

016727/23

I-16647/2023



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AK 721834

28/11
 8-2743829

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

[Signature]
 District Sub-Register-II
 Alipore, South 24-Parganas

28 NOV 2023 DEED OF AMALGAMATION

This Deed of Amalgamation is made on this 28th day of November, 2023.

BETWEEN

29917

23 NOV 2023

No..... ₹ 50/- Date.....

Name : Ira Mitra.

Address : 103A Brahma Samaj Road

Vendor : Kolkata - 700034

Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, KOI-27

(Handwritten signature)



Identified by me:
Shib Sankar Munda
-Advocate.
s/o late Satish Munda
New shed Room No. 9,
Alipore Suddes Court.
P.O. & P.S. Alipore,
Kolkata - 700022.
Enrol. No. P/2024/2017

District Sub Registrar-II
Alipore, South 24 Parganas
28 NOV 2023

MRS. IRA MITRA, wife of Late Sameeran Mitra, having PAN No. **ILAPM6533D**, having Aadhaar No. **9426 4577 0133**, by faith – Hindu, by occupation – Housewife, by nationality – Indian, residing at – 103A, Brahma Samaj Road, Post Office – Behala, Police Station – Parnasree, Kolkata – 700034, District – South 24 Parganas, West Bengal, India, hereinafter called and referred to as the **FIRST PARTY** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her legal heirs, executors, legal representatives, administrators and assigns) of the **ONE PART**.

AND

MR. SANJEEB KUMAR MITRA, son of Late Sameeran Mitra, having PAN No. **ADSPM6203E**, having Aadhaar No. **6731 8709 8900**, by faith – Hindu, by occupation – Retiree, by nationality – Indian, residing at – 103A, Brahma Samaj Road, Post Office – Behala, Police Station – Parnasree, Kolkata – 700034, District – South 24 Parganas, West Bengal, India, hereinafter called and referred to as the **SECOND PARTY** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, executors, legal representatives, administrators and assigns) of the **OTHER PART**.

WHEREAS by an Indenture of Sale dated 04.03.1966, between one Nalini Kanta Guha, son of Late Basanta Kumar Guha, therein called and referred to as the Vendor of the One Part and Ira Mitra, wife of Sameeran Mitra, therein called and referred to as the Purchaser of the Other Part, which was duly registered before the office of the Joint Sub-Registrar, Alipore, and recoded in Book No. I, Volume No. 25, Pages from 76 to 86, being No. 1157, for the year 1966, the Vendor therein sold, conveyed and transferred in favour of the Purchaser therein ALL THAT piece or parcel of land measuring 4 (four) cottahs 7 (seven) chittaks 14 (fourteen) sq. ft., more or less, being part of C.S. No.

6496 and R.S. Plot No. 7277, under Khatian No. 1149, having raiyatisthitiban rights of Mouza Behala, J.L. No. 2, R.S. No. 83, Parganas Balia, Touzi No. 346, within the South Suburban Municipality, Police Station Behala, District 24 Parganas.

AND WHEREAS the said Ira Mitra mutated her name with the records of the then South Suburban Municipality and now known and numbered as Premises No. 180, Brahmo Samaj Road, P.S. previously Behala at present Parnasree, Kolkata – 700034, and having its mailing address at 103A, Brahmo Samaj Road, P.S. previously Behala at present Parnasree, Kolkata – 700034, District South 24 Parganas, having Assessee No. 41-130-03-0180-4, within the limits of Ward No. 130 of the Kolkata Municipal Corporation, and has been continuing in Khas and absolute possession thereof.

AND WHEREAS the said Ira Mitra obtained a Sanction Plan from the Kolkata Municipal Corporation vide Sanction Plan No. 247 (B-14) of 2006-07 dated 21.09.2006, for construction of a two-storied building upon the aforesaid property.

AND WHEREAS by a Deed of Gift dated 03.11.2006 between that said Ira Mitra, wife of Sameeran Mitra, therein called and referred to as the Donor of the One Part and Sanjeeb Kumar Mitra, son of Sameeran Mitra, therein called and referred to as the Donee of the Other Part, which was duly registered before the office of the A.D.S.R., Behala, South 24 Parganas, being Deed No. 7992, for the year 2006, the Donor therein gifted, granted, conveyed and transferred in favour of the Purchaser therein ALL THAT the First Floor roof measuring 1276 sq. ft., together with the right to construct upon the said roof as per the K.M.C. Sanction Plan No. 247 (B-14) of 2006-07 dated 21.09.2006, along with the proportionate right, and interest in the land underneath building lying and situated at Premises No. 103A, Brahmo Samaj Road, P.S. Behala,

Kolkata – 700034, District South 24 Parganas, within the limits of Ward No. 130 of the Kolkata Municipal Corporation.

AND WHEREAS the said Ira Mitra and Sanjeeb Kumar Mitra completed the construction of the said two storied building upon the aforesaid property and the said Sanjeeb Kumar Mitra mutated his name in respect of his share in the said property, with the records of the Kolkata Municipal Corporation vide Assessee No. 41-130-03-0655-3, and has been continuing in Khas and absolute possession thereof.

AND WHEREAS the property of the said Ira Mitra, having K.M.C. Assessee No. 41-130-03-0180-4 is more fully and particularly described in the **SCHEDULE "A"** hereunder written, and the property of the said Sanjeeb Kumar Mitra, having K.M.C. Assessee No. 41-130-03-0655-3 is more fully and particularly described in the **SCHEDULE "B"** hereunder written.

AND WHEREAS the aforesaid two property being more fully and particularly described in the **SCHEDULE "A"**, and **"B"** respectively hereunder written are contiguous, adjacent, interlinked, interconnected, and also within the limits of Ward No. 130 of the Kolkata Municipal Corporation, being Premises No. 103A, Brahma Samaj Road, P.S. Behala, Kolkata – 700034, District South 24 Parganas, within the limits of Ward No. 130 of the Kolkata Municipal Corporation, and all the parties herein respectively seized and possessed of and/or otherwise well and sufficiently entitled to each of their plots/properties without being interrupted and or obstructed from each other and or by or from any other person or concern whatsoever.

AND WHEREAS the all the aforesaid parties are now willing to amalgamate the aforesaid property in the Records of the Kolkata Municipal Corporation, and also with the other authorities if there would be any in future in respect of the

properties collectively and amalgamatedly described in **SCHEDULE "C"** as absolute owners and occupiers thereof by which they will be able to pay the taxes in respect of a single amalgamated property in their names as the absolute joint owners thereof.

AND WHEREAS for the aforesaid purpose since all the parties herein have already jointly physically amalgamated each of their respective plots or properties respectively described in **SCHEDULE "A"**, and **"B"** by making a single amalgamated property which is described in **SCHEDULE "C"**, it has become urgently required to record the said matter of amalgamation of the properties under the schedules hereto and to mutate their names as the joint owners thereof with the said Kolkata Municipal Corporation, and also to avoid any litigation, which may be arise in near future, all the parties herein above have agreed to execute this Deed of Amalgamation under the terms and condition mentioned below:

NOW THIS INDENTURE WITNESSETH AS FOLLOWS:

1. The parties herein have entered into this Deed of Amalgamation as a written record that the parties herein have amalgamated each of their portion of property respectively described in **SCHEDULE "A"**, and **"B"** into a single Composite Amalgamated Property which is particularly and collectively described in the **SCHEDULE "C"** hereunder written at each of their free consent and for better and proper use and enjoyment of each of their property by amalgamating those into a single property and also to record the matter of amalgamation with the records of the Kolkata Municipal Corporation.
2. The parties hereto agrees that they will execute and submit the necessary application forms and other relevant documents along with this 'Deed of Amalgamation' before the Kolkata Municipal Corporation for mutating

their names in respect of the Amalgamated Property described in the **SCHEDULE "C"** as the absolute joint owners thereof.

3. The parties herein will bear proportionately all the costs and expenses in all respects of the Amalgamated Property under the **SCHEDULE "C"** and in a proportion to their respective shares of rights, title and interest on and over the said 'Amalgamated Property'.
4. That the respective properties of the respective parties herein respectively described in the **SCHEDULE "A"**, and **"B"** shall be treated as a single 'Amalgamated Property' described under in the **SCHEDULE "C"** hereto written by virtue of this DEED OF AMALGAMATION, they shall have the proportionate right, title and interest on and over the total land amalgamated hereby and mentioned in the **SCHEDULE "C"** hereunder and none shall have any claims and or demands more than and on and above each of their respective shares in the manners stated hereto.
5. It is covenant by all the parties herein that they will bound to follow the terms and condition of this DEED OF AMALGAMATION and also all the rules, regulations, terms and conditions so may be framed and imposed by the Kolkata Municipal Corporation and also by other authorities concerned for effectuating and recording of the Amalgamated Property under **SCHEDULE "C"** hereto written and the parties herein unequivocally declare that its bonafide on all courts but shall have no right to revoke this Deed of Amalgamation in any manner whatsoever.

SCHEDULE "A" ABOVE REFERRED TO:**(Description of the entire Property of the First Party)**

ALL THAT piece and parcel of land measuring 2 (two) cottahs 3 (three) chittaks 29.5 (twenty Nine point Five) sq. ft., be the same a little more or less, together with a residential space measuring an area of 1276 sq. ft., be the same a little more or less, on the Ground Floor of the two storied building, lying and situated at Premises No. 180, Brahma Samaj Road, P.S. previously Behala at present Parnasree, Kolkata – 700034, and having its mailing address at 103A, Brahma Samaj Road, P.S. previously Behala at present Parnasree, Kolkata – 700034, District South 24 Parganas, formally being part of C.S. No. 6496 and R.S. Plot No. 7277, under Khatian No. 1149, having raiyatisthitiban rights of Mouza Behala, J.L. No. 2, R.S. No. 83, Parganas Balia, Touzi No. 346, within the South Suburban Municipality, now within the limits of Ward No. 130 of the Kolkata Municipal Corporation, along with all common facilities and amenities attached thereto and all easement and quasi easement right attached therewith in the said land.

SCHEDULE "B" ABOVE REFERRED TO:**(Description of the entire Property of the Second Party)**

ALL THAT piece and parcel of land measuring 2 (two) cottahs 3 (three) chittaks 29.5 (twenty Nine point Five) sq. ft., be the same a little more or less, together with a residential space measuring an area of 1276 sq. ft., be the same a little more or less, on the First Floor of the two storied building, lying and situated at Premises No. 180, Brahma Samaj Road, P.S. previously Behala at present Parnasree, Kolkata – 700034, and having its mailing address at 103A, Brahma Samaj Road, P.S. previously Behala at present Parnasree, Kolkata – 700034, District South 24 Parganas, formally being part of C.S. No. 6496 and R.S. Plot No. 7277, under Khatian No. 1149, having raiyatisthitiban rights of Mouza Behala, J.L. No. 2, R.S. No. 83, Parganas

Balia, Touzi No. 346, within the South Suburban Municipality, now within the limits of Ward No. 130 of the Kolkata Municipal Corporation, along with all common facilities and amenities attached thereto and all easement and quasi easement right attached therewith in the said land.

SCHEDULE 'C' ABOVE REFERRED TO:
(The Entire Property after Amalgamation)

ALL THAT piece and parcel of land measuring 4 (four) cottahs 7 (seven) chittaks 14 (fourteen) sq. ft., be the same a little more or less, together with a two storied building, measuring an area of 2552 sq. ft., be the same a little more or less, (out of which Ground Floor measuring 1276 sq. ft. and First Floor measuring 1276 sq. ft.) lying and situated at Premises No. 180, Brahma Samaj Road, P.S. previously Behala at present Parnasree, Kolkata – 700034, and having its mailing address at 103A, Brahma Samaj Road, P.S. previously Behala at present Parnasree, Kolkata – 700034, District South 24 Parganas, formally being part of C.S. No. 6496 and R.S. Plot No. 7277, under Khatian No. 1149, having raiyatisthitiban rights of Mouza Behala, J.L. No. 2, R.S. No. 83, Parganas Balia, Touzi No. 346, within the South Suburban Municipality, now within the limits of Ward No. 130 of the Kolkata Municipal Corporation, and the same is butted and bounded as follows:

- On the North :- Brahma Samaj Road;
 On the South :- Land of Nalini Ranjan Chakraborty;
 On the East :- 8' feet wide KMC Road;
 On the West :- Municipal drain and 16' feet wide KMC Road.
- Road Zone :- Rishi Bankim Road to Rest.

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

SEALED, SIGNED AND DELIVERED BY
THE FIRST PARTY AND THE SECOND PARTY
AT KOLKATA IN PRESENCE OF:-

WITNESSES:

1. Shyamal Biswas
19/8, P. G. Lane
Kolkata - 700029

Shyamal Biswas

SIGNATURE OF THE **FIRST PARTY**

2. Rohit Halder
201B, Chandra Mondal Lane
Kolkata - 700026

Rohit Halder

SIGNATURE OF THE **SECOND PARTY**

Prepared & Drafted at my office
as per the photocopy of the
documents supplied by the
parties and believing upon the
documents and as per the
instruction of the parties:-

Kusal Bhattacharjee

Kusal Bhattacharjee

Advocate

Bhattacharjee & Associates

Advocates & Solicitors

159/1A, Rashbehari Avenue,

Kolkata - 700029.

Ph. No. 9831442436

Enrl. No. WB/931/2014.



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



271120232029713731

GRIPS Payment Detail

GRIPS Payment ID:	271120232029713731	Payment Init. Date:	27/11/2023 20:19:10
Total Amount:	96784	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	2502291481320	BRN Date:	27/11/2023 20:19:40
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name:	Ms BHATTACHARJEE AND ASSOCIATES
Mobile:	9831442436

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240297137328	Directorate of Registration & Stamp Revenue	96784
Total			96784

IN WORDS: NINETY SIX THOUSAND SEVEN HUNDRED EIGHTY FOUR ONLY.

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



		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

Signature



		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand						
right hand						

Name IRA MITRA

Signature Ira Mitra



		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand						
right hand						

Name SANJEEB MITRA

Signature Sanjeeb Mitra

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

Signature



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



192023240297137328

GRN Details

GRN:	192023240297137328	Payment Mode:	SBI Epay
GRN Date:	27/11/2023 20:19:10	Bank/Gateway:	SBIePay Payment Gateway
BRN :	2502291481320	BRN Date:	27/11/2023 20:19:40
Gateway Ref ID:	CHO3279448	Method:	State Bank of India NB
GRIPS Payment ID:	271120232029713731	Payment Init. Date:	27/11/2023 20:19:10
Payment Status:	Successful	Payment Ref. No:	2002743829/2/2023

[Query No * Query Year]

Depositor Details

Depositor's Name:	Ms BHATTACHARJEE AND ASSOCIATES
Address:	159/1A, R.B. AVENUE, KOLKATA - 700029
Mobile:	9831442436
Period From (dd/mm/yyyy):	27/11/2023
Period To (dd/mm/yyyy):	27/11/2023
Payment Ref ID:	2002743829/2/2023
Dept Ref ID/DRN:	2002743829/2/2023

Payment Details

Sl. No	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002743829/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	32270
2	2002743829/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	64514
			Total	96784

IN WORDS: NINETY SIX THOUSAND SEVEN HUNDRED EIGHTY FOUR ONLY.

PAID

Major Information of the Deed

Deed No :	I-1602-16647/2023	Date of Registration	28/11/2023
Query No / Year	1602-2002743829/2023	Office where deed is registered	
Query Date	03/11/2023 7:04:32 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Kusal Bhattacharjee Bhattacharjee And Associates, Advocates And Solicitors, 159/1A, Rashbehari Avenue,, Thana : Gariahat, District : South 24-Parganas, WEST BENGAL, PIN - 700029, Mobile No. : 8900536794, Status :Solicitor firm		
Transaction	Additional Transaction		
[1301] Merger/Demerger, Amalgamation (Other than company amalgamation)	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 64,49,971/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 32,320/- (Article:23)	Rs. 64,546/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Brahma Samaj Road, Road Zone : (Rishi Bankim Road -- Rest) , , Premises No: 180, , Ward No: 130 Pin Code : 700034

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha 7 Chatak 14 Sq Ft		48,13,501/-	Property is on Road
Grand Total :				7.354Dec	0 /-	48,13,501 /-	



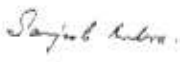
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2552 Sq Ft.	0/-	16,36,470/-	Structure Type: Structure
Gr. Floor, Area of floor : 1276 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 15 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1276 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 15 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2552 sq ft	0 /-	16,36,470 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs Ira Mitra Wife of Late Sameeran Mitra Executed by: Self, Date of Execution: 28/11/2023 , Admitted by: Self, Date of Admission: 28/11/2023 ,Place : Office	 28/11/2023	 LTI 28/11/2023	 28/11/2023
City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ilxxxxxx3D, Aadhaar No: 94xxxxxxxx0133, Status :Individual, Executed by: Self, Date of Execution: 28/11/2023 , Admitted by: Self, Date of Admission: 28/11/2023 ,Place : Office				

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Sanjeeb Kumar Mitra (Presentant) Son of Late Sameeran Mitra Executed by: Self, Date of Execution: 28/11/2023 , Admitted by: Self, Date of Admission: 28/11/2023 ,Place : Office	 28/11/2023	 LTI 28/11/2023	 28/11/2023
Son of Late Sameeran Mitra 103A, Brahma Samaj Road, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: adxxxxxx3c, Aadhaar No: 67xxxxxxxx8900, Status :Individual, Executed by: Self, Date of Execution: 28/11/2023 , Admitted by: Self, Date of Admission: 28/11/2023 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Shib Sankar Munda Son of Late Satish Munda New Shed Room No. 9, Alipore Judges Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 28/11/2023	 Captured 28/11/2023	 28/11/2023
Identifier Of Mrs Ira Mitra, Mr Sanjeeb Kumar Mitra			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Ira Mitra	Mr Sanjeeb Kumar Mitra-7.35396 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs Ira Mitra	Mr Sanjeeb Kumar Mitra-2552.00000000 Sq Ft

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2023, Page from 629497 to 629515
being No 160216647 for the year 2023.



Digitally signed by Suman Basu
Date: 2023.12.13 12:38:18 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 13/12/2023
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS
West Bengal.