



**Abhijit Sinha**  
Advocate  
High Court Calcutta

**Court: Bar Association Room No.  
16, Chamber: 9 Charu Chandra  
Place East, Post & P.S. Charu  
Market, Kolkata-700033.  
Call: 09734869823/08910340050  
Mail: singhrajput71@gmail.com**

**Ref No:**

**Date: 11/12/2025**

## **REPORT**

**The repost regarding amalgamation of three properties in one property is as under:**

1. That by virtue of Deed of Partition dated 26<sup>th</sup> February, 1968, the said Preonath alias Priyanath Mullick was allotted Plot No.-2 and became owner of Danga and Bagan Land measuring more or less 4 Bigha 10 Cottahs 08 Chittaks comprised in C.S. Dag 208 & 207 under C.S. Khatian No. 70 & 52, corresponding R.S. Dag No. 212 & 211 under R.S. Khatian No. 126, corresponding L.R. Dag No. 212 & 211 under L.R. Khatian No. 271 since then he has been in possession the same uninterruptedly by doing acts of ownership and paying taxes thereto regularly.
2. That by virtue of a Deed of Gift said Preonath Mullick alias Priyanath Mullick gifted, transferred and conveyed his right, title and interest of Land measuring more or less 07 Cottah 07 Chittaks 27 Sq. Ft. comprised in C.S. Dag 208 under C.S. Khatian No. 70, corresponding R.S. Dag No. 212 under R.S. Khatian No. 126, corresponding L.R. Dag No. 212 presently under L.R. Khatian No. 3040, Revenue Survey No. 119, J.L. No. 11, Touzi No. 2998, Mouza: Noapara, PS: Eco Park, District: North 24-Parganas, under Bidhannagar Municipal Corporation, Ward No. 12, Assessee No. 200331121640, holding no. 293/06/1692 Mallick Bagan (Noapara), Post Office: Hatiara, Kolkata:700157, in favour of his younger son namely Sri Pashupati Mallick by executing a registered Deed of Gift dated 16<sup>th</sup> August, 2000 in Bengali language which was registered in the Office of Additional District Sub-Registrar at Bidhannagar (Salt Lake City), North 24 Parganas and recorded in Book No I, Volume No. 128, pages from 135 to 144, being No. 5102 for the year 2000.
3. That by virtue of a Deed of Gift said Preonath Mullick alias Priyanath Mullick gifted, transferred and conveyed his right, title and interest of Land measuring more or less 07 Cottah 07 Chittaks 27 Sq. Ft. comprised in C.S. Dag 208 under C.S. Khatian No. 70, corresponding R.S. Dag No.



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212 under R.S. Khatian No. 126, pertaining to L.R. Dag No. 212 presently under L.R. Khatian No. 3041, Revenue Survey No. 119, J.L. No. 11, Touzi No. 2998, Mouza: Noapara, PS; Rajarhat now Eco Park, District: North 24-Parganas, under Bidhannagar Municipal Corporation, Ward No. 12, Assessee No. 200331121641 holding no. 293/06/1692 Mallick Bagan (Noapara), Post Office: Hatiara, Kolkata:700157 in favour of his grandson namely Sri Sayantan Mullick by executing a registered Deed of Gift dated 16<sup>th</sup> August, 2000 in Bengali language which was registered in the Office of Additional District Sub-Registrar at Bidhannagar (Salt Lake City), North 24 Parganas and recorded in Book No I, Volume No. 128, pages from 145 to 154, being No. 5103 for the year 2000.

4. That after the execution of both the concurrent deeds of gift, remaining Danga Lard measuring more or less 06 Cottahs 02 Chittaks 40 Square Feet comprised in C.S. Dag 208 under C.S. Khatian No. 70, corresponding R.S. Dag No. 212 under R.S. Khatian No. 126, corresponding L.R. Dag No. 212 presently under L.R. Khatian No. 3046 and 3047, Revenue Survey No. 119, J.L. No. 11, Touzi No. 2998, Mouza: Noapara, PS: Eco Park, District: North 24-Parganas, under Bidhannagar Municipal Corporation, Ward No. 12, holding no. 293/06/1692 Mallick Bagan (Noapara), Post Office: Hatiara, Kolkata:700157 was kept with the original owner Preonath Mullick alias Priyanath Mullick and he mutated his name in the records of Bidhannagar Municipal Corporation vide Assessee No. 200331155418. It is stated in unambiguous in both the said Deed of Gifts dated 16<sup>th</sup> August, 2000 that the wife of Preonath alias Priyanath Mullick was predeceased him, his only daughter namely Smt. Sulekha Mullick nee Roy got married and is living her conjugal life satisfactorily and the elder son of Preonath alias Priyanath Mullick namely Kedarnath Mullick was mentally challenged since birth and taken care of by the younger son Sri Pashupati Mallick. However, it is pertinent to mention herein that the elder son of Preonath alias Priyanath Mullick died intestate unmarried on 21<sup>st</sup> September, 2004 and



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subsequently Preonath alias Priyanath Mullick died intestate on 29" December, 2017.

5. That being the only first-class heirs of deceased Preonath alias Priyanath Mullick namely Sri Pashupati Mallick and Smt. Sulekha Mullick nee Roy became the jointly Owner/s of the Lard measuring more or less 06 Cottahs 02 Chittaks 40 Square Feet comprised in C.S. Dag 208 under C.S. Khatian No. 70, corresponding R.S. Dag No. 212 under R.S. Khatian No. 126, corresponding L.R. Dag No. 212 presently under L.R. Khatian No. 3046 and 3047, Revenue Survey No. 119, J.L. No. 11, Touzi No. 2998, Mouza: Noapara, PS: Eco Park , District: North 24-Parganas, under Bidhannagar Municipal Corporation, Ward No. 12, Assessee No. 200331155418, holding no. 293/06/1692 Mallick Bagan (Noapara), Post Office: Hatiara, Kolkata:700157.
6. That said Sri Pashupati Mallick herein became the sole and absolute owner of Land measuring more or less 07 Cottah 07 Chittaks 27 Sq. Ft. comprised in C.S. Dag 208 under C.S. Khatian No. 70, corresponding R.S. Dag No. 212 under R.S. Khatian No. 126, corresponding L.R. Dag No. 212 presently under L.R. Khatian No. 3040, Revenue Survey No. 119, J.L. No. 11, Touzi No. 2998, Mouza: Noapara, PS: Eco Park, District: North 24-Parganas, under Bidhannagar Municipal Corporation, Ward No. 12, Assessee No. 200331121640, holding no. 293/06/1692 Mallick Bagan (Noapara), Post Office: Hatiara, Kolkata:700157.
7. That said Sri Sayantan Mullick herein became the sole and absolute owner of ALL THAT piece and parcel of Land measuring more or less 07 Cottah 07 Chittaks 27 Sq. Ft. comprised in C.S. Dag 208 under C.S. Khatian No. 70, corresponding R.S. Dag No. 212 under R.S. Khatian No. 126, pertaining to L.R. Dag No. 212 presently under L.R. Khatian No. 3041, Revenue Survey No. 119, J.L. No. 11, Touzi No. 2998, Mouza: Noapara, PS; Rajarhat now Eco Park, District: North 24-Parganas, under Bidhannagar Municipal Corporation, Ward No. 12, Assessee No. 200331121641 holding no. 293/06/1692 Mallick Bagan (Noapara), Post Office: Hatiara, Kolkata:700157 and since then all owners are in



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- possession the same uninterruptedly by doing all acts of Ownership and paying taxes thereto.
8. That on 22/09/2023 the said Sri Sayantan Mullick while being seized and possessed of the said property has entered into a Development Agreement and Development Power of Attorney in two instruments with PROPERTY 360 described therein as a Developer herein also and that has been duly Registered with the ARA-II, Office at Kolkata as Deed No: I-190213076/2023 and I-190213082/2023 and Sri Pashupati Mallick has entered into a Development Agreement and Development Power of Attorney in two instruments with PROPERTY 360 described therein as a Developer herein also and that has been duly Registered with the ARA-II, Office at Kolkata as Deed No: I-190213077/2023 and I-190213083/2023 and Sri Pashupati Mallick and Smt. Sulekha Roy nee Mullick jointly has entered into a Development Agreement and Development Power of Attorney in two instruments with PROPERTY 360 described therein as a Developer herein also and that has been duly Registered with the ARA-II, Office at Kolkata as Deed No: I-190213078/2023 and I-190213084/2023.
9. That the owners are intended to amalgamate their three properties into one property and because of that on the 22/09/2023, they have been executed three Deeds of Gift. By virtue of three deeds of Gift they transfer conveyed and exchanged and/or gifted certain area of undivided and undermarketed Land among them to complete the process of amalgamation. Said three Deeds of Gift has been duly Registered with the ARA-II, Office at Kolkata as Deed No: I-190213085/2023 Sri Pashupati Mallick and Smt. Sulekha Roy jointly in favour of Sri Sayantan Mullick and as Deed I-190213086/2023 Sri Sayantan Mullick in favour of Sri Pashupati Mallick and Smt. Sulekha Roy and as Deed I-190213089/2023 Sri Pashupati Mallick in favour of Sri Sayantan Mullick and Smt. Sulekha Roy.
10. **After execution of three Deeds of Gift, three plots were automatedly amalgamated and Sri Sayantan Mullick Sri Pashupati and Smt. Sulekha Roy became jointly owner of land measuring an area of 21**



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**Cottahs 02 Chittaks 04 Square Feet**, comprised in C.S. Dag 208 under C.S. Khatian No. 70, corresponding R.S. Dag No. 212 under R.S. Khatian No. 126, corresponding L.R. Dag No. 212 presently after mutation under L.R. Khatian No. 3040, 3041, 3046 and 3047 Revenue Survey No. 119, J.L. No. 11, Touzi No. 2998, Mouza: Noapara, PS: Eco Park, District: North 24-Parganas, under Bidhannagar Municipal Corporation, Ward No. 12, Mallick Bagan (Noapara), Post Office: Hatiara, Kolkata:700157.

**SCHEDULE**  
**(DESCRIPTION OF THE PROPERTY)**

ALL THAT piece and parcel of land measuring an area of **21 Cottahs 02 Chittaks 04 Square Feet**, comprised in C.S. Dag 208 under C.S. Khatian No. 70, corresponding R.S. Dag No. 212 under R.S. Khatian No. 126, corresponding L.R. Dag No. 212 presently after mutation under L.R. Khatian No. 3040, 3041, 3046 and 3047 Revenue Survey No. 119, J.L. No. 11, Touzi No. 2998, Mouza: Noapara, PS: Eco Park District: North 24-Parganas, under Bidhannagar Municipal Corporation, Ward No. 12, Mallick Bagan (Noapara), Post Office: Hatiara, Kolkata:70015, together with all easement right facilities and amenities attached with the Schedule property and the same is butted and bounded as follows.

**ON THE NORTH** : By Part of Dag No.212;  
**ON THE SOUTH** : By Road;  
**ON THE EAST** : By Municipal Road;  
**ON THE WEST** : By Land of Pashupati Mallick;

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**Enrolment No. W. B. 551/1998**  
Contract No. 9734869823



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