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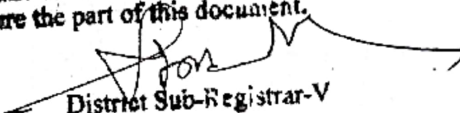


পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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


District Sub-Registrar-V
Alipore, South 24 Parganas

14.08.18

30 AUG 2018

DEED OF AMALGAMATION

THIS DEED OF AMALGAMATION is made on this 14th day of August, Two Thousand Eighteen (2018) A.D

BETWEEN

SRI BEVOY HAZRA (PAN- AGDPH5099R), son of Late Gorachand Hazra, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 44, Garfa Sitala Mandir Road, Kolkata - 700075, 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) of the FIRST PART;

Bevoy Hazra

-A-N-D-

SRI DEB PRASAD MAZUMDER (PAN- AEVPM3477N), son of Khagendra Nath Mazumder, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 15/3, Garfa Sitala Mandir Road, Kolkata - 700075, 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 heirs, executors, administrators, legal representatives and assigns) of the SECOND PART;

Debprasad Mazumder

WHEREAS by virtue of a registered Deed of Settlement dated 26/07/1993, registered in the office of the District

into Book No. I, Being No. 10225 for the year, 1993, the **OWNER No. 1** herein, acquired a piece and parcel of land measuring land area of 6 (Six) Cottahs 3 (Three) Chittacks 10 (Ten) Sq.ft. more or less within K.M.C. Ward No. 104, known as K.M.C. Premises No. 44, Garfa Sitala Mandir Road, Kolkata - 700075, situated in Mouza - Garfa, J.L. No. 19, Touzi Nos. 12, 13 and 10, R.S. No. 2, comprising in portion of R.S. Dag No. 787, under R.S. Khatian No. 554, District : South 24- Parganas, from her grandmother namely, Smt. Nandarani Hazra, wife of Late Bipin Behari Hazra, residing at residing at 14, Garfa Sitala Mandir Road, Kolkata - 700075.

AND WHEREAS after purchase the **OWNER No. 1** is the absolute owner of the said plot of land measuring land area of 6 (Six) Cottahs 3 (Three) Chittacks 10 (Ten) Sq.ft. more or less within K.M.C. Ward No. 104, known as K.M.C. Premises No. 14, Garfa Sitala Mandir Road, Kolkata - 700 075, situated in Mouza - Garfa, J.L. No. 19, Touzi Nos. 12, 13 and 10, R.S. No. 2, comprising in portion of R.S. Dag No. 787, under R.S. Khatian No. 554, District : South 24- Parganas as morefully described in the SCHEDULE 'A' below.

AND WHEREAS by virtue of a registered Deed of Sale dated 30/04/2001, registered in the Office of the District Sub-Registrar - III, Alipore, South 24- Parganas and recorded into Book No. I, Volume No: 91....., at Pages from 35..... to 44....., Being No. 3747 for the year, 2001, the **OWNER No. 2** herein, namely **SRI DEB PRASAD MAJUMDER**, purchased a piece and parcel of land measuring total net land area 1 (One) Cottah 08 (Eight) Chittack 5 (Five) Sq.ft. more or less togetherwith one Tile Shed structure measuring an area 950 (Nine Hundred and Fifty) Sq.ft. within K.M.C. Ward No. 104, known as K.M.C. Premises No. 78, Garfa Sitala Mandir Road, Kolkata - 700075, situated in Mouza - Garfa, J.L. No. 19, Touzi Nos. 12, 13 and 10, R.S. No. 2, comprising in portion of R.S. Dag No. 751, under R.S. Khatian No. 35 and 1266, togetherwith all easement rights for a valuable consideration from the previous Owners namely, Sri Ajit Kumar Naskar and Sri manic Chandra Naskar, both sons of Late Jiban Krishna Naskar, residing at 17/A, Garfa Sitala Mandir Road, P.S.- Kasba, Kolkata - 700075 and the **OWNER No. 2** becomes the absolute Owner in respect of the aforesaid property.

Benoy Hazra

Debasree Majumder

AND WHEREAS after purchase the **OWNER No. 2** mutated his name in the record of The Kolkata Municipal Corporation known as K.M.C. Premises No. 78/1, Garfa Sitala Mandir Road, being Assessee No: 311041902764, in respect of land area meausring 1 (One) Cottah 08 (Eight) Chittack 5 (Five) Sq.ft. as morefully described in the **SCHEDULE - B** below.

AND WHEREAS the property of **FIRST PARTY** herein namely **SRI BINOY HAZRA** has been described in the **SCHEDULE - A** below marked as **LOT - A** shown in the annexed plan by "YELLOW" border line and the property of the **SECOND PARTY** herein namely **SRI DEB PRASAD MAJUMDER** has been described in the **SCHEDULE - 'B'** below marked as **LOT - B** shown in the annexed plan by "GREEN" border line.

AND WHEREAS both the plots of land as described in the **SCHEDULE - "A"** and **SCHEDULE - "B"** below are adjacent to each other.

AND WHEREAS the **FIRST PARTY** herein namely **SRI BINOY HAZRA** is the absolute recorded owner and seized

homestead land measuring net land area 6 (Six) Cottahs 3 (Three) Chittacks 10 (Ten) Sq.ft. more or less within K.M.C. Ward No. 104, known as K.M.C. Premises No. 44, Garfa Sitala Mandir Road, Kolkata - 700075, morefully described in the SCHEDULE - 'A' hereunder written and marked as LOT - A and shown in the annexed plan by "YELLOW" border line.

AND WHEREAS the **SECOND PARTY** namely, SRI DEB PRASAD MAJUMDER is the absolute recorded Owner and seized and possessed of and also sufficiently entitled to the plot of homestead land measuring net land area of 1 (One) Cottah 08 (Eight) Chittack 5 (Five) Sq.ft. more or less togetherwith one Tile Shed structure meausring an area 950 (Nine Hundred and Fifty) Sq.ft. within K.M.C. Ward No. 104, known as K.M.C. Premises No. 78/1, Garfa Sitala Mandir Road, Kolkata - 700 075 morefully described in the **SCHEDULE - 'B'** hereunder written and marked as **LOT - B** property and shown in annexed plan by "GREEN" border line.

AND WHEREAS the said parties of the **FIRST PART** and **SECOND PART** have decided and agreed to exchange the said land and property among themselves and the said plots of land are situated side by side and adjacent to each other and these have been shown in the annexed plan.

AND WHEREAS the Parties are un-interrupted possession and enjoyment of their respective individual property and they have agreed for mutual transfer by way of the exchange of their said respective Properties.

NOW THIS DEED OF WITNESSETH that in pursuance of the aforesaid agreement the **FIRST PARTY** herein namely **SRI BINOY HAZRA** hereby conveys and transfers the undivided $\frac{1}{2}$ share of land i.e. 3 (Three) Cottahs 1.5 (One point Five) Chittacks 10 (Ten) Sq.ft. more or less land out of her total land measuring net land area of **6 (Six) Cottahs 3 (Three) Chittacks 10 (Ten) Sq.ft. more or less** and also undivided $\frac{1}{2}$ share of tile shed i.e. 925 Sq.ft. tile shed area out of total existing tile shed area of 1850 Sq.ft. more or less being part of K.M.C. Premises No. **14, Garfa Sitala Mandir Road,** as described in the **SCHEDULE 'A'** below on pages

LOT - 'A' below in favour of the **SECOND PARTY** herein and the **SECOND PARTY** herein namely SRI DEB PRASAD MAJUMDER also conveys and transfers the undivided $\frac{1}{2}$ share of land i.e. 12 (twelve) Chittacks 2.5 (Two point five) Sq.ft. more or less land out of his total land measuring net land area of 1 (One) Cottah 08 (Eight) Chittack 5 (Five) Sq.ft. more or less and also undivided $\frac{1}{2}$ share of tile shed i.e. 475 Sq.ft. tile shed area out of total existing tile shed area of 950 Sq.ft. more or less being part of K.M.C. Premises No. 78/1, Garfa Sitala Mandir Road, as described in the **SCHEDULE - 'B'** below marked as LOT- B below in favour of the **FIRST PARTY** herein and the **FIRST PARTY AND** the **SECOND PARTY** herein made this amalgamation in connection of their individual property in such a manner to make their entire property into one compact amalgamated plot of land and the entire amalgamated land area is measuring 7 (Seven) Cottahs 11 (Eleven) Chittacks 15 (Fifteen) Sq.ft. more or less and both the parties shall mutate their names jointly with The Kolkata Municipal Corporation and shall jointly enjoy the said compact amalgamated plot of land as mentioned above without any interruption as well as they shall be jointly and severally

get the building plan to be sanctioned by The Kolkata Municipal Corporation on the entire amalgamated plot of land and the said entire one compact amalgamated plot of land has been morefully described in the **SCHEDULE - 'C'** below and has been shown in the annexed plan by **RED** border line. The value of the said exchanged higher area of the property is Rs.200000/- (Rupees two lac only).

Debprasad Mazumder

THE SCHEDULE ABOVE REFERRED TO

SCHEDULE - 'A'

(DESCRIPTION OF LOT - 'A' PROPERTY OWNED BY
BENOY HAZRA AND ITS EXCHANGED SHARE OF LAND
AFTER EXCHANGE SECOND PARTY WHICH WILL BE GO
IN FAVOUR OF DEBPRASAD MAZUMDER AFTER
EXCHANGE PROPERTY.

Benoy Hazra

ALL THAT piece and parcel of undivided $\frac{1}{2}$ share of the Bastu land will be enjoyed by the Debaprasad Mazumder measuring 3 (three) Cottahs 1.5 (One point Five) Chittaks 10 (Ten) Sq.ft. more or less land out of her total land measuring net land area of 6 (Six) Cottahs 3 (Three) Chittacks 10 (Ten) Sq.ft. more or less approaching 9 ft wide Road and

also undivided ½ share of tile shed i.e. 925 Sq.ft. tile shed area out of total existing tile shed area of 1850 Sq.ft. more or less conveyed and transferred to the SECOND PARTY herein known as K.M.C. Premises No. 44, Garfa Sitala Mandir Road, K.M.C. Assessee No- 311041900445, Kolkata - 700075, situated in Mouza - Garfa, J.L. No. 19, Touzi Nos. 12, 13 and 10, R.S. No. 2, comprising in portion of R.S. Dag No. 787, under R.S. Khatian No. 554, District : South 24- Parganas marked as "LOT-A" property and the entire "LOT-A" property is shown in the annexed plan by "YELLOW" border line, being butted and bounded as follows:-

On the NORTH	:: R.S DAG NO- 787
On the EAST	:: 8 FEET K.M.C ROAD
On the WEST	:: R.S. DAG NO- 750
On the SOUTH	:: HOUSE OF DEBPRASAD MAJUMDER

THE SCHEDULE - "B" ABOVE REFERRED TO
(DESCRIPTION OF LOT - 'B' PROPERTY OWNED BY
DEBPRASAD MAJUMDER AND ITS EXCHANGED SHARE
OF LAND AFTER EXCHANGE FIRST PARTY WHICH WILL
BE GO IN FAVOUR OF BINOY HAZRA
AFTER EXCHANGE PROPERTY.

ALL THAT piece and parcel of undivided $\frac{1}{2}$ share of the Bastu land will be enjoyed by the Binoy Hazra, measuring 12 (Twelve) Chittacks 2.5 (Two Point Five) Sq.ft. more or less land out of his total land measuring net land area of 1 (One) Cottah 08 (Eight) Chittacks 5 (Five) Sq.ft. more or less and also undivided $\frac{1}{2}$ share of tile shed i.e. 475 Sq.ft. tile shed area out of total existing tile shed area of 950 Sq.ft. more or less approaching 18'ft wide Road transferred and conveyed to the **FIRST PARTY** known as K.M.C. Premises No. 78/1, Garfa Sitala Mandir Road, K.M.C. Assessee No- 311041902764, Kolkata - 700075, situated in Mouza - Garfa, J.L. No. 19, Touzi Nos. 12, 13 and 10, R.S. No. 2, comprising in portion of R.S. Dag No. 751, under R.S. Khatian Nos. 35 and 1266, marked as "LOT-B" property and the entire "LOT-B" property is shown in the annexed plan by

On the NORTH :: House of Binoy Hazra
On the EAST :: 4 feet Wide K.M.C Road
On the WEST :: House of Vendor
On the SOUTH :: 18 feet Wide Garfa, Sitala Mandir Road

THE SCHEDULE - "C" ABOVE REFERRED TO
(DESCRIPTION OF ENTIRE TOTAL LAND AFTER
AMALGAMATION)

ALL THAT piece and parcel of total land measuring an area of 7 (Seven) Cottahs 11 (Eleven) Chittacks 15 (Fifteen) Sq.ft. more or less as per present physical measurement togetherwith two R.T. sheds measuring total area of **2800 Sq.ft.** situated in Mouza - Garfa, J.L. No. 19, Touzi Nos. 12, 13 and 10, R.S. No. 2, comprising in portion of R.S. Dag No. 787 and 751, under R.S. Khatian Nos. 554, 35 and 1266, within the jurisdiction of The Kolkata Municipal Corporation, Ward No. 104, formerly Police Station - Survey Park, known as The Kolkata Municipal Corporation both are Premises No. 44, Garfa Sitala Mandir Road being Assessee No- 311041900445 and 78/1 Garfa Sitala Mandir Road, being Assessee No- 3110419002704, 44, Garfa Sitala Mandir Road

10 (Ten) Sq.ft. more or less togetherwith a R.T. shed standing thereon measuring an area of **1850** sq.ft. more or less, owned by OWNER No. 1 herein AND Premises No. 78/1, Garfa Sitala Mandir Road, measuring net land area 1 (One) Cottah 08 (Eight) Chittacks 5 (Five) Sq.ft. more or less as per present physical measurement alongwith one R.T. Shed measuring about 950 (Nine Hundred and Fifty) Sq.ft. more or less, owned by OWNER No. 2, both the parties are wanting to amalgamate their adjacent plots of land by this deed of exchange herein and the entire amalgamated land is butted and bounded by :-

ON THE NORTH

:: R.S. DAG NO- 787

ON THE SOUTH

:: 18 FEET WIDE K.M.C ROAD

ON THE EAST

:: 8 FEET AND 4 FEET WIDE

K.M.C ROAD

ON THE WEST

:: R.S. DAG NO- 750 AND HOUSE

OF AVIJIT NASKAR AND OTHERS.

IN WITNESS WHEREOF the parties hereto have put
their respective signatures on the day, month and first above
written.

WITNESSES :

1) Joy Chakraborty
D/askarpur peyrnuegan
K01-153 ps Sonapur
South 24 pgs.

Benoxy Huzar
Signature of the **FIRST PARTY**

2) Rahul Jaisury
A/1, Central Indh,
K01-32

Deoproas Mayumda
Signature of the **SECOND PARTY**

Drafted and Prepared by :

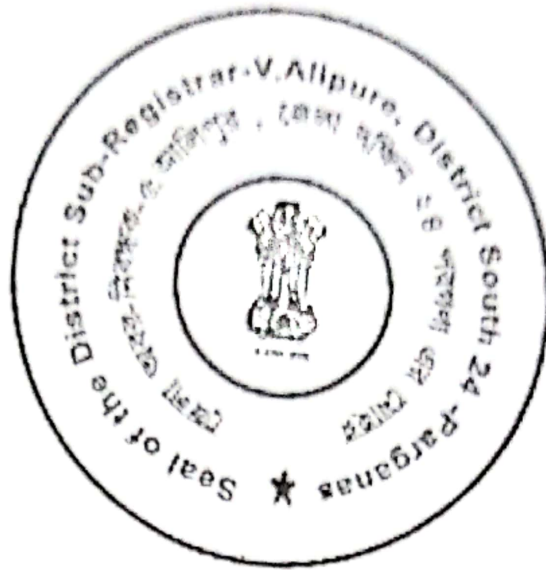
Wapan Chakraborty
Reg. No. COB/2691/99.

Typed by me :

Malay K. San.

K01-153 askarpur

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1630-2018, Page from 76719 to 76744
being No 163002266 for the year 2018.



Sati Prosad Bandopadhyay

Digitally signed by SATIPRASAD
BANDYOPADHYAY
Date: 2018.08.31 12:54:37 +05:30
Reason: Digital Signing of Deed.

(Sati Prosad Bandopadhyay) 31-08-2018 12:54:32
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)

31/08/2018 Query No. 16301000223215 / 2018 Deed No. 163002266 / 2018 Document is digitally signed

