Fourth Party collectively Parties and individually Party.

4. **NOW THIS DEED OF AMALGAMATION WITNESSETH AS FOLLOWS :**

4.1 **OWNERSHIP OF FIRST PARTY HEREIN, AND EXECUTION OF REGISTERED DEVELOPMENT AGREEMENT :**

4.1.1 **Ownership of the First Part :** One (1) Usha Chakraborty, (1a) Soumi Chakraborty, (1b) Sayan Chakraborty [Minor], (2) Rakhi Bhattacharya (3) Madhabi Saha, Owner/First Party herein, are the absolute joint owners of **ALL THAT** piece and parcel of land measuring :

C.S. Dag No.	R.S. Dag No.	C.S. Khatian No.	R.S. Khatian No.	Nature of Land	Total Land Area K-CH-SFT.
1493	1541	199	158	Sali	04-05-00
1492	1540	69	1023	Sali	01-03-00
1494	1542	416	410	Sali	00-08-00
					06-00-00

In total a demarcated plot of land measuring **6 (Six) Cottahs** be **the same a little more or less**, comprised in C.S. Dag Nos. 1493, 1492 & 1494, corresponding to **R.S. Dag Nos. 1541, 1540 & 1542**, under C.S. Khatian Nos. 199, 69 & 416, **R.S. Khatian Nos. 158, 1023 & 410**, lying and situate at **Mouza - Jyangra**, J.L. No. 16, Re. Sa. No. 114, Touzi No. 3027, Pargana - Kalikata, P.S. Baguiati, A.D.S.R.O. Rajarhat, New Town, within the local limit of formerly Rajarhat Gopalpur Municipality, having Holding No. Block-A, 79/N, in Ward No. 28, presently within the local limit of Bidhannagar Municipal Corporation, having Holding No. 79/N, Block-A, Jyangra, in Ward No. 13, having Assessee No. 20033120277, having Premises No. F/F-7/1, Jyangra, P.O. Jyangra, Kolkata - 700059, in the District North 24 Parganas, in



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the State of West Bengal, and which is more fully described in the **FIRST SCHEDULE** hereunder written.

- 4.1.2 **Absolute Ownership of Jiban Kumar Chakraborty :** That originally Jiban Kumar Chakraborty became the absolute owner of the aforesaid 6 Cottahs of land equivalent to 10 decimal by virtue of purchase from Registered Deed of Conveyance under Deed no. 312 for the year 1979 and after purchase duly mutated his name in the records of Rajarhat Gopalpur Municipality. having Holding No. 79/N, Block-A, Jyangra, and after formation of Bidhannagar Municipal Corporation mutated his name in the records of Bidhannagar Municipal Corporation having holding no. 79/N, Block-"A" Jyangra in Ward No. 13, having Assessee No. 20033120277, having Premises No. F/F-7/1, Jyangra, P.O. Jyangra, Kolkata - 700059, in the District North 24 Parganas.
- 4.1.3. **Demise of Jiban Kumar Chakraborty :** That the said Jiban Kumar Chakraborty died intestate on 07.05.2016 leaving behind him surviving his son namely Tapas Chakraborty and two daughters namely Rakhi Bhattacharya, wife of Tarak Nath Bhattacharya and Madhabi Saha, w/o. Goutam Saha as his legal heirs and successors in respect of the said land left by the said Jiban Kumar Chakraborty and each became entitled to undivided 1/3rd share in the said property. It is mentioned that wife of the said Jiban Kumar Chakraborty namely Usha Chakraborty predeceased him on 22.07.2008.
- 4.1.4 **Absolute Ownership of Tapas Chakraborty, Rakhi Bhattacharya and Madhabi Saha :** That on the basis of inheritance and by virtue of the Law of succession, the said Tapas Chakraborty and two daughters namely Rakhi Bhattacharya, wife of Tarak Nath Bhattacharya and Madhabi Saha, w/o. Goutam Saha became the joint owners of the



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aforesaid 6 Cottahs equivalent to 10 decimals of land more or less.

- 4.1.5 **Death of Tapas Chakraborty** : That the said Tapas Chakraborty son of late Jiban Kumar Chakraborty died intestate on 11.10.2020 leaving behind him surviving his wife Usha Chakraborty, daughter (1a) Soumi Chakraborty, and minor son (1b) Sayan Chakraborty as his legal heirs and successors in respect of the undivided 1/3rd share in the aforesaid property left by the deceased Tapas Chakraborty.
- 4.1.6. **Absolute Ownership of 1) Usha Chakraborty, (1a) Soumi Chakraborty, (1b) Sayan Chakraborty [Minor], (2) Rakhi Bhattacharya (3) Madhabi Saha** : That on the basis of the aforementioned facts and circumstances and by virtue of inheritance from Jiban Kumar Chakraborty and Tapas Chakraborty, the parties of the First Part are the joint Owners of the aforesaid land morefully and particularly described and mentioned in the First Schedule written hereunder.
- 4.1.7 **Registered Development Agreement & Registered Power of Attorney after Registered Development Agreement by (1) Usha Chakraborty, (1a) Soumi Chakraborty, (2) Rakhi Bhattacharya (3) Madhabi Saha**, : The said (1) Usha Chakraborty, (1a) Soumi Chakraborty, (2) Rakhi Bhattacharya (3) Madhabi Saha, Owners/First Party herein, have jointly entered into a Registered Development Agreement with one Aniket Constructions, for developing their aforesaid land and which is more fully described in the First Schedule hereunder written, with some terms and conditions mentioned therein. The said Development Agreement was registered on 16.03.2023, registered in the office of the A.R.A. II, Kolkata and recorded in Book No. I, Volume No. 1902-2023, Pages 116542 to 116576, being Deed No. 190203532 for the year 2023.



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- 4.1.8 The said (1) Usha Chakraborty, (1a) Soumi Chakraborty, (2) Rakhi Bhattacharya (3) Madhabi Saha, Owner / First Party herein, have jointly executed a Power of Attorney after Registered Development Agreement in favour of the said Aniket Constructions, which was registered on 16.03.2023, registered in the office of the A.R.A.II, Kolkata and recorded in Book No. I, Volume No. 1902-2023, Pages 116614 to 116632, being Deed No. 190203541 for the year 2023.

This is to be mentioned here that in the aforesaid Development Agreement and registered Power of attorney due to some bonafide mistake the name of the minor son Sayan Chakraborty was not included and rectify the said mistake and also to avoid any dispute with regard to any future claim and title the said Usha Chakraborty, Soumi Chakraborty along with their minor co owner, Sayan Chakraborty executed a fresh Registered Development Agreement with the said Aniket Constructions, for developing their share in the aforesaid land, with some terms and conditions mentioned therein. The said Development Agreement was registered on 04.12.2023, registered in the office of the A.D.S.R. Rajarhat, New Town and recorded in Book No. I, Volume No. 1523-2023, Pages 599708 to 599742, being Deed No. 152317738 for the year 2023.

4.2 **OWNERSHIP OF SECOND PARTY HEREIN, AND EXECUTION OF REGISTERED DEVELOPMENT AGREEMENT & POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT :**

- 4.2.1 **Absolute Ownership of the parties of the Second Part :** The Pradip Sinha, Purnima Chakraborty, Tunu Kahar, Rita Sinha, Vicky Sinha, Tumpa Bhowmick, Pampa Sinha, Maya Sinha, Sampa Sinha, Sonu Saha, Somnath Sinha, Tapas Chowdhury,



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Rina Singh & Runu Chowdhury, Owner/Second Party herein, are the absolute owner of **ALL THAT** piece and parcel of a plot of Bastu land measuring **2 (Two) Cottahs 2 (Two) Chittacks 0 (Zero)** sq.ft. be the same a little more or less lying and situated at **Mouza - Jyangra**, J.L. No. 16, Re. Sa. No. 114, Touzi No. 3027, Pargana - Kalikata, P.S. Baguiati, comprised in C.S. Dag No. 1494, **R.S. Dag No. 1542, L.R. Dag No. 4001**, under C.S. Khatian No. 416, **R.S. Khatian No. 410, L.R. Khatian Nos. 4026, 4027, 4028, 4029, 4030, 4031, 4032, 4033 & 4033/1**, A.D.S.R.O. Rajarhat, New Town, within the then local limit of formerly Rajarhat Gopalpur Municipality, having Holding No. RGM-15/445, in Ward No. 15, thereafter Ward No. 28, presently within the local limit of Bidhannagar Municipal Corporation, having Holding No. 78/AS/94/99, Block-A, in Ward No. 19, having Assessee No. 20033120273 (Holding Address : 28, Block No. A, 78, AS, 94, 99, Jyangra, Krishnapur), being Premises No. F/F-7, Hatiara Road, P.O. Jyangra, Kolkata - 700059, in the District North 24 Parganas, in the State of West Bengal, and which is more fully described in the **SECOND SCHEDULE** hereunder written.

4.2.2. **Original ownership of Makhan Lal Naskar**, that originally Makhan Lal Naskar was the absolute owner of land measuring 74 decimals more or less comprised in C.S. Dag No. 1494, corresponding to R.S. Dag No. 1542, under C.S. Khatian no. 416, R.S. Khatian no. 410, lying and situated at Mouza- Jyangra, J.L. No. 16. Re. Sa. No. 114, Touzi No. 3027, Parganas - Kalikata, P.S- Rajarhat, in the the then District - 24 Parganas, by receiving the same from the then Zamindar, Bhairav Bagui, by the strength of a Mourarashi Mekarari Patta, in the year 1936.

4.2.3. **Demise of Makhan Lal Naskar** : while in absolute ownership of the aforesaid property, the said Makhan Lal Naskar died



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intestate, leaving behind his wife namely (1) Sukhi Bala Naskar, five sons namely 2) Mohan Lal Naskar, 3) Kalipada Naskar, 4) Nishikanta Naskar, 5) Paritosh Naskar, 6) Madan Naskar and only daughter namely (7) Laxmi Bala Dasi, as his legal heirs and successors in interest in respect of his aforesaid property, left by the said Makhan Lal Naskar, since deceased.

- 4.2.4. **Absolute Ownership of 1) Sukhi Bala Naskar, five sons namely 2) Mohan Lal Naskar, 3) Kalipada Naskar, 4) Nishikanta Naskar, 5) Paritosh Naskar, 6) Madan Naskar, 7) Laxmi Bala Dasi :** That by virtue of inheritance the said 1) Sukhi Bala Naskar, five sons namely 2) Mohan Lal Naskar, 3) Kalipada Naskar, 4) Nishikanta Naskar, 5) Paritosh Naskar, 6) Madan Naskar, 7) Laxmi Bala Dasi became the joint owners of the said 74 decimal of land.
- 4.2.5. **Joint sale by 1) Sukhi Bala Naskar, five sons namely 2) Mohan Lal Naskar, 3) Kalipada Naskar, 4) Nishikanta Naskar, 5) Paritosh Naskar, 6) Madan Naskar, 7) Laxmi Bala Dasi to Pulin Chandra Das :** That the said 1) Sukhi Bala Naskar, 2) Mohan Lal Naskar, 3) Kalipada Naskar, 4) Nishikanta Naskar, 5) Paritosh Naskar, 6) Madan Naskar, 7) Laxmi Bala Dasi being the legal heirs of Makhan Lal Naskar jointly sold conveyed and transferred plot of land measuring 2 Cottahs 2 Chittacks and 19 sq.ft. more or less out of the total plot of land comprised in C.S. Dag No. 1494, corresponding to R.S. Dag No. 1542, under C.S. Khatian no. 416, R.S. Khatian no. 410, lying and situated at Mouza- Jyangra, J.L. No. 16. Re. Sa. No. 114, Touzi No. 3027, Parganas – Kalikata, P.S- Rajarhat, in the then District – 24 Parganas to Pulin Chandra Das by virtue of a Deed of Conveyance dated 26.04.1963 duly registered in the office of the Sub-Registrar at Cossipore Dum Dum and recorded in Book No. I, Volume no. 59, pages 78 to 81 being Deed no. 3544 for the



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4.2.6. **Demise of Pulin Chandra Das** : While seized and possessed of the said property and absolute ownership of the aforesaid property, the said Pulin Chandra Das died intestate, leaving behind his wife namely (1) Malina Bala Das, three sons namely 2) Babu Das, 3) Rabi Das, 4) Bhutho Das and four daughters namely 5) Khuku Das, 6) Kanan Patra, wife of Banmali Patra 7) Mangta Sardar, wife of Indrajit Sardar & 8) Purnima Biswas, wife of Late Madhu Biswas, as his legal heirs and successors in interest in respect of the said property left by the said Pulin Chandra since deceased.

4.2.7 **Absolute Ownership of 1) Molina Bala Das, 2) Babu Das, 3) Rabi Das, 4) Bhutho Das 5) Khuku Das, 6) Kanan Patra, 7) Mangta Sardar, 8) Purnima Biswas,** : That by virtue of inheritance the said 1) Malina Bala Das, 2) Babu Das, 3) Rabi Das, 4) Bhutho Das 5) Khuku Das, 6) Kanan Patra, 7) Mangta Sardar, 8) Purnima Biswas, , became the joint owners of the said 2 Cottahs 2 Chittacks and 19 sq.ft. of land [as per physical measurement of the said land is 2 Cottahs 2 Chittacks and 0 sq.ft. more or less]

4.2.8. **Joint Sale by the said 1) Malina Bala Das, 2) Babu Das, 3) Rabi Das, 4) Bhutho Das 5) Khuku Das, 6) Kanan Patra, 7) Mangta Sardar, 8) Purnima Biswas** : That Malina Bala Das, 2) Babu Das, 3) Rabi Das, 4) Bhutho Das 5) Khuku Das, 6) Kanan Patra, 7) Mangta Sardar, 8) Purnima Biswas to one Balram Sinha @ Balaram Sinha @ Balaram Singh: The said 1) Malina Bala Das, 2) Babu Das, 3) Rabi Das, 4) Bhutho Das 5) Khuku Das, 6) Kanan Patra, 7) Mangta Sardar, 8) Purnima Biswas jointly sold, conveyed and transferred their aforesaid plot of land measuring 2 Cottahs 2 Chittacks and 0 sq.ft. more or less comprised in C.S. Dag No. 1494, corresponding to R.S. Dag No. 1542, under C.S. Khatian no. 416, R.S. Khatian no. 410, lying and situated at



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Mouza- Jyangra, J.L. No. 16. Re. Sa. No. 114, Touzi No. 3027, Parganas – Kalikata, P.S- Rajarhat, in the the then District – 24 Parganas **to Balaram Singh @ Balaram Sinha @ Balaram Singh**, by registered Deed of Conveyance, dated 11.10.1985, duly registered in the office of A.D.S.R. Bidhannagar, Salt Lake City, and recorded in Book No. I, Volume no. 140F, Pages 427 to 438, being Deed No. 7447 for the year 1985.

4.2.9. **Absolute Owner and Municipal Records :** Thus on the basis of the aforementioned Registered Deed of Conveyance, bearing Deed No. 7447 for the year 1985, the said Balaram Singh @ Balaram Sinha @ Balaram Singh became the absolute owner of the said property and duly mutated his name in the records of Rajarhat Gopalpur Municipality under holding no. RGM-15/445, premises no. F/F-7, Jyangra, Kolkata- 700 059.

4.2.10 **Demises of Balaram Sinha :** The said Balaram Singh @ Balaram Sinha @ Balaram Singh died intestate on 24.06.1996, leaving behind his wife namely (1) Saraswati Sinha, four sons namely 2) Raj Kumar Sinha, 3) Dilip Sinha @ Dilip Kumar Sinha, 4) Ashok Sinha 5) Pradip Sinha and four daughters namely 6) Gita Rani Chowdhury, 7) Purnima Chakraborty, 8) Tunu Kahar & 9) Jharna Sinha, as his legal heirs and successors in the aforesaid property left by the said Balaram Singh @ Balaram Sinha @ Balaram Singh since deceased.

4.2.11. **Absolute Ownership of 1) Saraswati Sinha, 2) Raj Kumar Sinha, 3) Dilip Sinha @ Dilip Kumar Sinha, 4) Ashok Sinha & 5) Pradip Sinha 6) Gita Rani Chowdhury, 7) Purnima Chakraborty, 8) Tunu Kahar & 9) Jharna Sinha,:**

That by virtue of inheritance the said 1) Saraswati Sinha, 2) Raj Kumar Sinha, 3) Dilip Sinha @ Dilip Kumar Sinha, 4) Ashok Sinha & 5) Pradip Sinha 6) Gita Rani Chowdhury, 7) Purnima



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Chakraborty, 8) Tunu Kahar & 9) Jharna Sinha, became the joint owners of the said 2 Cottahs 2 Chittacks and 19 sq.ft. of land [as per physical measurement of the said land is 2 Cottahs 2 Chittacks and 0 sq.ft. more or less] and duly mutated and recorded their names in the records of BL & LRO under L.R. Khatian ns. 4026, 4028, 4029, 4030, 4033/1, 4027, 4031, 4032 and 4033.

4.2.12. **Demise of Dilip Sinha @ Dilip Kumar Sinha :** The said Dilip Sinha @ Dilip Kumar Sinha son of Late Balaram Singh @ Balaram Sinha @ Balaram Singh died intestate on 29.10.2005 leaving behind his wife namely Ila Sinha and his mother said Saraswati Sinha, as his legal heir and successor in interest in respect of his undivided 1/9th share in the aforesaid property, left by the Dilip Sinha @ Dilip Kumar Sinha since deceased, and each having possessed undivided 1/18th share in the said **Dilip Sinha @ Dilip Kumar Sinha since deceased.**

4.2.13 **Undivided share after demise of Dilip Sinha @ Dilip Kumar Sinha in the aforesaid property :** After demise of the said Dilip Sinha @ Dilip Kumar Sinha, the undivided share / ownership of the said 1) Saraswati Sinha, 2) Raj Kumar Sinha, 3) Ila Sinha, 4) Ashok Sinha & 5) Pradip Sinha 6) Gita Rani Chowdhury, 7) Purnima Chakraborty, 8) Tunu Kahar & 9) Jharna Sinha became the undivided share in the land measuring 2 Cottahs 2 Chittacks and 0 sq.ft. more or less.

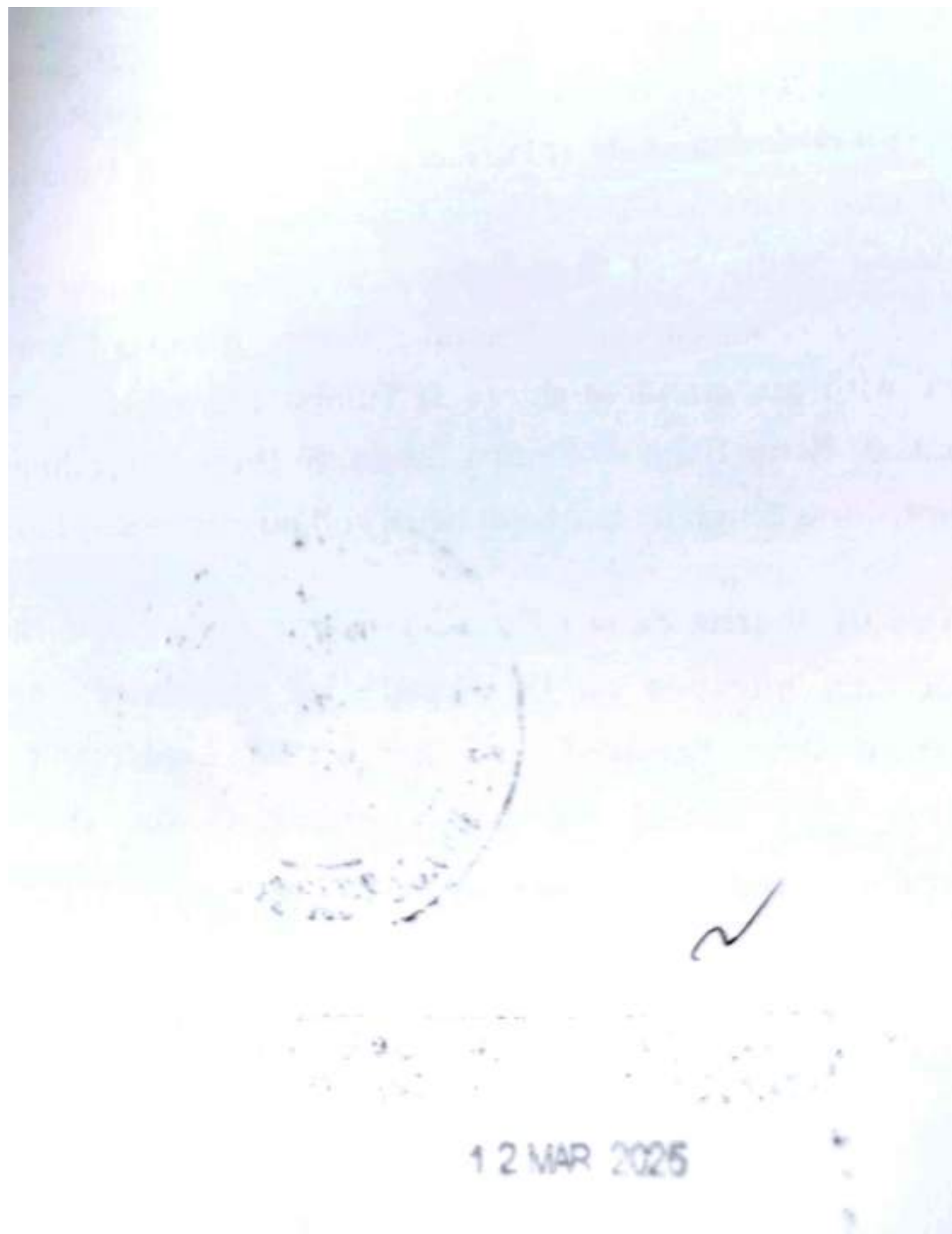
4.2.14 **Demise of Raj Kumar Sinha, :** The said Raj Kumar Sinha, son of Late Balaram Singh @ Balaram Sinha @ Balaram Singh died intestate on 20.08.2006 leaving behind his wife namely Rita Sinha and only son namely Vicky Sinha, and two married daughters namely 1) Tumpa Bhowmick & 2) Pampa Sinha as his legal heir and successor in interest in respect of his undivided

1/9th share in the aforesaid property, left by the Raj Kumar Sinha, since deceased, and each having possessed undivided 1/45th share in the said Raj Kumar Sinha, since deceased.

- 4.2.15. **Undivided share after demise of Raj Kumar Sinha in the aforesaid property :** After demise of the said Dilip Sinha @ Dilip Kumar Sinha, the undivided share / ownership of the said 1) Saraswati Sinha, 2) Rita Sinha, 2a) Vicky Sinha, 2b) Tumpa Bhowmick & 2c) Pampa Sinha 3) Ila Sinha, 4) Ashok Sinha & 5) Pradip Sinha 6) Gita Rani Chowdhury, 7) Purnima Chakraborty, 8) Tunu Kahar & 9) Jharna Sinha became the undivided share in the land measuring 2 Cottahs 2 Chittacks and 0 sq.ft. more or less.
- 4.2.16 **Demise of Gita Rani Chowdhury :** The said Gita Rani Chowdhury , daughter of Late Balaram Singh @ Balaram Sinha @ Balaram Singh died intestate on 12.06.2007 leaving behind her only son namely Tapas Chowdhury and two daughters namely 1) Runu Chowdhury & 2) Rina Singh, as her legal heir and successor in interest in respect of his undivided 1/9th share in the aforesaid property, left by the Gita Rani Chowdhury since deceased, and each having possessed undivided 1/27th share in the said Gita Rani Chowdhury since deceased. It is to be stated here that the husband of the said Gita Rani Chowdhury since deceased namly Santi Chowdhury @ Shanti Chowdhury died intestate on 24.06.2023.
- 4.2.17. **Demise of Ashok Sinha :** The said Ashok Sinha son of Late Balaram Singh @ Balaram Sinha @ Balaram Singh died intestate on 14.08.2014, leaving behind his wife namely Maya Sinha and only son namely Somnath Sinha, as his legal heir and successor in interest in respect of his undivided 1/9th share in the aforesaid property, left by the Dilip Sinha @ Dilip Kumar Sinha

Ashok Sinha since deceased, and each having possessed undivided 1/45th share in the said Ashok Sinha since deceased.

- 4.2.18 **Undivided share after demise of Ashok Sinha in the aforesaid property** : After demise of the said Dilip Sinha @ Dilip Kumar Sinha, the undivided share / ownership of the said 1) Saraswati Sinha, 2) Rita Sinha, 2a) Vicky Sinha, 2b) Tumpa Bhowmick & 2c) Pampa Sinha 3) Ila Sinha, 4) Maya Sinha , 4a) Somnath Sinha, 4b) Tapas Chowdhury . 4c) Runu Chowdhury & 4d) Rina Singh 5) Pradip Sinha 6) Purnima Chakraborty, 7) Tunu Kahar & 8) Jharna Sinha became the undivided share in the land measuring 2 Cottahs 2 Chittacks and 0 sq.ft. more or less.
- 4.2.19 **Demise of Saraswati Sinha** : That the said Saraswati Sinha, W/o. Balaram Sinha died intestate on 15.12.2016 and her undivided share devolved upon her only son Pradip Sinha and three daughters namely 1) Purnima Chakraborty, 2) Tunu Kahar, 3) Jharna Sinha and three daughter in law namely 1) Rita Sinha, 2) Maya Sinha and 3) Ila Sinha and three granddaughters namely 1) Vicky Sinha, 2) Somnath Sinha, 3) Tapas Chowdhury along with six granddaughters 1) Tumpa Bhowmick, 2) Pampa Sinha, 3) Sonu Saha 4) Sampa Sinha, 5) Runu Chowdhury and 6) Smt. Rina Singh as her legal heirs and successors in interest.
- 4.2.20 **Demise of Jharna Saha** : The said Jharna Saha , D/o. Balaram Sinha died intestate on 09.07.2018 as unmarried and her undivided share devolved upon her brother said Pradip Sinha and two alive sisters the said 1) Pradip Sinha, 2) Purnima Chakraborty and Tunu Kahar in respect of her share in the said land.
- 4.2.21 **Demise of Ila Sinha** : That Ila Sinha W/o. Late Dilip Sinha, died intestate on 23.11.2020 without any issue and her share



devolved upon the heirs of her husband namely brother-in-law i.e. 1) Pradip Sinha, and sister-in-laws 2) Purnima Chakraborty and Tunu Kahar and her nephews, the said 1) Vicky Sinha, 2) Somnath Sinha, 3) Tapas Chowdhury along with six niece 1) Tumpa Bhowmick, 2) Pampa Sinha, 3) Sonu Saha 4) Sampa Sinha, 5) Runu Chowdhury and 6) Smt. Rina Singh and her two sister in law, the said 1) Rita Sinha and 2) Maya Sinha as her legal heirs and successors in interest.

4.2.22 Undivided share after demise of Ila Sinha in the aforesaid property : After demise of the said **Ila Sinha, the undivided share of property** 1) Pradip Sinha, 2) Purnima Chakraborty and 3) Tunu Kahar 4) Vicky Sinha, 5) Somnath Sinha, 6) Tapas Chowdhury 7) Tumpa Bhowmick, 8) Pampa Sinha, 9) Sonu Saha 10) Sampa Sinha, 11) Runu Chowdhury and 12) Smt. Rina Singh 13) Rita Sinha and 14) Maya Sinha by became the joint owners of the said land is 2 Cottahs 2 Chittacks and 0 sq.ft. more or less.

4.2.23 Absolute Owner and Municipal Records: 1) Pradip Sinha, 2) Purnima Chakraborty and 3) Tunu Kahar 4) Vicky Sinha, 5) Somnath Sinha, 6) Tapas Chowdhury 7) Tumpa Bhowmick, 8) Pampa Sinha, 9) Sonu Saha 10) Sampa Sinha, 11) Runu Chowdhury and 12) Smt. Rina Singh 13) Rita Sinha and 14) Maya Sinha by became the joint owners of the said total plot of land measuring about 2 Cottahs 2 Chittacks and 0 sq.ft. more or less which is morefully described in the Schedule written hereunder .

4.2.24 Registered Development Agreement : The said 1) Pradip Sinha, 2) Purnima Chakraborty and 3) Tunu Kahar 4) Vicky Sinha, 5) Somnath Sinha, 6) Tapas Chowdhury 7) Tumpa Bhowmick, 8) Pampa Sinha, 9) Sonu Saha 10) Sampa Sinha, 11) Runu Chowdhury and 12) Smt. Rina Singh 13) Rita Sinha and 14)



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Maya Sinha Owner/Second Party herein, have jointly entered into a Registered Development Agreement with the said Aniket Construction, for developing their aforesaid land and which is more fully described in the Second Schedule hereunder written, with some terms and conditions mentioned therein. The said Development Agreement was registered on 16.10.2023, registered in the office of the A.D.S.R. Rajarhat, New Town and recorded in Book No. I, Volume No. 1523-2023, Pages 545080 to 545129, being Deed No. 152316039 for the year 2023.

The said 1) Pradip Sinha, 2) Purnima Chakraborty and 3) Tunu Kahar 4) Vicky Sinha, 5) Somnath Sinha, 6) Tapas Chowdhury 7) Tumpa Bhowmick, 8) Pampa Sinha, 9) Sonu Saha 10) Sampa Sinha, 11) Runu Chowdhury and 12) Smt. Rina Singh 13) Rita Sinha and 14) Maya Sinha by became the joint owners Owner/Second Party herein, have jointly executed a Power of Attorney after Registered Development Agreement in favour of the said Aniket Constructions, which was registered on 16.10.2023, registered in the office of the A.D.S.R. Rajarhat, New Town and recorded in Book No. I, Volume No. 1523-2023, Pages 545318 to 545345, being Deed No. 152316050 for the year 2023.

5. **JOINT OWNERSHIP OF THIRD PARTY HEREIN, AND EXECUTION OF REGISTERED DEVELOPMENT AGREEMENT :**

- 5.1.1 **Ownership of Pulin Chandra Das :** **That** under Deed No. 6039 for the year 1960 : One Pulin Chandra Das was the absolute owner **of ALL THAT** piece and parcel of land measuring about 9 Decimals more or less, comprised in C.S. Dag No. 1492, R.S. Dag No. 1540, under C.S. Khatian no. 69, R.S. Khatian No. 1023, lying and situated at Mouza - Jyangra, J.L. No. 16, Re. Sa. No. 114, Touzi No. 3027, Pargana - Kalikata, P.S. Baguiati, comprised in C.S. Dag No. 1492, R.S. Dag No. 1540, under C.S.



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Khatian No. 69, R.S. Khatian No. 1023, A.D. S.R.O. Rajarhat, New Town, within the local limit of formerly Rajarhat Gopalpur Municipality, in Ward No. 28, presently within the local limit of Bidhannagar Municipal Corporation, in Ward No. 19, [Hatiana Road, P.O. Jyanga, Kolkata - 700059], in the District North 24 Parganas, by way of purchasing the same from one Atul Chandra Naskar, son of Late Parikshit Naskar, by virtue of Deed of Conveyance, which was registered 12.07.1960 registered in the office of the Sub-Registrar, Cossipore Dum Dum, and recorded in Book No. 1, Volume No. 77, pages 190 to 192, being Deed No. 6039 for the year 1960.

- 5.1.2 **Demise of Pulin Chandra Das :** While in absolute possession and absolute ownership over the aforesaid property, the said Pulin Chandra Das died intestate, leaving behind his wife namely 1) Molina Das two sons namely 2) Babu Das & 3) Robin Das and also one daughter namely 1) Purnima Biswas, as his legal heirs and successors in interest in respect of the aforesaid land, left by the said Pulin Chandra Das since deceased.
- 5.1.3 **Absolute Ownership of 1) Molina Das, 2) Babu Das & 3) Robin Das 4) Purnima Biswas :** That by virtue of inheritance the 1) Molina Das, 2) Babu Das & 3) Robin Das 4) Purnima Biswas became the absolute joint owners of the aforesaid land measuring about 9 Decimals more or less.
- 5.1.4 **Joint Sale by 1) Molina Das, 2) Babu Das & 3) Robin Das 4) Purnima Biswas :** That the said 1) Molina Das, 2) Babu Das & 3) Robin Das 4) Purnima Biswas jointly sold conveyed and transferred 2 Decimal of land more or less out of their total plot of land measuring 9 decimal more or less in favour of Third Parties and after sale of 2 Decimal of land they were seized and possessed of land measuring 7 Decimals more or less, comprised



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in C.S. Dag No. 1492, **R.S. Dag No. 1540**, under C.S. Khatian No. 69, **R.S. Khatian No. 1023**, A.D.S.R.O. Rajarhat, New Town, within the local limit of formerly Rajarhat Gopalpur Municipality, in Ward No. 28, presently within the local limit of Bidhannagar Municipal Corporation, in Ward No. 19, [Hatiara Road, P.O. Jyangra, Kolkata - 700059], in the District North 24 Parganas,

5.1.5 **Joint Sale by 1) Molina Das, 2) Babu Das & 3) Robin Das 4) Purnima Biswas to Tapas Kumar Chakraborty** : That Molina Das, 2) Babu Das & 3) Robin Das and 4) Purnima Biswas thereafter sold conveyed and transferred land measuring 7 Decimals more or less, comprised in C.S. Dag No. 1492, R.S. Dag No. 1540, under C.S. Khatian No. 69, R.S. Khatian No. 1023, A.D.S.R.O. Rajarhat, New Town, within the local limit of formerly Rajarhat Gopalpur Municipality, in Ward No. 28, presently within the local limit of Bidhannagar Municipal Corporation, in Ward No. 19, P.O. Jyangra, Kolkata - 700059], in the District North 24 Parganas in favour of Tapas Chakraborty @ Tapas Kumar Chakraborty by virtue of the Deed of Conveyance dated 22.11.1985 duly registered in the office of the Additional District Registrar – Barasat, North 24 Pgns, and recorded in Book No. I, Volume No. 54, pages 346 to 353 as being no. 4139 for the year 1985.

5.1.6 **Absolute Ownership of Tapas Chakraborty @ Tapas Kumar Chakraborty** : That on the basis of the aforesaid registered Deed of Conveyance being Deed No. 4139 for the year 1985, the said Tapas Chakraborty @ Tapas Kumar Chakraborty became the absolute owner of the said 7 Decimal of land more or less.

5.1.7 **Death of Tapas Chakraborty** : That the said Tapas Chakraborty son of late Jiban Kumar Chakraborty died intestate on 11.10.2020 leaving behind him surviving his wife Usha



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Chakraborty, daughter (1a) Soumi Chakraborty, and minor son (1b) Sayan Chakraborty as his legal heirs and successors in respect of the undivided $1/3^{\text{rd}}$ share in the aforesaid property left by the deceased Tapas Chakraborty.

- 5.1.8 **Absolute Ownership of 1) Usha Chakraborty, (1a) Soumi Chakraborty, (1b) Sayan Chakraborty [Minor] :** The said Usha Chakraborty, Soumi Chakraborty along with their minor co owner, Sayan Chakraborty, Owner/Third Party herein, are the absolute owner of **ALL THAT** piece and parcel of Sali land measuring **7 (Seven) Decimals be the same a little more or less**, lyi7ng and situated at **Mouza - Jyangra**, J.L. No. 16, Re. Sa. No. 114, Touzi No. 3027, Pargana - Kalikata, P.S. Baguiati, comprised in C.S. Dag No. 1492, **R.S. Dag No. 1540**, under C.S. Khatian No. 69, **R.S. Khatian No. 1023**, A.D.S.R.O. Rajarhat, New Town, within the local limit of formerly Rajarhat Gopalpur Municipality, in Ward No. 28, presently within the local limit of Bidhannagar Municipal Corporation, in Ward No. 19, [Hatara Road, P.O. Jyangra, Kolkata - 700059], in the District North 24 Parganas, in the State of West Bengal, and which is more fully described in the **THIRD SCHEDULE** hereunder written.
- 5.1.9 **Registered Development Agreement :** The said Usha Chakraborty, Soumi Chakraborty along with their minor co owner, Sayan Chakraborty, Owner/Third Party herein, have jointly entered into a Registered Development Agreement with the said Aniket Construction, for developing their aforesaid land and which is more fully described in the Third Schedule hereunder written, with some terms and conditions mentioned therein. The said Development Agreement was registered on 04.12.2023, registered in the office of the A.D.S.R. Rajarhat, New Town, and recorded in Book No. I, Volume No. 1523-2023, Pages 599676 to 599707, being Deed No. 152317737 for the year 2023.

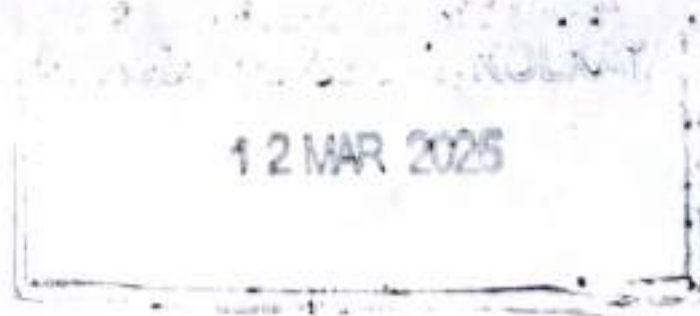


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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
12 MAR 2025

6 **OWNERSHIP OF OWNER/FOURTH PARTY HEREIN, AND EXECUTION OF REGISTERED DEVELOPMENT AGREEMENT :**

- 6.1.1 **Ownership :** One Sukla Saha, Suman Saha & Susmita Saha, Owner/Fourth Party herein, are the absolute owner of **ALL THAT** piece and parcel of Bastu land measuring **2 (Two) Cottahs 8 (Eight) Chittacks 12 (Twelve) sq.ft. be the same a little more or less** lying and situated at **Mouza - Jyangra**, J.L. No. 16, Re. Sa. No. 114, Touzi No. 3027, Pargana - Kalikata, P.S. Baguiati, comprised in C.S. Dag No. 1539, **R.S. Dag No. 1491, L.R. Dag No. 4010**, under C.S. Khatian No. 115, **R.S. Khatian No. 154, L.R. Khatian No. 4036**, A.D.S.R.O. Rajarhat, New Town, within the local limit of formerly Rajarhat Gopalpur Municipality, presently within the local limit of Bidhannagar Municipal Corporation, having Holding No. 63/1294, Block No. A, in Ward No. 19, having Assessee No. 20033120232 (Holding Address : 28, Block No. A, 63, 1294, Jyangra, Krishnapur), having Premises No. FE-2/7, Vidyasagar Pally (Jyangra), P.O. Jyangra, P.S. Baguiati, Kolkata - 700059, in the District North 24 Parganas, in the State of West Bengal, and which is more fully described in the **FOURTH SCHEDULE** hereunder written.
- 6.1.2 **Absolute Ownership of Kanan Saha :** That Kalipada Mondal, Rampada Mondal & Lakshman Mondal were seized and possessed of 22 decimal of land comprised in C.S. Dag No. 1539, R.S. Dag no. 1491, C.S. Khatian no. 115, R.S. Khatian no. 154, lying and situated at Mouza- Jyangra, J.L. No. 16, Re. Sa. No. 114, Touzi No. 3027, Pargana - Kalikata, P.S- Rajarhat in the District - North 24 Parganas and out of the said land they have sold 2 Cottahs 8 Chittacks and 12 Sq.ft. of land more or less to one Kanan Saha by virtue of a Deed of Conveyance executed on 13.07.1982 and registered on 16.07.1982 in the office of Additional District Registrar - 24 Parganas at Barasat and



recorded in Book No. 1, Volume No. 54, pages 39 to 43 as Deed No. 2879 for the year 1982.

- 6.1.3 **Record by Kanan Saha** - While in absolute possession and absolute ownership over the aforesaid property, the said Kanan Saha duly recorded her name in the record of the L.R. Settlement, in L.R. Dag No. 4010 (R.S. Dag No. 1491) under L.R. Khatian no. 4036, and nature of the said land "Bastu". Kanan Saha also mutated his name in the records of Bidhannagar Municipal Corporation (formerly Rajarhat Gopalpur Municipality) having holding no. 63/1294, Block No. A, in Ward No. 19, having Assessee no. 20033120232.
- 6.1.4 **Demise of Kanan Saha** : While in absolute possession and absolute ownership over the aforesaid property, the said Kanan Saha died intestate on 02.07.2022 leaving behind her only son namely - (1) Suman Saha and two daughters namely 2) Sukla Saha, 3) Susmita Saha as her heirs and successors in respect of the said land, left by the said Kanan Saha, since deceased. It is noted that the husband of the said Kanan Saha namely Satya Ranjan Sah died intestate on 23.06.2015 before the demise of the said Kanan Saha, since deceased.
- 6.1.5 **Absolute Ownership of 1) Suman Saha, 2) Sukla Saha, 3) Susmita Saha** : That on the basis of the aforesaid facts and circumstances and by virtue of inheritance the said 1) Suman Saha, 2) Sukla Saha, 3) Susmita Saha became the joint owners of the aforesaid landed property measuring 2 Cottah 8 Chittacks and 12 sq.ft. more or less of the said property.
- 6.1.6 **Registered Development Agreement** : The said Sukla Saha, Suman Saha & Susmita Saha, Owner/Fourth Party herein, have jointly entered into a Registered Development Agreement with the



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REGISTRAR
KOLKATA
12 MAR 2025

said Aniket Construction, for developing their aforesaid plot of land and which is more fully described in the Fourth Schedule hereunder written, with some terms and conditions mentioned therein. The said Development Agreement was registered on 02.05.2024, registered in the office of the A.D.S.R. Rajarhat, New Town, and recorded in Book No. I, Volume No. 1523-2024, Pages 278738 to 278770, being Deed No. 152307129 for the year 2024.

The said Sukla Saha, Suman Saha & Susmita Saha, **Owner/ Fourth Party** herein, have also executed a Power of Attorney after Registered Development Agreement in favour of the said Aniket Construction, which was registered on 02.05.2024, registered in the office of the A.D.S.R. Rajarhat, New Town and recorded in Book No. I, Volume No. 1523-2024, Pages 279212 to 279228, being Deed No. 152307144 for the year 2024.

7. **DECISION OF AMALGAMATION :** That with intention to better use, the parties herein have jointly decided to amalgamate their respective plots into a single plot of land measuring in total amalgamated plot of land measuring **14 (Fourteen) Cottah 14 (Fourteen) Chittack 01 (One) sq.ft. be the same a little more or less** and the said amalgamated plot of land is more fully described in the **FIFTH SCHEDULE** hereunder written.
- 7.1 **MUTATION & OTHERS :** That after registration of this Deed of Amalgamation, the parties herein will be eligible to do mutation of the said plots of land into one single plot of land.
- 7.1.2 **Ownership :** That the parties herein will be entitled to get their ownership/interest and/or consideration as per their proportionate share in respect of the said amalgamated plot of land. According to recital referred to above the respective Owners became absolute and sole owner/s of his/her/their respective plot of land and which is more fully described in the Schedules hereunder written.



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- 7.1.3 **Rent & Taxes** : The owners on being became the absolute owners of his/her/their respective portions got his/her/their individual name mutated and have been paying rent and taxes to the concerned authorities.
- 7.1.4 **Construction** : For such attempt of constructions, all the owners have agreed and decided to make building/s through the developer and amalgamated his/her/their respective separate plots on the basis of building plan which to be sanctioned by the appropriate authority on the following terms and conditions :-
- 7.1.5 All the Owners shall provide his/her/their proportionate share of common pathway right for making joint building/s in flat system and accordingly all the Owners herein agreed to appoint a Civil Engineer to prepare a building plan on their total land collectively described in **FIFTH SCHEDULE** hereunder written.
- 7.1.6 That it is agreed by and between the parties herein that the land as aforesaid and collectively mentioned and described in the **"FIFTH SCHEDULE"** herein below will be treated as an amalgamated plot of land and all the owners and their successors, representatives and assigns shall have the right over the land and all the owners and their successors shall be entitled to enjoy the same. It is recorded that all the owners shall get and enjoy the building and constructions according to his/her/their share of land. The Landowners will get their FAR according to their land share respectively.
- 7.1.7 That all the owners after sanction of building plan shall mutually decide and arrange with regard to allotment of the flat/rooms/shops/constructed area/covered/open (uncovered)



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parking space within the building/s and undivided proportionate share of land.

- 7.1.8 That it is recorded that all the owners upon mutual understanding and with the consent of such other are entitled to make the building/s.
- 7.1.9 That during the subsistence of this Deed of Amalgamation neither of the parties nor their legal heirs or representatives shall have the right or authority to encumber his/her/their plot of land in any way or in any manner.
- 7.1.10 That the parties herein shall abide by the terms and conditions of this Deed of Amalgamation and shall not blame against each others. That as per their share of properties, they get the ownership.
- 7.1.11 That after execution of this Deed of Amalgamation, the parties herein will be eligible to do mutation of the said plots of land into a single plot/single holding, from the concerned Bidhannagar Municipal Corporation.
- 7.1.12 That the parties herein hereby declare that the concerned Bidhannagar Municipal Corporation or any other authority or authorities will not be held responsible for any future consequences.



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THE FIRST SCHEDULE ABOVE REFERRED TO

[Property of Usha Chakraborty, Soumi Chakraborty, Sayan Chakraborty
[Minor], Rakhi Bhattacharya, Madhabi Saha, Owner/First Party
herein]

ALL THAT piece and parcel of land measuring :

C.S. Dag No.	R.S. Dag No.	C.S. Khatian No.	R.S. Khatian No.	Nature of Land	Total Land Area		
1493	1541	199	158	Sali	K	CH	SPT
1492	1540	69	1023	Sali	04	05	00
1494	1542	416	410	Sali	01	03	00
					00	08	00
					6-	00	00

In total a demarcated plot of land measuring **06 (Six) Cottahs** be the same a little more or less, comprised in C.S. Dag Nos. 1493, 1492 & 1494, corresponding to **R.S. Dag Nos. 1541, 1540 & 1542**, under C.S. Khatian Nos. 199, 69 & 416, **R.S. Khatian Nos. 158, 1023 & 410**, lying and situate at **Mouza - Jyangra**, J.L. No. 16, Re. Sa. No. 114, Touzi No. 3027, Pargana - Kalikata, P.S. Baguiati (formerly Rajarhat), A.D.S.R.O. Rajarhat, New Town, within the local limit of formerly Rajarhat Gopalpur Municipality, having Holding No. Block-A, 79/N, in Ward No. 28, presently within the local limit of Bidhannagar Municipal Corporation, having Holding No. 79/N, Block-A, Jyangra, in Ward No. 19, having Assessee No. 20033120277, having Premises No. F/F-7/1, near Vidyasagar Pally, Jyangra, P.O. Jyangra, Kolkata - 700059, in the District North 24 Parganas, in the State of West Bengal.

*Right Base
Usha Chakraborty*

THE SECOND SCHEDULE ABOVE REFERRED TO

[Property of Pradip Sinha, Purnima Chakraborty, Tunu Kahar, Rita Sinha, Vicky Sinha, Tumpa Bhowmick, Pampa Sinha, Maya Sinha, Sampa Sinha, Sonu Saha, Somnath Sinha, Tapas Chowdhury, Rina Singh & Runu Chowdhury,
Owner/Second Party herein]

ALL THAT piece and parcel of a plot of Bastu land measuring **02 (Two) Cottah 02 (Two) Chittack 00 (Zero) sq.ft.** be the same a little more or

Soumi Chakraborty



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12 MAR 2025

less, lying and situated at **Mouza - Jyangra**, J.L. No. 16, Re. Sa. No. 114, Touzi No. 3027, Pargana - Kalikata, P.S. Baguiati, comprised in C.S. Dag No. 1494, **R.S. Dag No. 1542**, L.R. Dag No. 4001, under C.S. Khatian No. 416, **R.S. Khatian No. 410**, L.R. Khatian Nos. 4026, 4027, 4028, 4029, 4030, 4031, 4032, 4033 & 4033/1, A.D.S.R.O. Rajarhat, New Town, within the then local limit of formerly Rajarhat Gopalpur Municipality, having Holding No. RGM-15/445, in Ward No. 15, thereafter Ward No. 28, presently within the local limit of Bidhannagar Municipal Corporation, having Holding No. 78/AS/94/99, Block-A, in Ward No. 19, having Assessee No. 20033120273 (Holding Address : 28, Block No. A, 78, AS, 94, 99, Jyangra, Krishnapur), being Premises No. F/F-7, , P.O. Jyangra, Kolkata - 700059, in the District North 24 Parganas, in the State of West Bengal.

Anirjit Bose
Usha Chakraborty

THE THIRD SCHEDULE ABOVE REFERRED TO

[Property of Usha Chakraborty, Soumi Chakraborty, Sayan Chakraborty [Minor],
Owner/Third Party herein]

ALL THAT piece and parcel of Sali land measuring **7 (Seven) Decimals** be the same a little more or less equivalent to **04 (Four) Cottah 03 (Three) Chittack 34 (Thirty Four) sq.ft.** be the same a little more or less, lying and situated at **Mouza - Jyangra**, J.L. No. 16, Re. Sa. No. 114, Touzi No. 3027, Pargana - Kalikata, P.S. Baguiati, comprised in C.S. Dag No. 1492, **R.S. Dag No. 1540**, under C.S. Khatian No. 69, **R.S. Khatian No. 1023**, A.D.S.R.O. Rajarhat, New Town, within the local limit of formerly Rajarhat Gopalpur Municipality, in Ward No. 28, presently within the local limit of Bidhannagar Municipal Corporation, in Ward No. 19, Holding no. 81, Block no. 'A', Vidyasagar Pally, P.O. Jyangra, Kolkata - 700059, in the District North 24 Parganas, in the State of West Bengal.

Soumi Chakraborty



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12 MAR 2025

THE FOURTH SCHEDULE ABOVE REFERRED TO

[Property of Sukla Saha, Suman Saha & Susmita Saha, Owner/Fourth Party herein]

ALL THAT piece and parcel of Bastu land measuring **2 (Two) Cottahs 8 (Eight) Chittacks 12 (Twelve) sq.ft.** be the same a little more or less Together With cement flooring pucca one storey residential building standing on the part of the property in total building area measuring **1200 (One Thousand Two Hundred) Square Feet** be the same a little more or less, lying and situated at **Mouza - Jyangra, J.L. No. 16, Re. Sa. No. 114, Touzi No. 3027, Pargana - Kalikata, P.S. Baguiati**, comprised in C.S. Dag No. 1539, **R.S. Dag No. 1491, L.R. Dag No. 4010**, under C.S. Khatian No. 115, **R.S. Khatian No. 154, L.R. Khatian No. 4036**, A.D.S.R.O. Rajarhat, New Town, within the local limit of formerly Rajarhat Gopalpur Municipality, presently within the local limit of Bidhannagar Municipal Corporation, having Holding No. 63/1294, Block No. A, in Ward No. 19, having Assessee No. 20033120232 (Holding Address : 28, Block No. A, 63, 1294, Jyangra, Krishnapur), having Premises No. FE-2/7, Vidyasagar Pally (Jyangra), P.O. Jyangra, P.S. Baguiati, Kolkata - 700059, in the District North 24 Parganas, in the State of West Bengal.

Arjit Bose
Lishon Chakraborty

THE FIFTH SCHEDULE ABOVE REFERRED TO

[DESCRIPTION OF AMALGAMATED PLOT OF LAND]

ALL THAT piece and parcel of a demarcated plot of land measuring :

C.S. Dag No.	R.S. Dag No.	C.S. Khatian No.	R.S. Khatian No.	Nature of Land	Total Land Area K-CH-SFT.
1493	1541	199	158	Sali	04-05-00
1492	1540	69	1023	Sali	01-03-00
1494	1542	416	410	Sali	00-08-00
1494	1542	416	410	Bastu	02-02-00
1492	1540	69	1023	Sali	04-03-34
1539	1491	115	154	Bastu	02-08-12
					14-14-01

Soumi Chakraborty



12 MAR 2025

In total a demarcated and amalgamated plot of land measuring 14 (Fourteen) Cottah 14 (Fourteen) Chittack 01 (One) sq.ft. be the same a little more or less, lying and situate at **Mouza - Jyangra**, J.L. No. 16, Re. Sa. No. 114, Touzi No. 3027, Pargana - Kalikata, P.S. Baguiati, comprised in C.S. Dag Nos. 1492, 1493, 1494 & 1539, **R.S. Dag Nos. 1540, 1541, 1542 & 1491**, L.R. Dag Nos. 4001 & 4010, under C.S. Khatian Nos. 199, 69, 416 & 115, **R.S. Khatian Nos. 158, 1023, 410 & 154**, L.R. Khatian Nos. 4026, 4027, 4028, 4029, 4030, 4031, 4032, 4033, 4033/1 & 4036, A.D.S.R.O. Rajarhat, New Town, within the then local limit of formerly Rajarhat Gopalpur Municipality, in Ward No. 15, thereafter Ward No. 28, presently within the local limit of Bidhannagar Municipal Corporation, in Ward No. 19, Vidysagar Pally, P.O. Jyangra, Kolkata - 700059, in the District North 24 Parganas, in the State of West Bengal. A Site Plan of the amalgamated property is attached herewith. The said amalgamated plot of land is butted & bounded as follows :-

ON THE NORTH	:	By Jagriti Sangha Club
ON THE SOUTH	:	By Ganapati Garden Apartment.
ON THE EAST	:	By 8 ft. wide Municipal Road.
ON THE WEST	:	By land of Debdas Samajdar.

Anil Bose
Usha Chakraborty

Soumi Chakraborty



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ADDITIONAL REGISTRAR
OF ASSAM, DISPUR, ASSAM
12 MAR 2025

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

SIGNED, SEALED AND DELIVERED

at Kolkata in presence of :

1. Anil Kumar
8/1 Rustamjee Pooji Road
KOL-2.

2. Snigdha Boddak
Anil, Hooghly
211302

Aniket Construction
represented by its proprietor

Aniket Bose

as constituted attorney of
Usha Chakraborty, Soumi Chakraborty,
Rakhi Bhattacharya & Madhabi Saha

Usha Chakraborty

Usha Chakraborty
as natural guardian of
Sayan Chakraborty (Minor)
Owners/First Party

Aniket Construction
represented by its proprietor

Aniket Bose

as constituted attorney of
Pradip Sinha, Purnima Chakraborty, Tunu Kahar, Rita Sinha,
Vicky Sinha, Tumpa Bhowmick, Pampa Sinha, Maya Sinha,
Sampa Sinha, Sonu Saha, Somnath Sinha, Tapas
Chowdhury, Rina Singh & Runu Chowdhury

Owner/Second Party

Usha Chakraborty

Usha Chakraborty
for herself & as natural guardian of
Sayan Chakraborty (Minor)

Soumi Chakraborty

Soumi Chakraborty
Owners/Third Party

Aniket Construction
represented by its proprietor

Aniket Bose

as constituted attorney of
Sukla Saha, Suman Saha & Susmita Saha

Owner/Fourth Party

Drafted by :-

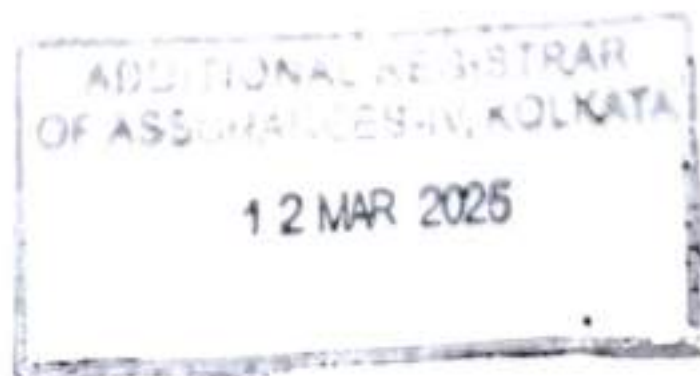
Jayshree Saha

Advocate

WB 414/2000
PSCC Bar Association
4M Home, 223 K-2, Roy Road
Kolkata - 700001



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LAND AT MOUZA- JYANGRA, J. L. NO.-16, L.R DAG NOS.-
 53,7847,4032, 4031, 4033, 11266,11267,11268,11269,11370,7842,7843,7844,7855,7845,7851,7849,7854,7852
 ANNAGAR MUNICIPAL CORPORATION
 WARD NO-19, BOROUGH NO-IV, P.S-BAGUTATI, DIST-24 PARGANAS(N).

OF OWNERS:

- 1) SOUMI CHAKRABORTY 2) RAKHI BHATTACHARYA 3) MADHABI SAHA 4) USHA CHAKRABORTY
- 5) CHAKRABORTY 6) SUMAN SAHA 7) SUKLA SAHA 8) SUSMITA SAHA 9) MAYA SINHA 10) RITA SINHA
- 11) SINHA 12) RUNU CHOWDHURY 13) SHAMPA ROY 14) SONU SAHA
- 15) CHOWDHURY 16) PAMPA SINHA 17) TUMPA BHOWMIK 18) SOMNATH SINHA
- 19) SINHA 20) TUNU KAHAR 21) PURNIMA CHAKRABORTY 22) PRADIP SINHA

AREA OF LAND (IN DEED) = 45 Dec = 14K - 14CH - 02SFT. = 995.189 SQ.M



Arijit Bose

As Constituted Power of Attorney
 USHA CHAKRABORTY
 SOUMI CHAKRABORTY
~~SAHAN CHAKRABORTY~~
 RAKHI BHATTACHARYA
 MADHABI SAHA, SUKLA SAHA
 SUMAN SAHA, SUSMITA SAHA
 PRADIP SINHA, PURNIMA CHAKRABORTY
 TUNU KAHAR, RUNU CHOWDHURY
 TUMPA CHOWDHURY, RITA SINHA
 RITA SINHA, PAMPA SINHA,
 VICKY SINHA, TUMPA BHOWMIK
 MAYA SINHA, SOMNATH SINHA
 SONU SAHA, SHAMPA ROY,

*Usha Chakraborty
 for self and as natural
 Guardian of Sahan Chakraborty
 Soumi Chakraborty*

SITE PLAN
 SCALE - 1:100

SIGNATURE OF OWNERS



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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
12 MAR 2025

Specimen Form for Ten Fingerprints



Left Hand

Right Hand

Name Anirjit Bose
Signature _____

Little Finger	Ring Finger	Middle Finger Left Hand	Fore Finger Left Hand	Thumb
Thumb	Fore Finger	Middle Finger Right Hand	Ring Finger Right Hand	Little Finger
Little Finger	Ring Finger	Middle Finger Left Hand	Fore Finger Left	Thumb
Thumb	Fore Finger	Middle Finger Right Hand	Ring Finger Right Hand	Little Finger



Left Hand

Right Hand

Name Usha Chakraborty
Signature _____

Little Finger	Ring Finger	Middle Finger Left Hand	Fore Finger Left Hand	Thumb
Thumb	Fore Finger	Middle Finger Right Hand	Ring Finger Right Hand	Little Finger



Left Hand

Right Hand

Name Gourami Chakraborty
Signature _____



Left Hand

Right Hand

Name _____
Signature _____

Little Finger	Ring Finger	Middle Finger Left Hand	Fore Finger Left Hand	Thumb
Thumb	Fore Finger	Middle Finger Right Hand	Ring Finger Right Hand	Little Finger



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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
12 MAR 2025

Major Information of the Deed

Deed No :	I-1904-03797/2025	Date of Registration	17/03/2025
Query No / Year	1904-2000676575/2025	Office where deed is registered	A.R.A. - IV KOLKATA, District: Kolkata
Query Date	06/03/2025 7:21:50 PM		
Applicant Name, Address & Other Details	SAURAV BAFNA P-57, C.I.T ROAD SCHEME 5M, Thana : Phulbagan, District: Kolkata, WEST BENGAL. PIN - 700054, Mobile No. : 7003427701, Status: Attorney of Claimant		
Transaction	[1301] Merger/Demerger, Amalgamation (Other than company amalgamation)		
Set Forth value	Additional Transaction [4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Stampduty Paid(SD)	Market Value Rs. 2,82,65,135/-		
Rs. * 41,336/- (Article-23)	Registration Fee Paid		
Remarks	Rs. 2,82,742/- (Article A(1), E, M(a), M(b), I) Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip (Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Vidyasagar Pally(Jyangra), Mouza: Jyangra, Premises No: F/F-7/1, , Ward No: 019, Holding No: 79/N JI No: 16, Pin Code : 700059

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1540	RS-1023	Bastu	Shali	5 Katha 6 Chatak 34 Sq Ft		1,03,02,221/-	Width of Approach Road: 8 Ft. Adjacent to Metal Road

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Vidyasagar Pally(Jyangra), Mouza: Jyangra, Premises No: F/F-7, , Ward No: 019, Holding No: 78/AS/94/99 JI No: 16, Pin Code : 700059

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	RS-1541	RS-158	Bastu	Shali	4 Katha 5 Chatak		81,93,749/-	Width of Approach Road: 8 Ft.

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Vidyasagar Pally(Jyangra), Mouza: Jyangra, , Ward No: 019, Holding No: 81 JI No: 16, Pin Code : 700059

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L3	RS-1542	RS-410	Bastu	Shali	2 Katha 10 Chatak		49,87,499/-	Width of Approach Road: 8 Ft.

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Vidyasagar Pally(Jyangra), Mouza: Jyangra, Premises No: FE-2/7, , Ward No: 019, Holding No: 63/1294 JI No: 16, Pin Code : 700059

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L4	RS-1491	RS-154	Bastu	Shali	2 Katha 8 Chatak 12 Sq Ft		47,81,666/-	Width of Approach Road: 8 Ft.
Grand Total :					24.5461Dec	0/-	282,65,135 /-	

Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Mrs Usha Chakraborty Wife of Late Tapas Chakraborty F/F-7/1, Hatlira Road, City:- Not Specified, P.O:- Jyangra, P.S.-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth: XX-XX-1XX5, PAN No.: axxxxxx0c, Aadhaar No: 65xxxxxxx0696, Status :Individual, Executed by: Attorney, Executed by: Attorney
2	Soumi Chakraborty Daughter of Late Tapas Chakraborty F/F-7/1, Hatlira Road, City:- Not Specified, P.O:- Jyangra, P.S.-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth: XX-XX-2XX3, PAN No.: cqxxxxx9a, Aadhaar No: 68xxxxxxx6902, Status :Individual, Executed by: Attorney, Executed by: Attorney
3	Rakhi Bhattacharya Wife of Tara Nath Bhattacharya D-32/153, devnathpura Bangalitol, City:- Not Specified, P.O:- Bangalitol, P.S.- DASHASHWMEGH, District:-Varanasi, Uttar Pradesh, India, PIN:- 221001 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth: XX-XX-1XX1, PAN No.: bzxxxxx1p, Aadhaar No: 25xxxxxxx6936, Status :Individual, Executed by: Attorney, Executed by: Attorney
4	Madhabi Saha Wife of Goutam Saha 6 Khalisha Kota Pally, City:- Not Specified, P.O:- Birati, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700051 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth: XX-XX-1XX6, PAN No.: dvxxxxx2h, Aadhaar No: 82xxxxxxx7903, Status :Individual, Executed by: Attorney, Executed by: Attorney
5	Pradip Sinha Son of Late Balaram Sinha F/F-7/1, Hatlira Road, City:- Not Specified, P.O:- Jyangra, P.S.-Baguiati, District:- North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX8, PAN No.: ajxxxxx4m, Aadhaar No: 58xxxxxxx1669, Status :Individual, Executed by: Attorney, Executed by: Attorney
6	Purnima Chakraborty Wife of Ratan Chakraborty 41, Yogipara Road, City:- Not Specified, P.O:- Dum Dum, P.S:-Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth: XX-XX-1XX0, PAN No.: axxxxxx2a, Aadhaar No: 71xxxxxxx6831, Status :Individual, Executed by: Attorney, Executed by: Attorney
7	Tunu Kahar Wife of Mohan Ram Kahar 14/16, Sujan Bagan, City:- Not Specified, P.O:- Chinsurah, P.S:-Chinsurah, District:- Hooghly, West Bengal, India, PIN:- 712101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth: XX-XX-1XX9, PAN No.: dzxxxxx0g, Aadhaar No: 79xxxxxxx8965, Status :Individual, Executed by: Attorney, Executed by: Attorney
8	Rita Sinha Wife of Late Rajkumar Sinha F/F-7, Hatlira Road, City:- Not Specified, P.O:- Jyangra, P.S.-Baguiati, District:- North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth: XX-XX-1XX5, PAN No.: cbxxxxx8q, Aadhaar No: 31xxxxxxx7202, Status :Individual, Executed by: Attorney, Executed by: Attorney
9	Vicky Sinha Daughter of Late Raj Kumar Sinha F/F-7 Hatlira Road, City:- Not Specified, P.O:- Jyangra, P.S.-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth: XX-XX-1XX0, PAN No.: ccxxxxx5r, Aadhaar No: 35xxxxxxx8298, Status :Individual, Executed by: Attorney, Executed by: Attorney
10	Tumpa Bhowmick Daughter of Late Raj Kumar Sinha 7/8, Nitai Nagar, City:- Not Specified, P.O:- Mukundapur, P.S:-Purba, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth: XX-XX-1XX3, PAN No.: bxxxxxx8c, Aadhaar No: 35xxxxxxx8298, Status :Individual, Executed by: Attorney, Executed by: Attorney

12	Sampa Sinha Daughter of Late Raj Kumar Sinha F/F-7 Hatlira Road, City:- Not Specified, P.O:- Jyangra, P.S.-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX7, PAN No:- cxxxxxx6d, Aadhaar No: 72xxxxxxx4533, Status Individual, Executed by: Attorney, Executed by: Attorney
13	Maya Sinha Wife of Late Ashok Sinha F/F-7 Hatlira Road, City:- Not Specified, P.O:- Jyangra, P.S.-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX2, PAN No:- fxxxxxx9h, Aadhaar No: 87xxxxxxx9880 Status Individual, Executed by: Attorney, Executed by: Attorney
14	Sonu Saha Daughter of Late Ashoke Kumar Sinha Binodini Avenue, City:- Not Specified, P.O:- Hatlira, P.S.-Rajerhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX9, PAN No:- czxxxxxx3l, Aadhaar No: 64xxxxxxx8933, Status Individual, Executed by: Attorney, Executed by: Attorney
15	Mrs Sampa Roy, (Alias: Mrs Sampa Sinha) Daughter of Late Ashoke Sinha F/F-7, Hatlira Road, City:- Not Specified, P.O:- Jyangra, P.S.-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX3, PAN No:- lxxxxxxx2b, Aadhaar No: 30xxxxxxx8078, Status Individual, Executed by: Attorney, Executed by: Attorney
16	Somnath Sinha Daughter of Late Ashoke Sinha F/F-7, Hatlira Road, City:- Not Specified, P.O:- Jyangra, P.S.-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX5, PAN No:- lcxxxxxx5g, Aadhaar No: 55xxxxxxx8718, Status Individual, Executed by: Attorney, Executed by: Attorney
17	Tapas Chowdhury Son of Late Shanti Chowdhury 54/H/20, B T Road, City:- Not Specified, P.O:- Sarbomongala, P.S.-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700002 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX0, PAN No:- bzxxxxxx3a, Aadhaar No Not Provided by UIDAI, Status Individual, Executed by: Attorney, Executed by: Attorney
18	Rina Singh Wife of Mr Tej Kumar Singh Mohiari Chandibagan, City:- , P.O - Andul, P.S.-DOMJUR, District:-Howrah, West Bengal, India, PIN:- 711302 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of IndiaDate of Birth:XX-XX-1XX5, PAN No:- lcxxxxxx9a, Aadhaar No Not Provided by UIDAI, Status Individual, Executed by Attorney, Executed by: Attorney
19	Runu Chowdhury Wife of Mr Saraj Thakur 58/5A, Bt Road, City:- , P.O:- Sarbomongala, P.S.-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700002 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX4, PAN No:- aqxxxxxx1h, Aadhaar No Not Provided by UIDAI, Status Individual, Executed by: Attorney, Executed by: Attorney
20	Sukla Saha Wife of Late Provat Saha AC-12/7, Deshbandhu Nagar, City:- , P.O - Jyangra, P.S.-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of IndiaDate of Birth:XX-XX-1XX0, PAN No:- brxxxxxx5j, Aadhaar No Not Provided by UIDAI, Status Individual, Executed by Attorney, Executed by: Attorney
21	Suman Saha Son of Late Satya Ranjan Saha FE-2/7, Vidyasagar Pally, City:- , P.O - Jyangra, P.S.-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of IndiaDate of Birth:XX-XX-1XX1, PAN No:- blxxxxxx3g, Aadhaar No Not Provided by UIDAI, Status Individual, Executed by Attorney, Executed by: Attorney
22	Suman Saha Son of Late Satya Ranjan Saha FE-2/7, Vidyasagar Pally, City:- , P.O - Jyangra, P.S.-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of IndiaDate of Birth:XX-XX-1XX1, PAN No:- blxxxxxx3g, Aadhaar No Not Provided by UIDAI, Status Individual, Executed by Attorney, Executed by: Attorney

Susmita Saha

Daughter of Late Satya Ranjan Saha FE-2/7, VIDYASAGAR PALLY, City:-, P.O:- JYANGRA, P.S:-Baguiati,
District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Female, By Caste: Hindu, Occupation:
Service, Citizen of: India Date of Birth:XX-XX-1XX5, PAN No.:: buxxxxxx5k, Aadhaar No Not Provided by UIDAI,
Status :Individual, Executed by: Attorney, Executed by: Attorney

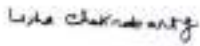
ANIKET CONSTRUCTION

GANAPATI GARDEN, HATIARA ROAD, Block/Sector: B, Flat No: 3G, City:-, P.O:- JYANGRA, P.S:-Baguiati,
District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Date of Incorporation:XX-XX-1XX1, PAN No.::
Axxxxxx6P, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by:
Representative

Mr Sayan Chakraborty

Son of Late Tapas Chakraborty, F/F-7/1, Hatiara Road,, City:-, P.O:- Jyangra, P.S:-Baguiati, District:-North 24-
Parganas, West Bengal, India, PIN:- 700059 Sex: Male, By Caste: Hindu, Occupation: Student, Citizen of: India ,
Aadhaar No: 87xxxxxxxx0982, Status :Minor, Executed by: Guardian, Executed by: Guardian

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs Usha Chakraborty Wife of Mr Tapas Chakraborty Executed by: Self, Date of Execution: 12/03/2025 , Admitted by: Self, Date of Admission: 12/03/2025 ,Place : Office	 12/03/2025	 Captured LTI 12/03/2025	 12/03/2025
Wife of Mr Tapas Chakraborty Hatiara Road, F/f-7/1, City:- Not Specified, P.O:- Jyangra, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX5, PAN No.:: a0xxxxxx0c, Aadhaar No: 65xxxxxxxx0696, Status :Individual, Executed by: Self, Date of Execution: 12/03/2025 , Admitted by: Self, Date of Admission: 12/03/2025 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Miss Soumi Chakraborty Daughter of Late Tapas Chakraborty Executed by: Self, Date of Execution: 12/03/2025 , Admitted by: Self, Date of Admission: 12/03/2025 ,Place : Office	 12/03/2025	 Captured LTI 12/03/2025	 12/03/2025
Daughter of Late Tapas Chakraborty Hatiara Road, F/f-7/1, City:- Not Specified, P.O:- Jyangra, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Female, By Caste: Hindu, Occupation: Student, Citizen of: India Date of Birth:XX-XX-2XX3, PAN No.:: cqxxxxxx9a, Aadhaar No: 68xxxxxxxx6902, Status :Individual, Executed by: Self, Date of Execution: 12/03/2025 , Admitted by: Self, Date of Admission: 12/03/2025 ,Place : Office				

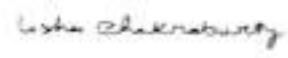
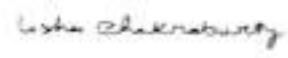
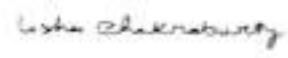
Party Details :

Name,Address,Photo,Finger print and Signature

Name	Photo	Finger Print	Signature
Avijit Bose Son of Mr. Sital Bose Date of Execution - 12/03/2025, , Admitted by: Self, Date of Admission: 12/03/2025, Place of Admission of Execution: Office	 Mar 12 2025 6:55PM	 LTI 12/03/2025	 12/03/2025

Ganapati Garden, Hatiara Road, Block/Sector: B, Flat No: 3G, City:- , P.O:- Jyangra, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Hindu, Occupation Business, Citizen of: India, Date of Birth:XX-XX-1XX1, PAN No.: aixxxxxx6p,Aadhaar No Not Provided by UIDAI Status : Attorney, Attorney of : Mrs Usha Chakraborty, Soumi Chakraborty, Rakhi Bhattacharya, Madhabi Saha, Pradip Sinha, Purnima Chakraborty, Tunu Kahar, Rita Sinha, Vicky Sinha, Tumpa Bhowmick, Pampa Sinha, Maya Sinha, Sonu Saha, Mrs Sampa Roy, Someath Sinha, Tapas Chowdhury, Rina Singh, Runu Chowdhury, Sukla Saha, Suman Saha, Suman Saha, Susmita Saha

Guardian Details :

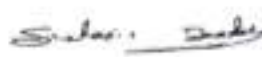
Sl No	Name,Address,Photo,Finger print and Signature								
1	<table><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr><tr><td>Mr Usha Chakraborty Wife of Late Tapas Chakraborty Date of Execution - 12/03/2025, , Admitted by: Self, Date of Admission: 12/03/2025, Place of Admission of Execution: Office</td><td> Mar 12 2025 7:44PM</td><td> Captured LTI 12/03/2025</td><td> 12/03/2025</td></tr></table>	Name	Photo	Finger Print	Signature	Mr Usha Chakraborty Wife of Late Tapas Chakraborty Date of Execution - 12/03/2025, , Admitted by: Self, Date of Admission: 12/03/2025, Place of Admission of Execution: Office	 Mar 12 2025 7:44PM	 Captured LTI 12/03/2025	 12/03/2025
Name	Photo	Finger Print	Signature						
Mr Usha Chakraborty Wife of Late Tapas Chakraborty Date of Execution - 12/03/2025, , Admitted by: Self, Date of Admission: 12/03/2025, Place of Admission of Execution: Office	 Mar 12 2025 7:44PM	 Captured LTI 12/03/2025	 12/03/2025						
, F/f-7/1, Hatiara Road,, City:- , P.O:- Jyangra, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Hindu, Occupation: House wife, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.: AOxxxxxx0C, Aadhaar No: 65xxxxxxxx0696 Status : Guardian, Guardian of : Mr Sayan Chakraborty									

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	AVIJIT BOSE (Presentant) Son of Mr SITAL BOSE Date of Execution - 12/03/2025, , Admitted by: Self, Date of Admission: 12/03/2025, Place of Admission of Execution: Office	 Mar 12 2025 6:55PM	 LTI 12/03/2025	 12/03/2025

ANAPATI GARDEN, HATIARA ROAD, Block/Sector: B, Flat No: 3G, City:-, P.O:- JYANGRA, P.S:-
 Jaguati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Hindu,
 Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1, PAN No.: A1xxxxxx6P Aadhaar No
 Not Provided by UIDAI Status : Representative, Representative of : ANIKET CONSTRUCTION (as
 REPRESENTATIVE)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Snehasis Bodak Son of Mr. Dilip Bodak Village:- South Kamrang, P.O:- Jhorehat, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302		 Captured	
	12/03/2025	12/03/2025	12/03/2025

Identifier Of AVIJIT BOSE, Avijit Bose, Mrs Usha Chakraborty, Miss Soumi Chakraborty, Mr Usha Chakraborty

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Usha Chakraborty	Mrs Usha Chakraborty-0.194493 Dec, Miss Soumi Chakraborty-0.194493 Dec
2	Soumi Chakraborty	Mrs Usha Chakraborty-0.194493 Dec, Miss Soumi Chakraborty-0.194493 Dec
3	Rakhi Bhattacharya	Mrs Usha Chakraborty-0.194493 Dec, Miss Soumi Chakraborty-0.194493 Dec
4	Madhabi Saha	Mrs Usha Chakraborty-0.194493 Dec, Miss Soumi Chakraborty-0.194493 Dec
5	Pradip Sinha	Mrs Usha Chakraborty-0.194493 Dec, Miss Soumi Chakraborty-0.194493 Dec
6	Purnima Chakraborty	Mrs Usha Chakraborty-0.194493 Dec, Miss Soumi Chakraborty-0.194493 Dec
7	Tunu Kahar	Mrs Usha Chakraborty-0.194493 Dec, Miss Soumi Chakraborty-0.194493 Dec
8	Rita Sinha	Mrs Usha Chakraborty-0.194493 Dec, Miss Soumi Chakraborty-0.194493 Dec
9	Vicky Sinha	Mrs Usha Chakraborty-0.194493 Dec, Miss Soumi Chakraborty-0.194493 Dec
10	Tumpa Bhowmick	Mrs Usha Chakraborty-0.194493 Dec, Miss Soumi Chakraborty-0.194493 Dec
11	Pampa Sinha	Mrs Usha Chakraborty-0.194493 Dec, Miss Soumi Chakraborty-0.194493 Dec
12	Maya Sinha	Mrs Usha Chakraborty-0.194493 Dec, Miss Soumi Chakraborty-0.194493 Dec
13	Sonu Saha	Mrs Usha Chakraborty-0.194493 Dec, Miss Soumi Chakraborty-0.194493 Dec
14	Mrs Sampa Roy	Mrs Usha Chakraborty-0.194493 Dec, Miss Soumi Chakraborty-0.194493 Dec
15	Somnath Sinha	Mrs Usha Chakraborty-0.194493 Dec, Miss Soumi Chakraborty-0.194493 Dec
16	Tapas Chowdhury	Mrs Usha Chakraborty-0.194493 Dec, Miss Soumi Chakraborty-0.194493 Dec
17	Rina Singh	Mrs Usha Chakraborty-0.194493 Dec, Miss Soumi Chakraborty-0.194493 Dec
18	Runu Chowdhury	Mrs Usha Chakraborty-0.194493 Dec, Miss Soumi Chakraborty-0.194493 Dec
19	Sukla Saha	Mrs Usha Chakraborty-0.194493 Dec, Miss Soumi Chakraborty-0.194493 Dec
20	Suman Saha	Mrs Usha Chakraborty-0.194493 Dec, Miss Soumi Chakraborty-0.194493 Dec
21	Suman Saha	Mrs Usha Chakraborty-0.194493 Dec, Miss Soumi Chakraborty-0.194493 Dec
22	Susmita Saha	Mrs Usha Chakraborty-0.194493 Dec, Miss Soumi Chakraborty-0.194493 Dec
23	ANIKET CONSTRUCTION	Mrs Usha Chakraborty-0.194493 Dec, Miss Soumi Chakraborty-0.194493 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mrs Usha Chakraborty	Mrs Usha Chakraborty-0.154687 Dec, Miss Soumi Chakraborty-0.154687 Dec

9	Soumi Chakraborty	Mrs Usha Chakraborty-0.154687 Dec, Miss Soumi Chakraborty-0.154687 Dec
10	Rakhi Bhattacharya	Mrs Usha Chakraborty-0.154687 Dec, Miss Soumi Chakraborty-0.154687 Dec
11	Madhabi Saha	Mrs Usha Chakraborty-0.154687 Dec, Miss Soumi Chakraborty-0.154687 Dec
12	Pradip Sinha	Mrs Usha Chakraborty-0.154687 Dec, Miss Soumi Chakraborty-0.154687 Dec
13	Purnima Chakraborty	Mrs Usha Chakraborty-0.154687 Dec, Miss Soumi Chakraborty-0.154687 Dec
14	Tunu Kahar	Mrs Usha Chakraborty-0.154687 Dec, Miss Soumi Chakraborty-0.154687 Dec
15	Rita Sinha	Mrs Usha Chakraborty-0.154687 Dec, Miss Soumi Chakraborty-0.154687 Dec
16	Vicky Sinha	Mrs Usha Chakraborty-0.154687 Dec, Miss Soumi Chakraborty-0.154687 Dec
17	Tumpa Bhowmick	Mrs Usha Chakraborty-0.154687 Dec, Miss Soumi Chakraborty-0.154687 Dec
18	Pampa Sinha	Mrs Usha Chakraborty-0.154687 Dec, Miss Soumi Chakraborty-0.154687 Dec
19	Maya Sinha	Mrs Usha Chakraborty-0.154687 Dec, Miss Soumi Chakraborty-0.154687 Dec
20	Sonu Saha	Mrs Usha Chakraborty-0.154687 Dec, Miss Soumi Chakraborty-0.154687 Dec
21	Mrs Sampa Roy	Mrs Usha Chakraborty-0.154687 Dec, Miss Soumi Chakraborty-0.154687 Dec
22	Somnath Sinha	Mrs Usha Chakraborty-0.154687 Dec, Miss Soumi Chakraborty-0.154687 Dec
23	Tapas Chowdhury	Mrs Usha Chakraborty-0.154687 Dec, Miss Soumi Chakraborty-0.154687 Dec
24	Rina Singh	Mrs Usha Chakraborty-0.154687 Dec, Miss Soumi Chakraborty-0.154687 Dec
25	Runu Chowdhury	Mrs Usha Chakraborty-0.154687 Dec, Miss Soumi Chakraborty-0.154687 Dec
26	Sukla Saha	Mrs Usha Chakraborty-0.154687 Dec, Miss Soumi Chakraborty-0.154687 Dec
27	Suman Saha	Mrs Usha Chakraborty-0.154687 Dec, Miss Soumi Chakraborty-0.154687 Dec
28	Suman Saha	Mrs Usha Chakraborty-0.154687 Dec, Miss Soumi Chakraborty-0.154687 Dec
29	Susmita Saha	Mrs Usha Chakraborty-0.154687 Dec, Miss Soumi Chakraborty-0.154687 Dec
30	ANIKET CONSTRUCTION	Mrs Usha Chakraborty-0.154687 Dec, Miss Soumi Chakraborty-0.154687 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mrs Usha Chakraborty	Mrs Usha Chakraborty-0.0941576 Dec, Miss Soumi Chakraborty-0.0941576 Dec
2	Soumi Chakraborty	Mrs Usha Chakraborty-0.0941576 Dec, Miss Soumi Chakraborty-0.0941576 Dec
3	Rakhi Bhattacharya	Mrs Usha Chakraborty-0.0941576 Dec, Miss Soumi Chakraborty-0.0941576 Dec
4	Madhabi Saha	Mrs Usha Chakraborty-0.0941576 Dec, Miss Soumi Chakraborty-0.0941576 Dec
5	Pradip Sinha	Mrs Usha Chakraborty-0.0941576 Dec, Miss Soumi Chakraborty-0.0941576 Dec
6	Purnima Chakraborty	Mrs Usha Chakraborty-0.0941576 Dec, Miss Soumi Chakraborty-0.0941576 Dec
7	Tunu Kahar	Mrs Usha Chakraborty-0.0941576 Dec, Miss Soumi Chakraborty-0.0941576 Dec
8	Rita Sinha	Mrs Usha Chakraborty-0.0941576 Dec, Miss Soumi Chakraborty-0.0941576 Dec
9	Vicky Sinha	Mrs Usha Chakraborty-0.0941576 Dec, Miss Soumi Chakraborty-0.0941576 Dec
10	Tumpa Bhowmick	Mrs Usha Chakraborty-0.0941576 Dec, Miss Soumi Chakraborty-0.0941576 Dec
11	Pampa Sinha	Mrs Usha Chakraborty-0.0941576 Dec, Miss Soumi Chakraborty-0.0941576 Dec
12	Maya Sinha	Mrs Usha Chakraborty-0.0941576 Dec, Miss Soumi Chakraborty-0.0941576 Dec
13	Sonu Saha	Mrs Usha Chakraborty-0.0941576 Dec, Miss Soumi Chakraborty-0.0941576 Dec
14	Mrs Sampa Roy	Mrs Usha Chakraborty-0.0941576 Dec, Miss Soumi Chakraborty-0.0941576 Dec
15	Somnath Sinha	Mrs Usha Chakraborty-0.0941576 Dec, Miss Soumi Chakraborty-0.0941576 Dec
16	Tapas Chowdhury	Mrs Usha Chakraborty-0.0941576 Dec, Miss Soumi Chakraborty-0.0941576 Dec
17	Rina Singh	Mrs Usha Chakraborty-0.0941576 Dec, Miss Soumi Chakraborty-0.0941576 Dec
18	Runu Chowdhury	Mrs Usha Chakraborty-0.0941576 Dec, Miss Soumi Chakraborty-0.0941576 Dec
19	Sukla Saha	Mrs Usha Chakraborty-0.0941576 Dec, Miss Soumi Chakraborty-0.0941576 Dec
20	Suman Saha	Mrs Usha Chakraborty-0.0941576 Dec, Miss Soumi Chakraborty-0.0941576 Dec
21	Suman Saha	Mrs Usha Chakraborty-0.0941576 Dec, Miss Soumi Chakraborty-0.0941576 Dec
22	Susmita Saha	Mrs Usha Chakraborty-0.0941576 Dec, Miss Soumi Chakraborty-0.0941576 Dec

CONSTRUCTION		Mrs Usha Chakraborty-0.0941576 Dec, Miss Soumi Chakraborty-0.0941576 Dec
Transfer of property for L4		
From	To. with area (Name-Area)	
1 Mrs Usha Chakraborty	Mrs Usha Chakraborty-0.0902717 Dec, Miss Soumi Chakraborty-0.0902717 Dec	
2 Soumi Chakraborty	Mrs Usha Chakraborty-0.0902717 Dec, Miss Soumi Chakraborty-0.0902717 Dec	
3 Rakhi Bhattacharya	Mrs Usha Chakraborty-0.0902717 Dec, Miss Soumi Chakraborty-0.0902717 Dec	
4 Madhabi Saha	Mrs Usha Chakraborty-0.0902717 Dec, Miss Soumi Chakraborty-0.0902717 Dec	
5 Pradip Sinha	Mrs Usha Chakraborty-0.0902717 Dec, Miss Soumi Chakraborty-0.0902717 Dec	
6 Purnima Chakraborty	Mrs Usha Chakraborty-0.0902717 Dec, Miss Soumi Chakraborty-0.0902717 Dec	
7 Tunu Kahar	Mrs Usha Chakraborty-0.0902717 Dec, Miss Soumi Chakraborty-0.0902717 Dec	
8 Rita Sinha	Mrs Usha Chakraborty-0.0902717 Dec, Miss Soumi Chakraborty-0.0902717 Dec	
9 Vicky Sinha	Mrs Usha Chakraborty-0.0902717 Dec, Miss Soumi Chakraborty-0.0902717 Dec	
10 Tumpa Bhowmick	Mrs Usha Chakraborty-0.0902717 Dec, Miss Soumi Chakraborty-0.0902717 Dec	
11 Pampa Sinha	Mrs Usha Chakraborty-0.0902717 Dec, Miss Soumi Chakraborty-0.0902717 Dec	
12 Maya Sinha	Mrs Usha Chakraborty-0.0902717 Dec, Miss Soumi Chakraborty-0.0902717 Dec	
13 Sonu Saha	Mrs Usha Chakraborty-0.0902717 Dec, Miss Soumi Chakraborty-0.0902717 Dec	
14 Mrs Sampa Roy	Mrs Usha Chakraborty-0.0902717 Dec, Miss Soumi Chakraborty-0.0902717 Dec	
15 Somnath Sinha	Mrs Usha Chakraborty-0.0902717 Dec, Miss Soumi Chakraborty-0.0902717 Dec	
16 Tapas Chowdhury	Mrs Usha Chakraborty-0.0902717 Dec, Miss Soumi Chakraborty-0.0902717 Dec	
17 Rina Singh	Mrs Usha Chakraborty-0.0902717 Dec, Miss Soumi Chakraborty-0.0902717 Dec	
18 Runu Chowdhury	Mrs Usha Chakraborty-0.0902717 Dec, Miss Soumi Chakraborty-0.0902717 Dec	
19 Sukla Saha	Mrs Usha Chakraborty-0.0902717 Dec, Miss Soumi Chakraborty-0.0902717 Dec	
20 Suman Saha	Mrs Usha Chakraborty-0.0902717 Dec, Miss Soumi Chakraborty-0.0902717 Dec	
21 Suman Saha	Mrs Usha Chakraborty-0.0902717 Dec, Miss Soumi Chakraborty-0.0902717 Dec	
22 Susmita Saha	Mrs Usha Chakraborty-0.0902717 Dec, Miss Soumi Chakraborty-0.0902717 Dec	
23 ANIKET CONSTRUCTION	Mrs Usha Chakraborty-0.0902717 Dec, Miss Soumi Chakraborty-0.0902717 Dec	

Endorsement For Deed Number : I - 190403797 / 2025

12-03-2025

Representation (Under Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1962)
Presented for registration at 18:38 hrs on 12-03-2025, at the Office of the A.R.A. - IV KOLKATA by AVIJIT BOSE.

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. 2,82,65,135/-.

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

Execution is admitted on 12/03/2025 by 1. Mrs Usha Chakraborty, Wife of Mr Tapas Chakraborty, Hatara Road, F/F-7/1, P.O: Jyangra, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession House wife, 2. Miss Soumi Chakraborty, Daughter of Late Tapas Chakraborty, Hatara Road, F/F-7/1, P.O: Jyangra, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Student

Indetified by Mr Snehasis Bodak, , Son of Mr Dilip Bodak, P.O: Jhorehat, Thana: Sankrail, Howrah, WEST BENGAL, India, PIN - 711302, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 12-03-2025 by AVIJIT BOSE, REPRESENTATIVE, ANIKET CONSTRUCTION, GANAPATI GARDEN, HATIARA ROAD, Block/Sector: B, Flat No: 3G, City:-, P.O:- JYANGRA, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059

Indetified by Mr Snehasis Bodak, , Son of Mr Dilip Bodak, P.O: Jhorehat, Thana: Sankrail, Howrah, WEST BENGAL, India, PIN - 711302, by caste Hindu, by profession Law Clerk

Executed by Attorney

Execution by Avijit Bose, , Son of Mr Sital Bose, Ganapati Garden, Hatara Road, Sector: B, Flat No. 3G, P.O: Jyangra, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Business as constituted attorney for 1. Mrs Usha Chakraborty F/F-7/1, Hatara Road, P.O: Jyangra, North 24-Parganas, WEST BENGAL, India, PIN - 700059, 2. Soumi Chakraborty F/F-7/1, Hatara Road, P.O: Jyangra, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700059, 3. Rakhi Bhattacharya D-32/153, devnathpura Bangalitol, P.O: Bangalitol, Thana: DASHASHWMEGH, Varanasi, UTTAR PRADESH, India, PIN - 221001, 4. Madhabi Saha 6 Khalisha Kota Pally, P.O: Birati, Thana: Dum Dum, North 24-Parganas, WEST BENGAL, India, PIN - 700051, 5. Pradip Sinha F/F-7/1, Hatara Road, P.O: Jyangra, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700059, 6. Purnima Chakraborty 41, Yogipara Road, P.O: Dum Dum, Thana: Dum Dum, North 24-Parganas, WEST BENGAL, India, PIN - 700028, 7. Tunu Kahar 14/16, Road: Sujan Bagan, P.O: Chinsurah, Thana: Chinsurah, Hooghly, WEST BENGAL, India, PIN - 712101, 8. Rita Sinha F/F-7, Hatara Road, P.O: Jyangra, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700059, 9. Vicky Sinha F/F-7, Hatara Road, P.O: Jyangra, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700059, 10. Tumpa Bhowmick 7/8, Road: Nitai Nagar, P.O: Mukundapur, Thana: Purba Jadabpur, South 24-Parganas, WEST BENGAL, India, PIN - 700099, 11. Pampa Sinha F/F-7 Hatara Road, P.O: Jyangra, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700059, 12. Maya Sinha F/F-7 Hatara Road, P.O: Jyangra, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700059, 13. Sonu Saha Binodini Avenue, P.O: Hatara, Thana: Rajarnat, North 24-Parganas, WEST BENGAL, India, PIN - 700157, 14. Mrs Sampa Roy, Mrs Sampa Sinha F/F-7, Hatara Road, P.O: Jyangra, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700002, 17. Rina Singh Mohiari Chandibagan, P.O: Andul, Thana: DOMJUR, Howrah, WEST BENGAL, India, PIN - 711302, 18. Runu Chowdhury 58/5A, Bt Road, P.O: Sarbomongala, Thana: Cossipur, North 24-Parganas, WEST BENGAL, India, PIN - 700002, 19. Sukla Saha AC-12/7, Deshbandhu Nagar, P.O: Jyangra, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700059, 20. Suman Saha FE-2/7, Vidyasagar Pally, P.O: Jyangra, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700059, 21. Suman Saha FE-2/7, Vidyasagar Pally, P.O: Jyangra, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700059, 22. Susmita Saha FE-2/7, VIDYASAGAR PALLY, P.O: JYANGRA, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700059 is admitted by him

Indetified by Mr Snehasis Bodak, , Son of Mr Dilip Bodak, P.O: Jhorehat, Thana: Sankrail, Howrah, WEST BENGAL, India, PIN - 711302, by caste Hindu, by profession Law Clerk

... by Guardian

... is admitted by Mr Usha Chakraborty, . Late Tapas Chakraborty, . F/I-7/1, Haliara Road, P.O: Jyangra, . North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession House
... as the guardian of minor Mr Sayan Chakraborty, . F/I-7/1, Haliara Road, P.O: Jyangra, Thana: Baguiati, . North
... 24-Parganas, WEST BENGAL, India, PIN - 700059
... identified by Mr Snehasis Bodak, . . Son of Mr Dilip Bodak, P.O: Jhorehat, Thana: Sankrail, . Howrah, WEST BENGAL,
... India, PIN - 711302, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,82,742.00/- (A(1) = Rs 2,82,651.00/-, E =
Rs 7.00/-, I = Rs 55.00/-, M(a) = Rs 25.00/-, M(b) = Rs 4.00/-) and Registration Fees paid by by online = Rs 2,82,658/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 12/03/2025 12:40PM with Govt. Ref. No: 192024250443003738 on 12-03-2025, Amount Rs: 2,82,658/-
Bank: SBI EPay (SBIEPay), Ref. No. 5900856908823 on 12-03-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,41,336/- and Stamp Duty paid by by online = Rs
1,41,236/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 12/03/2025 12:40PM with Govt. Ref. No: 192024250443003738 on 12-03-2025, Amount Rs: 1,41,236/-
Bank: SBI EPay (SBIEPay), Ref. No. 5900856908823 on 12-03-2025, Head of Account 0030-02-103-003-02


Mohul Mukhopadhyay

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

On 13-03-2025

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,82,742.00/- (A(1) = Rs 2,82,651.00/-, E =
Rs 7.00/-, I = Rs 55.00/-, M(a) = Rs 25.00/-, M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 84.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,41,336/- and Stamp Duty paid by Stamp Rs.
100.00/-

Description of Stamp
1. Stamp: Type: Impressed, Serial no 423345, Amount: Rs.100.00/-, Date of Purchase: 12/03/2025, Vendor name: S
Mukherjee


Mohul Mukhopadhyay

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

On 17-03-2025

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

Admissible under rule 21 of West Bengal Registration Rule, 1962

Indian Stamp Act 1899,

West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2025, Page from 151923 to 151978
being No 190403797 for the year 2025.



[Handwritten signature]

Digitally signed by MOHUL MUKHOPADHYAY
Date: 2025.03.17 16:19:13 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 17/03/2025
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.