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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল  
প্রশাসন পরিষদ প্রতিষ্ঠান  
প্রশাসন পরিষদ প্রতিষ্ঠান  
প্রশাসন পরিষদ প্রতিষ্ঠান

ব্রিটিশ সরকার  
Alipore, South 24-পৰগনা

1 MAR 2023

### DEED OF AMALGAMATION

THIS DEED OF AMALGAMATION is made this the 1<sup>st</sup> day of March, Two Thousand and Twenty Three (2023) A.D.

BETWEEN

✓

S. NO. .... 118 DR. 15.02.2023  
VALUE OF N. I. STAMP RS. .... 100/-  
NAME OF PURCHASER.....  
ADDRESS.....

BAPI DAS  
Advocate  
Alipore Police Court  
Kolkata - 27

*H. Mukherjee*  
H. MUKHERJEE  
STAMP VENDR S.R. / BUDGE BUDG



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS., ALIPORE

01 MAR 2023

*bdr.*  
Alipore police bdr  
n-27

SRI SUNIL KUMAR BANERJEE alias SRI SUNIL KUMAR BANDOPADHYAY alias SRI SUNIL KUMAR BONDOPADHYAYA (PAN-AXJPB8820D) (AADHAAR NO. 5815 9627 9881) son of Late Panchanon Bandopadhyay, by occupation -Retired, by faith - Hindu, by Nationality Indian, residing at 60/1A, Banerjee Para Lane, P.S.- Kasba, P.O.-Dhakuria, Kolkata 700031, 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 his heirs, executors, administrators, legal representatives and assigns).

AND

SMT. BHARATI BANDOPADHYAY alias SMT. BHARATI BONDOPADHYAYA (PAN-AYDPB5555G) (AADHAAR NO.5681 9892 1435) wife of Sri Sunil Kumar Bandopadhyay alias Sri Sunil Kumar Banerjee alias Sri Sunil Kumar Bondopadhyaya, by occupation -Retired, by faith - Hindu, by Nationality Indian, residing at 60/1A, Banerjee Para Lane, P.S.-Kasba, P.O.-Dhakuria, Kolkata 700031, 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 her heirs, executors, administrators, legal representatives and assigns).

**WHEREAS** by a suit for partition brought by one Monindra Nath Bondopadhyaya and others against Prosad Kumar Bondopadhyaya and others in the Court of the Second Subordinate Judge at being title Suit No.223 of 1950, the property including the land, hereditaments and premises described in the Schedule therein written, was allotted to the co-sharers of the said property by the Hon'ble High Court, Calcutta in appeal from the original Decree No.143 of 1956.

**AND WHEREAS** by the said suit being Title Suit No.223 of 1950 of the SECOND Subordinate Judge, Alipore, one Purna Chandra Bondopadhyaya since deceased, was allotted the property of Municipal premises No. 60, Banerjee Para Lane, P.S. Kasba, the then Calcutta-700031 exclusively together with some other properties.

**AND WHEREAS** said Purna Chandra Bondopadhyaya since deceased, was in peaceful uninterrupted possession of the Municipal premises No.60, Banerjee Para Lane, P.S. Kasba, Kolkata-700031 and his name was entered into the relevant record of the then Corporation of Calcutta and he used to pay taxes to the appropriate authority and other out goings as also effected necessary repairs as full and absolute owner.

**AND WHEREAS** the said Purna Chandra Bondopadhyaya left behind him surviving his four sons viz. Prosad Kumar Bondopadhyaya now deceased, Panchanon Bondopadhyaya now deceased, Kartick Chandra Bondopadhyaya and Jitendra Nath

Bondopadhyaya now deceased who jointly inherited the entire property at premises No.60, Banerjee Para Lane, P.S. Kasba, Kolkata-700031 and began to possess jointly the land hereditaments and premises.

**AND WHEREAS** said Panchanon Bondopadhyaya died intestate on 21.08.1965 living behind his wife Smt. Nayan Tara Debi, four sons namely Sri Sunil Kumar Bondopadhyaya, Sri Sushil Kumar Bondopadhyaya, Sri Subir Kumar Bondopadhyaya, Sri Subodh Kumar Bondopadhyaya and five daughters namely Smt. Santilata Mukherjee, Swarnalata Ganguly, Smt. Namita Mukherje, Smt. Anita Kanjilal and Smt. Sabita Bhattacharya who jointly inherited the undivided 1/4<sup>th</sup> share left by Panchanon Bondopadhyaya.

**AND WHEREAS** while seized and possessed the same said Smt. Nayan Tara Debi, Sri Sunil Kumar Bondopadhyaya, Sri Sushil Kumar Bondopadhyaya, Sri Subir Kumar Bondopadhyaya, Sri Subodh Kumar Bondopadhyaya, Smt. Santilata Mukherjee, Swarnalata Ganguly, Smt. Namita Mukherje, Smt. Anita Kanjilal and Smt. Sabita Bhattacharya jointly gifted, transferred and conveyed 9/10<sup>th</sup> share of 5/96<sup>th</sup> share of the property at Municipal premises No.60, Banerjee Para Lane, P.S. Kasba, the then Calcutta-700031 unto and in favour of Sri Sunil Kumar Bondopadhyaya the Owner No.1 herein, by a Danpatra, which was Registered on 12.05.1966 and recorded in Book No. I, Volume No. 41, Pages from 178 to 183, Being Deed No.2598 at the office of the Joint Sub Registrar Alipore at Behala.

**AND WHEREAS** the land, hereditaments and premises being known and reputed as No.60, Banarjee para Lane, P.S. Kasba, Kolkata-700031, is measuring about 13 Cottahs be the same a little more or less which is more fully and particularly described in the Schedule therein and the aforesaid four sons of late Purna Chandra Bondopadhyaya inherited 1/4<sup>th</sup> share each i.e. 03 (Three) Cottahs 04 (Four) Chittacks of land and the proportionate share of building and structure standing thereon.

**AND WHEREAS** after the death of Prosad Kumar Bondopahaya his four sons and three daughters inherited the undivided 1/4<sup>th</sup> share each i.e. 03 (Three) Cottahs 04 (Four) Chittacks of land and the proportionate share of two storied building was standing there on, being known as premises No. 60, Banerjee Para Lane, P. S. Kasba, Kolkata-700031.

**AND WHEREAS** all the sons and daughters of Prosad Kumar Bandopadhyaya since deceased, excepting one son vis. Profulya Kumar Bandopadhyaya were agreed to transfer their undevided share in favour of Smt. Bharati Bondopadhyaya the Owner No.2 herein, for the valuable consideration by an indenture or sale Three sons and

Three daughters of the deceased Prosad Kumar Bondopadhyaya sold, transferred and made over possession of their shares in premises No.60, Banerjee para Lane, P. S. Kasba, Kolkata- 700031 for the valuable consideration which was Registered on 17.11.1981, and recorded in Book No. I, Volume No. 383, Pages from 12 to 22, Being Deed No.12418 at the office of the District Registrar at Alipore.

**AND WHEREAS** by a separate sale deed Profullya Kumar Bondopadhyaya the son of Prosad Kumar Bondopadhyaya since deceased, sold, transferred, conveyed and made over possession of his undivided 1/28<sup>th</sup> share i.e. 7<sup>1</sup>/<sub>2</sub> Chittaks of land and the proportionate share in the construction or building of premises No. 60, Banerjee Para Lane, P.S. Kasba, Kolkata-700031 unto Smt. Bharati Bondopadhyaya the purchaser therein and the owner No.2 herein, for the valuable consideration mentioned therein, the said deed of sale was Registered on 01.06.1982 and recorded in Book No. I, Volume No.181, Pages from 203 to 211, Being Deed No.7237 at the office of the District Registrar at Alipore, in this manner said Smt. Bharati Bondopadhyaya became the absolute owner of the undivided 1/4<sup>th</sup> share of the land, hereditaments and building being premises No.60, Banerjee Para Lane, P.S. Kasba, Kolkata- 700031 originally belonged to the deceased Prosad Kumar Bondopadhyaya.

**AND WHEREAS** the legal heirs of Kartick Chandra Bondopadhyaya since deceased, viz. a) Smt. Brahmamoyee Debi, b) Sri Sourendra Bondopadhyaya, c) Sri Sukumar Bondopadhyaya, d) Sri Sudhansu Bondopadhyaya, e) Sri Himansu Bondopadhyaya, f) Sri Shyamal Bondopadhyaya, g) Smt. Provabati Mukherjee, h) Smt. Ava Rani Chatterjee, i) Smt. Sushama Chatterjee and j) Smt. Nilima Chatterjee of aforesaid premises No.60. Banerjee Para Lane, P.S. Kasba, Kolkata-700031 as they inherited from their predeceasor in interest via. Kartick Chandra Bondopadhyaya sold, transferred, conveyed and made over their undivided 1/4<sup>th</sup> share unto Smt. Bharati Bondopadhyaya, the owner No.2 herein for the valuable consideration mentioned therein, the said deed of sale was Registered on 23.04.1982 and recorded in Book No. I, Volume No. 128, Pages from 287 to 296, Being Deed No.5039 at the office of the District Registrar at Alipore, Thus Smt. Bharati Bondopadhyaya, wife of Sri Sunil Kumar Bondopadhyaya became the absolute owner of the undivided 1/2 share of the land, hereditaments and premises being the Municipal premises No. 60, Banerjee Para Lane, P.S. Kasba, Kolkata-700031 and the proportionate undivided share of the building or structure standing thereon and is exercising her right as co-owners in respect of the half share in the aforesaid premises.

**AND WHEREAS** Sri Jitendra Nath Bondopadhyaya, the son of late Purna Chandra Bondopadhyaya, inherited 1/4<sup>th</sup> share in the Municipal premises No. 60, Banerjee

Para Lane , P.S. Kasba, Kolkata- 700031 including the land and building standing thereon according to Hindu Succession Act, after the demise of his father and began to possess the same as co-sharers of the property.

**AND WHEREAS** said Sri Sunil Kumar Bondopadhyaya, the son of late Panchanon Bondopadhyaya, has stepped into the shoes of his deceased father viz. Panchanon Bondopadhyaya in  $1/4$ th undivided share in Municipal premises Ho. 60, Banerjee Para Lane, P.S. Kasba, Kolkata- 700031 being the sole heirs and legal representatives of the said deceased Panchanon Bondopadhyaya and began to possess his undivided  $1/4$ th share and also by paying Municipal Taxes and other out goings and effecting repairs proportionately.

**AND WHEREAS** in the aforesaid manner said Sri Jitendra Nath Bondopadhyaya became the owner of undivided  $1/4$ th share, Sri Sunil Kumar Bondopadhyaya became the owner of undivided  $1/4$ th share and Smt. Bharati Bondopadhyaya became the owner of undivided  $1/2$  share of Municipal premises No. 60, Banerjee Para Lane, P.S. Kasba, Kolkata- 700031.

**AND WHEREAS** the said Sri Jitendra Nath Bondopadhyaya, Sri Sunil Kumar Bondopadhyaya and Smt. Bharati Bondopadhyaya became the joint owners of the aforesaid property lying and situate at Mouza Dhakuria, J.L. No.18, Touji No.230/233, comprised in Dag No.516, appertaining to Khatian No.528, Being Municipal premises No. 60, Banerjee Para Lane, under Police Station –Kasba, now lying within the limits of Kolkata Municipal Corporation Ward No.91, Kolkata-700031, Sub Registry Office Sealdah in the District of South 24-Parganas.

**AND WHEREAS** thereafter for their better use and enjoyment amicably partitioned the entire land lying and situated at Being Municipal premises No. 60, Banerjee Para Lane, under Police Station-Kasba, now lying within the limits of Kolkata Municipal Corporation Ward No.91, Kolkata-700031 by a Deed of Partition which was duly registered on 01.06.1982 and recorded in the office of the District Sub Registrar at Alipore, vide Book No. I, Volume No.182, Pages from 33 to 45, Being No. 7077 for the year 1982.

AND WHEREAS due to some correction and modification of the said partition Deed a Deed of Rectification was registered on 24.08.1983 and recorded in the office of the Registrar of Assurances at Calcutta, vide Book No. I, Being No. 8547 for the year 1983.

**AND WHEREAS** by virtue of the said Deed of Rectification said Sri Jitendra Nath Bondopadhyaya the party of the First Part was allotted a plot of land measuring

more or less 02 (Two) Cottahs 9.950 Chittaks marked as LOT-A and demarcated by BLACK colour in the plan of said Deed of Rectification lying and situate at Mouza Dhakuria, J.L. No.18, Touji No.230/233, comprised in Dag No.516, appertaining to Khatian No.528, Being Municipal premises No.60, Banerjee Para Lane, under Police Station-Kasba, now lying within the limits of Kolkata Municipal Corporation Ward No.91, Kolkata-700031, Sub Registry Office Sealdah in the District of South 24-Parganas, more fully described in the Schedule therein with exclusive rights of Ownership thereto.

**AND WHEREAS** by virtue of said Deed of Rectification said Sri Sunil Kumar Bondopadhyaya the party of the Second Part of the said Partition Deed was allotted a plot of land measuring more or less 02 (Two) Cottahs 11.453 Chittaks marked as LOT-C and demarcated by GREEN colour in the plan of said Deed of Rectification lying and situate at Mouza Dhakuria, J.L. No.18, Touji No.230/233, comprised in Dag No.516, appertaining to Khatian No.528, Being Municipal premises No.60, Banerjee Para Lane, under Police Station-Kasba, now lying within the limits of Kolkata Municipal Corporation Ward No.91, Kolkata-700031, Sub Registry Office Sealdah in the District of South 24-Parganas, more fully described in the Part-I of First Schedule herein with exclusive rights of Ownership thereto.

**AND WHEREAS** by virtue of the said Deed of Rectification said Smt. Bharati Bondopadhyaya the party of the Third Part of the said Deed of Rectification was allotted a plot of land measuring more or less 04(four) Cottahs 13.487 Chittaks marked as LOT-B and demarcated by Violet colour in the plan of said Deed of Rectification lying and situate at Mouza Dhakuria, J.L. No.18, Touji No.230/233, comprised in Dag No.516, appertaining to Khatian No.528, Being Municipal premises No.60, Banerjee Para Lane, under Police Station-Kasba, now lying within the limits of Kolkata Municipal Corporation Ward No.91, Kolkata-700031, Sub Registry Office Sealdah in the District of South 24-Parganas, more fully described in the Part-II of First Schedule herein with exclusive rights of Ownership thereto.

**AND WHEREAS** while seized and possessed the aforesaid land measuring more or less 02 (Two) Cottahs 11.453 Chittaks lying and situate at Mouza Dhakuria, J.L. No.18, Touji No.230/233, comprised in Dag No.516, appertaining to Khatian No.528, under Police Station-Kasba, now lying within the limits of Kolkata Municipal Corporation Ward No.91, Kolkata-700031, Sub Registry Office Sealdah in the District of South 24-Parganas said Sri Sunil Kumar Bondopadhyaya mutated his name in the records of the Kolkata Municipal Corporation and renumbered as 60, Banerjee Para Lane, Being Assessee No.21-091-02-0209-1 and paying the necessary rates, taxes etc. regularly.

**AND WHEREAS** while seized and possessed the aforesaid land measuring more or less 04 (four) Cottahs 13.487 Chittaks lying and situate at Mouza Dhakuria, J.L. No.18, Touji No.230/233, comprised in Dag No.516, appertaining to Khatian No.528, under Police Station-Kasba, now lying within the limits of Kolkata Municipal Corporation Ward No.91, Kolkata-700031, Sub Registry Office Sealdah in the District of South 24-Parganas said Smt. Bharati Bondopadhyaya mutated her name in the records of the Kolkata Municipal Corporation and renumbered as 60/1A, Banerjee Para Lane, Being Assessee No.21-091-02-0102-5 and paying the necessary rates, taxes etc. regularly.

**AND WHEREAS** due to personal inconveniences of the aforesaid two parties being the owner of aforesaid two properties being **K.M.C. Premises No.60, Banerjee Para Lane**, Being Assessee No.21-091-02-0209-1, and **K.M.C. Premises No. 60/1A, Banerjee Para Lane**, Being Assessee No.21-091-02-0102-5, both under P.S. - Kasba, Kolkata-700031, District - South 24-Parganas, Sub Registration Office Sealdah, within the limits of The Kolkata Municipal Corporation, under ward no. 91 are situated contiguous to each other.

**AND WHEREAS** the party hereto of the first part and the second part both jointly intended to amalgamate their properties as a single premises by way of exchange with a view to proper utilization of the said two properties for their better use and enjoyment.

**AND WHEREAS** for the said amalgamation for making the said properties into single holding, exchange of properties is required under law amongst parties hereto.

**AND WHEREAS** the parties hereto have agreed mutually to exchange transfer ownership of the said properties in between themselves that the **first party** shall convey 50% of his property i.e. **1 Cottah 5.699 Chittaks** Bastu land together with building measuring **750 square feet** more or less out of total property physically measuring more or less **02 (Two) Cottahs 11.398 Chittaks**, together with building including measuring **1500 square feet** lying at being **K.M.C. Premises No. 60, Banerjee Para Lane**, P.S. - Kasba, Kolkata-700031, Being Assessee No.21-091-02-0209-1, District - South 24-Parganas, Sub Registration Office Sealdah, within the limits of The Kolkata Municipal Corporation, under ward no. 91, to the **Second Party** and the **Second Party** will convey in lieu thereof the 50% of her property i.e. **2 Cottahs 5.845 square feet** Bastu land together with building measuring **1000 square feet** more or less out of total property which is physically measured as **04 (four) Cottahs 11.690 Chittaks** Bastu land together with building measuring **2000 square feet** be the same little more or less, being **K.M.C. Premises No. 60/1A**,

**Banerjee Para Lane**, Being Assessee No.21-091-02-0102-5, both under P.S.-Kasba, Kolkata-700031, District - South 24-Parganas, Sub Registration Office Sealdah, within the limits of The Kolkata Municipal Corporation, under ward no. 91, to the **First Party** herein, **TO HAVE AND TO HOLD** the same jointly with each other forever free from all encumbrances the said property.

**NOW THIS DEED OF EXCHANGEWITNESSETH** as follows:

That in pursuance of the aforesaid agreement and /or mutual understanding and in consideration of transfer effected by the said second party as hereunder papering, the said first party as beneficial owner doth hereby grant, convey, transfer, assign and assure unto and in favour of the second party herein, in order to vest the same in free from all encumbrances, all that the undivided un-demarcated **1 Cottah 5.699 Chittacks** Bastu land together with building measuring **750 square feet** more or less out of total property physically measuring more or less **02 (Two) Cottahs 11.398 Chittaks**, together with building including measuring **1500 square feet** lying at being **K.M.C. Premises No. 60, Banerjee Para Lane**, P.S. - Kasba, Kolkata-700031, Being Assessee No.21-091-02-0209-1, District - South 24-Parganas, Sub Registration Office Sealdah, within the limits of The Kolkata Municipal Corporation, under ward no. 91, more fully and particularly described in **Third Schedule** hereunder written and **TO HAVE AND TO HOLD** the same jointly absolutely forever and in exchange for what is hereunder transferred by the second party unto and in favour of first party herein of **AND THAT** the second party in future herein above contained, the second party as beneficial owner doth hereby grant, convey, transfer, assign and assure unto and in favour of the first party herein, in order to vest the same in free from all encumbrances, all that the undivided un-demarcated land area **2 Cottahs 5.845 square feet** Bastu land together with building measuring **1000 square feet** more or less out of total property which is physically measured as **04 (four) Cottahs 11.690 Chittaks** Bastu land together with building measuring **2000 square feet** be the same little more or less, being **K.M.C. Premises No. 60/1A, Banerjee Para Lane**, Being Assessee No.21-091-02-0102-5, under P.S.-Kasba, Kolkata-700031, District-South 24-Parganas, Sub Registration Office Sealdah, within the limits of The Kolkata Municipal Corporation, under ward no. 91, more fully and particularly described in **Fourth Schedule** hereunder written **TO HAVE AND TO HOLD** the same jointly absolutely and forever and in exchange for what is hereunder transferred by the first party.

**IT IS HERIBY AGREED AND DECLARED** that the **FIRST PARTY** and the **SECOND PARTY** hereto have good right, title, full power, absolute authority ownership and indefeasible title to give grant, convey, transfer their respective property hereby exchanged by this **DEED** and thereby the **FIRST PARTY** and the **SECOND PARTY** at all

times hereafter shall peacefully and quietly hold, possess and enjoy the same jointly and proportionately as single holding/premises without any claim, demand or interruption by the other and will.

**IT IS HEREBY FURTHER AGREED AND DECLARED** that the **FIRST PARTY** and the **SECOND PARTY** hereto at the request and cost of other do, execute and perform or cause to be done, executed and performed assurance all and every such acts, deeds, things or writings whatsoever as may be reasonably required by the other for future and further better and more perfectly assuring to the other the allotments hereunder made or for rectification or any error or omission in respect of the undivided **7 cottahs 7.088 chittaks** of bastu land be the same a little more or less hereby conveyed to each other as single holding after such exchange.

AND accordingly, the entire property of the **first party** as aforesaid and the entire property of the **Second party**, as aforesaid, after such exchange of their respective **Schedule** mentioned property, comprised total area of land measuring **7 cottahs 7.088 chittaks** more or less together with the building area **3500 sq.ft.** be the same a little more or less laying and situated at K.M.C. **Premises No. 60 & 60/1A, Banerjee Para Lane**, Kolkata-700031 shall be treated as single premises amalgamated property of both the parties, which is more fully and particularly described in the **Fifth SCHEDULE** hereunder written and both the parties shall hereafter use and enjoy the said amalgamated single holding as joint owners.

This Deed shall not be reopened nor challenged under any circumstances by reason of any error or omission whatsoever, but the parties shall execute and register such further deed or writings as may be necessary to rectify the error or errors or implement the omission or commissions.

The parties hereof shall be entitled to cause the mutation of their names with the concerned office of the Kolkata Municipal Corporation at and upon the exchanges made as under.

The parties hereof shall be entitled to all the further constructions, erections, developments, promotions and buildings at and upon their single premises after such exchange.

Be it noted here that the parties being satisfied in respect of the respective title of the properties as well as the valuation thereof have made this exchange and none of the parties will be entitled to raise any dispute or claims challenging this Exchanges in any way.

FIRST SCHEDULE ABOVE REFERRED TO

(Description of property of first party)

**ALL THAT** piece and parcel of the bastu land physically measuring about 02 (Two) Cottahs 11.398 Chittaks, together with building including measuring 1500 square feet lying at being K.M.C. Premises No. 60, Banerjee Para Lane, P.S. - Kasba, Kolkata-700031, within the limits of The Kolkata Municipal Corporation, under ward no. 91, Being Assessee No.21-091-02-0209-1, District - South 24-Parganas, Sub Registration Office Sealdah, together with all easement right of road adjacent of the said land, being butted and bounded by:

On the North : By Premises No. 60/1A, Banerjee Para Lane.  
 On the South : By Banerjee Para Lane.  
 On the East : By Premises No. 60A/2, Banerjee Para Lane.  
 On the West : By 8 feet wide private passage for Prem.60A/1B, Banerjee Para Lane.

SECOND SCHEDULE ABOVE REFERRED TO

(Description of property of Second party)

**ALL THAT** piece and parcel of the bastu land physically measuring about 04 (four) Cottahs 11.690 Chittaks Bastu land together with building measuring 2000 square feet be the same little more or less, being K.M.C. Premises No. 60/1A, Banerjee Para Lane, Being Assessee No.21-091-02-0102-5, under P.S.-Kasba, Kolkata-700031, District-South 24-Parganas, Sub Registration Office Sealdah, within the limits of The Kolkata Municipal Corporation, under ward no. 91, together with all easement right of road adjacent of the said land, being butted and bounded by:

On the North : By 15 feet wide K.M.C. Road and common passage then Premises No. 58A, Banerjee Para Lane.  
 On the South : By Premises No. 60, Banerjee Para Lane.  
 On the East : By Premises No. 60A/3, Banerjee Para Lane and part of K.M.C. Road.  
 On the West : By Premises No.60A/1B, Banerjee Para Lane.

THIRD SCHEDULE ABOVE REFERRED TO

(Description of property conveyed by first party to second party)

**ALL THAT** piece and parcel of undivided un-demarcated bastu land area 1 Cottah 5.699 Chittaks Bastu land together with building measuring 750 square feet more or less being the undivided half share of total bastu land measuring more or less 02 (Two) Cottahs 11.398 Chittaks, together with building including measuring 1500 square feet lying at being K.M.C. Premises No. 60, Banerjee Para Lane, P.S. - Kasba, within the limits of The Kolkata Municipal Corporation, under ward no. 91, Kolkata-700031, Being Assessee No.21-091-02-0209-1, District - South 24-Parganas, Sub

Registration Office Sealdah. The property is shown in the Map or Plan annexed hereto and depicted by GREEN border lines.

**FOURTH SCHEDULE ABOVE REFERRED TO**  
**(Description of property conveyed by second party to first party)**

**ALL THAT** piece and parcel of undivided un-demarcated bastu land **2 Cottahs 5.845 square feet** Bastu land together with building measuring **1000 square feet** more or less being the undivided half share of total bastu land measuring more or less **04 (four) Cottahs 11.690 Chittaks** Bastu land together with building measuring **2000 square feet** be the same little more or less, being **K.M.C. Premises No. 60/1A, Banerjee Para Lane, P.S.- Kasba**, within the limits of The Kolkata Municipal Corporation, under ward no. 91, Being Assessee No.21-091-02-0102-5, P.S. - Kasba, District - South 24-Parganas, Sub Registration Office Sealdah. The property is shown in the Map or Plan annexed hereto and depicted by **YELLOW** border lines.

**FIFTH SCHEDULE ABOVE REFERRED TO**  
**(Description of amalgamated property)**

**ALL THAT** piece and parcel of the bastu land measuring about **7 cottahs 7.088 chittaks** be the same a little more or less together with Old dilapidated residential building cemented flooring 50 years old Measuring about area **3500 sq.ft.** more or less along with both of above named executants shall have easement rights, title and interest as joint bonafide owners as show in the map or plan, with right of common passage attached thereto for free ingress and egress, electricity, water connection, Gas, Telephone, and of all amenities through adjacent wide road, lying at **K.M.C. Premises No. 60 & 60/1A Banerjee Para Lane, P.S.- Kasba, Kolkata-700031**, Being Assessee No.21-091-02-0209-1 and 21-091-02-0102-5 respectively Sub Registration Office Sealdah, within the limits of The Kolkata Municipal Corporation, under ward No. 91, The property is shown in the Map or Plan annexed hereto and delineated by 'RED' border lines, being butted and bounded by:

<b>ON THE NORTH</b>	:	By common passage then 58A, Banerjee para lane and 15 feet wide K.M.C. Road and 53, Banerjee para lane.
<b>ON THE SOUTH</b>	:	16 feet wide Banerjee Para Lane.
<b>ON THE EAST</b>	:	60A/2 and 60A/3 Banerjee Para Lane.
<b>ON THE WEST</b>	:	Private passage of 60A/1B, Banerjee Para Lane and By Premises No.60A/1B, Banerjee Para Lane.

The value of the total amalgamated land is Rs.25,00,000/- (Rupees twenty five lakh) only.

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

SIGNED, SEALED AND DELIVERED by

By the PARTIES herein at Kolkata

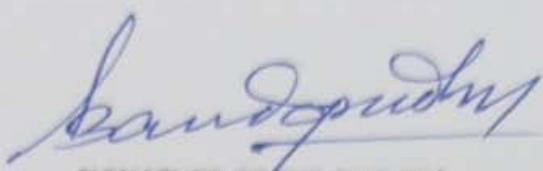
In presence of :

1.

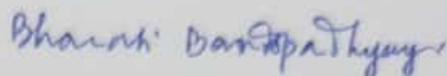
Indranil Bandopadhyay  
60/1A Basayee Park Lane  
Kolkata - 700031.

2.

b.r.  
Alipore police  
lot 27

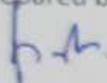


SIGNATURE OF THE OWNER/  
FIRST PARTY



SIGNATURE OF THE OWNER/  
SECOND PARTY

Prepared by me



Advocate  
Alipore Police Court  
Kolkata-700027  
Regn No. WB-613/2001

PLAN OF PREMISES NO. - 60, BANERJEE PARA LANE. P. S. - KASBA.  
KOLKATA - 700 031. WARD NO. - 91, BOROUGH - X.

ASSESSEE NO. - 210910202091

AREA OF LAND :-

( 2 K. - 11.398 CH. ) = 181.429 SQM.

MARKED IN GREEN COLOUR



PRE. NO. -60/1A, BANERJEE PARA LANE .

16069

11940

11615

PRE. NO. - 60, BANERJEE  
PARA LANE.

14860

16'-0" WIDE BANERJEE PARA LANE

LAND PLAN  
( SCALE = 1 : 150 )

PRIVATE PASSAGE FOR PRE. NO. -

60A/ 1B, BANERJEE PARA LANE

PRE. NO. - 60A/2,  
BANERJEE PARA LANE

*Banerjee*  
Bharati Banerjee

SIGNATURE OF OWNERS

*Paul*  
MADHAB CH. PAUL.

L.B.S. No. - 526 ( Class- I )  
SIGNATURE OF L.B.S

PLAN OF PREMISES NO. - 60/1A, BANERJEE PARA LANE.

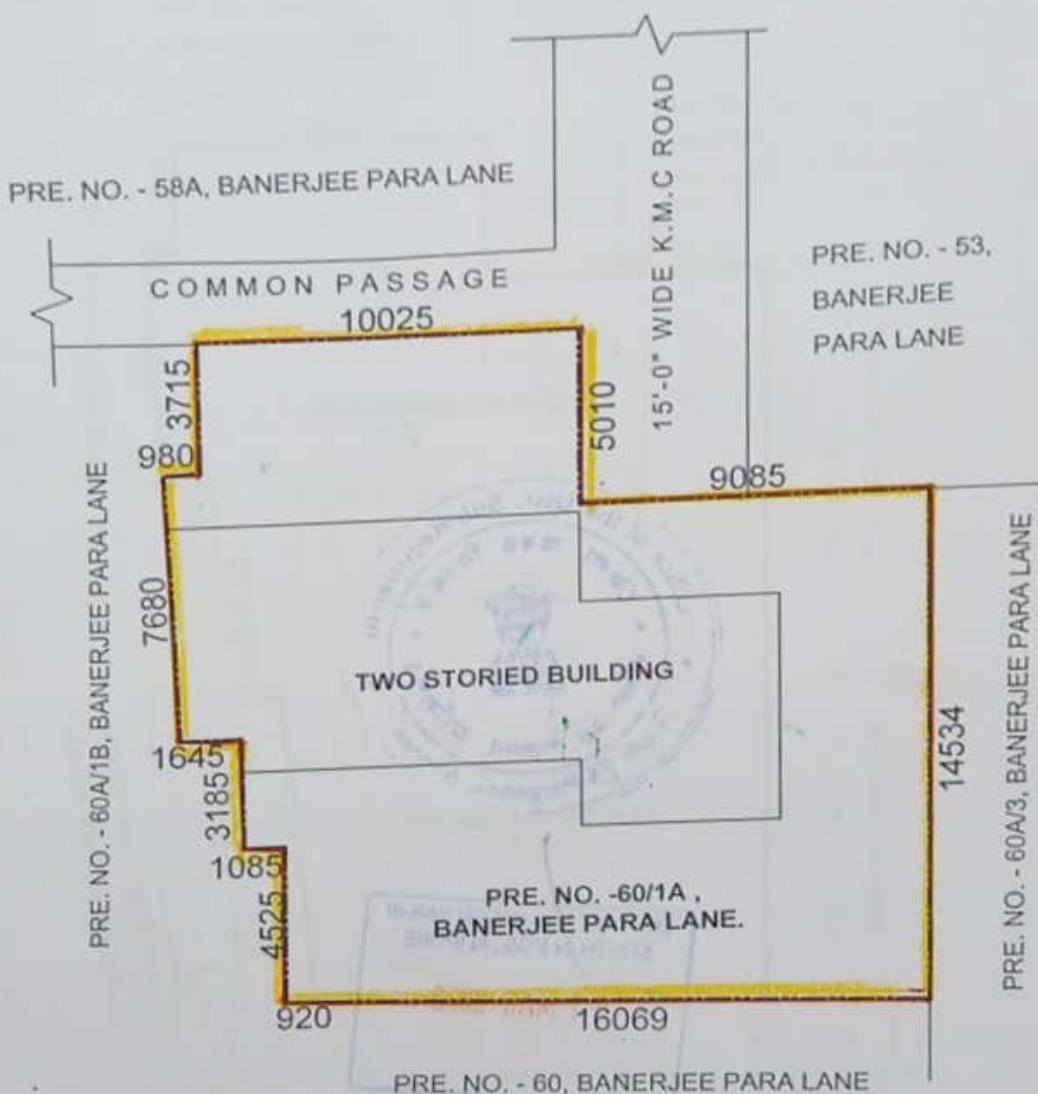
P. S. - KASBA, KOLKATA - 700 031. WARD NO. - 91, BOROUGH - X

ASSESSOR NO. - 210910201025

AREA OF LAND :-

( 4 K. - 11.690 CH. ) = 316.429 SQM.

MARKED IN YELLOW COLOUR



LAND PLAN  
( SCALE = 1 : 200 )

*Banerjee*

Bhurati Banerjee.

SIGNATURE OF OWNERS

*Madhab Ch. Paul*

MADHAB CH. PAUL.  
L.B.S. No. - 526 ( Class-I )

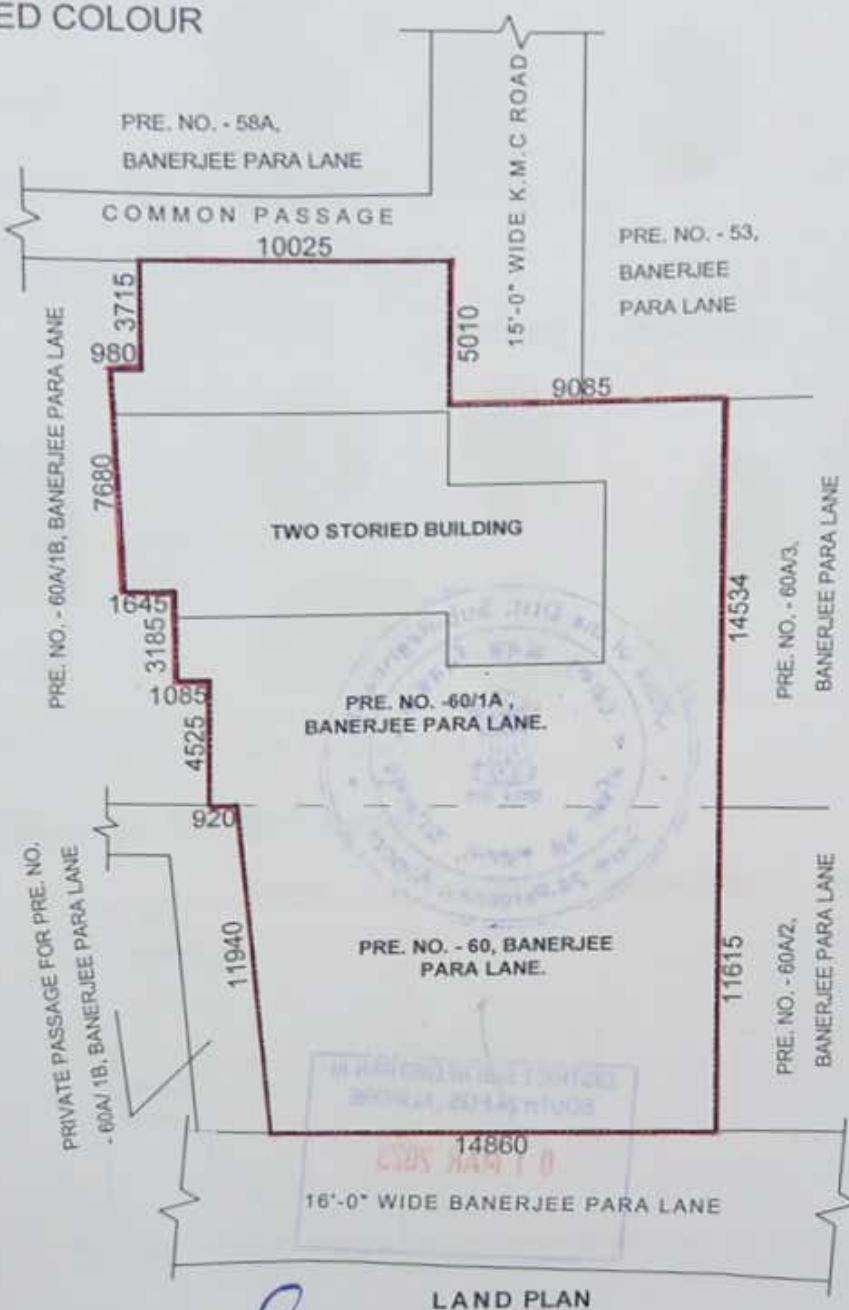
SIGNATURE OF L.B.S

MALGAMATION PLAN OF PREMISES NO. - 60, AND 60/1A, BANERJEE PARA LANE. P. S. - KASBA. KOLKATA - 700 031. WARD NO. - 91, BOROUGH - X.

ASSESSEE NO. - 210910202091 AND 210910201025 Respectively  
AREA OF LAND :-

(7 K. - 7.088 CH. ) = 497.858 SQM.

MARKED IN RED COLOUR



SIGNATURE OF OWNERS

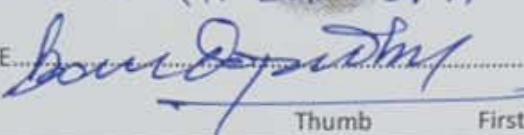
*Bharati Banerjee*  
Bharati Banerjee

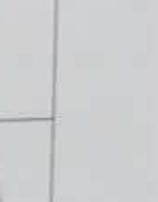
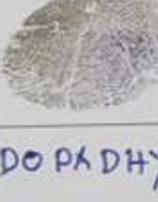
MADHAB CH. PAUL.  
L.B.S. No. - 526 ( Class- I )

SIGNATURE OF L.B.S.

	Thumb	First Finger	Middle Finger	Ring Finger	Little Finger
LEFT HAND					
RIGHT HAND					

NAME SUNIL KR. BANDOPADHYAY

SIGNATURE.....

	Thumb	First Finger	Middle Finger	Ring Finger	Little Finger
LEFT HAND					
RIGHT HAND					

NAME BHARATI BANDOPADHYAY

SIGNATURE.....

	Thumb	First Finger	Middle Finger	Ring Finger	Little Finger
LEFT HAND					
RIGHT HAND					

NAME

SIGNATURE.....

### Major Information of the Deed

Deed No :	I-1603-03140/2023	Date of Registration	01/03/2023
Query No / Year	1603-2000416982/2023	Office where deed is registered	
Query Date	15/02/2023 10:59:01 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Bapi Das Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9836980696, Status : Advocate		
Transaction	Additional Transaction		
[1301] Merger/Demerger, Amalgamation (Other than company amalgamation)	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 25,00,000/-	Rs. 3,21,84,630/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,62,912/- (Article:23)	Rs. 3,25,597/- (Article:A(1), E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Banerjee Para Lane, , Premises No: 60, , Ward No: 091 Pin Code : 700031

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1 (RS :-)		Bastu			2 Katha 11.398 Chatak	7,50,000/-	1,12,12,145/-	Property is on Road

District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Banerjee Para Lane, , Premises No: 60/1A, , Ward No: 091 Pin Code : 700031

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2 (RS :-)		Bastu			4 Katha 11.69 Chatak	16,00,000/-	1,95,54,985/-	Property is on Road
Grand Total :					12.281Dec	23,50,000 /-	307,67,130 /-	

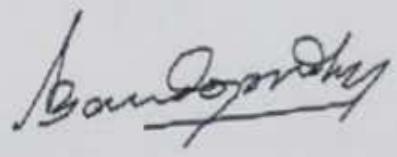
#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1500 Sq Ft.	50,000/-	6,07,500/-	Structure Type: Structure  Gr. Floor, Area of floor : 750 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 70 Years, Roof Type: Pucca, Extent of Completion: Complete

Floor No: 1, Area of floor : 750 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 70 Years, Roof Type: Pucca, Extent of Completion: Complete

On Land L2	2000 Sq Ft.	1,00,000/-	8,10,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 750 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 70 Years, Roof Type: Pucca, Extent of Completion: Complete				
Floor No: 1, Area of floor : 750 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 70 Years, Roof Type: Pucca, Extent of Completion: Complete				
Floor No: 2, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 70 Years, Roof Type: Pucca, Extent of Completion: Complete				
	Total :	3500 sq ft	1,50,000 /-	14,17,500 /-

#### Seller Details :

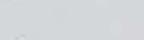
SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<p>Mr SUNIL KUMAR BANERJEE, (Alias: Mr SUNIL KUMAR BANDOPADHYAY) Son of Late PANCHANON BANDOPADHYAY Executed by: Self, Date of Execution: 01/03/2023 , Admitted by: Self, Date of Admission: 01/03/2023 ,Place : Office</p> <p>01/03/2023</p>			 <p>01/03/2023</p>
<p>60/1A, BANERJEE PARA LANE, City:- , P.O:- DHAKURIA, P.S:-Kasba, District:-South24-Parganas, West Bengal, India, PIN:- 700031 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AXxxxxxx0D, Aadhaar No: 58xxxxxxxx9881, Status :Individual, Executed by: Self, Date of Execution: 01/03/2023 , Admitted by: Self, Date of Admission: 01/03/2023 ,Place : Office</p>				

Player Details :

Name,Address,Photo,Finger print and Signature

Sl No	Name	Photo	Finger Print	Signature
1	<b>Mrs BHARATI BANDOPADHYAY</b> <b>(Presentant )</b> Wife of Late SUNIL KUMAR BANDOPADHYAY Executed by: Self, Date of Execution: 01/03/2023 , Admitted by: Self, Date of Admission: 01/03/2023 ,Place : Office			
	01/03/2023	LT1 01/03/2023		01/03/2023

**Identifier Details :**

Identifier Details :			
Name	Photo	Finger Print	Signature
<b>Mr BAPI DAS</b> Son of Late SUNIL DAS Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
	01/03/2023	01/03/2023	01/03/2023

### Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SUNIL KUMAR BANERJEE	Mrs BHARATI BANDOPADHYAY-4.47542 Dec

## Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr SUNIL KUMAR BANERJEE	Mrs BHARATI BANDOPADHYAY-7.80553 Dec

### Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr SUNIL KUMAR BANERJEE	Mrs BHARATI BANDOPADHYAY-1500.0000000 Sq Ft

## Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	Mr SUNIL KUMAR BANERJEE	Mrs BHARATI BANDOPADHYAY-2000.0000000 Sq Ft



On 01-03-2023

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

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

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

Presented for registration at 11:54 hrs on 01-03-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mrs BHARATI BANDOPADHYAY ,Claimant.

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 3,21,84,630/-

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

Execution is admitted on 01/03/2023 by 1. Mr SUNIL KUMAR BANERJEE, Alias Mr SUNIL KUMAR BANDOPADHYAY, Son of Late PANCHANON BANDOPADHYAY, 60/1A, BANERJEE PARA LANE, P.O: DHAKURIA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession Retired Person, 2. Mrs BHARATI BANDOPADHYAY, Wife of Late SUNIL KUMAR BANDOPADHYAY, 60/1A, BANERJEE PARA LANE, P.O: DHAKURIA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession Retired Person

Indetified by Mr BAPI DAS, , Son of Late SUNIL DAS, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 3,21,892.00/- ( A(1) = Rs 3,21,846.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 3,25,597/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/02/2023 12:00AM with Govt. Ref. No: 192022230309184022 on 23-02-2023, Amount Rs: 3,25,597/-, Bank: Indian Overseas Bank ( IOBA0000015), Ref. No. 2302241427039303 on 24-02-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,60,943/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 1,62,812/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 118, Amount: Rs.100.00/-, Date of Purchase: 15/02/2023, Vendor name: H Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/02/2023 12:00AM with Govt. Ref. No: 192022230309184022 on 23-02-2023, Amount Rs: 1,62,812/-, Bank: Indian Overseas Bank ( IOBA0000015), Ref. No. 2302241427039303 on 24-02-2023, Head of Account 0030-02-103-003-02



Debasish Dhar  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 93487 to 93509

being No 160303140 for the year 2023.



Digitally signed by Debasish Dhar  
Date: 2023.03.01 13:14:52 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/03/01 01:14:52 PM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)