

7799/23 VC-1751/23

I- 7530/23

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE  
HUNDRED RUPEES


भारत INDIA  
INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AN 092556

24/5/23  
8.15  
Ge-21118 T77

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

  
District Sub-Register-III  
Alipore, South 24 parganas

30.05.23

AMALGAMATION DEED

THIS AMALGAMATION DEED is made on this  
the 26<sup>th</sup> day of MAY, Two Thousand Twenty  
Three (2023) BETWEEN

1 MAR 2023

08

S. NO. .... Date .....

Sold to .....

of .....

Rupees .....

M. K. HALDAR  
Advocate, Alipore Judges' Court  
Kolkata - 27

Semiran Das  
Stamp Vendor  
Alipore Police Court  
South 24 Pgs., Kolkata

- Arundhati Banjee



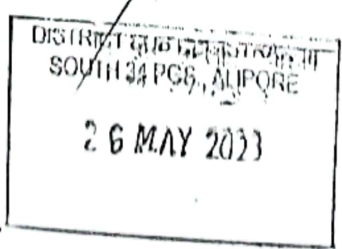
5963

- Arundhati Banjee.



5964

- Subhra Kanti Mukherjee.



5965

Moumita Halder

Alipore Police Court

Kolkata

SMT. ARUNDHATI BANERJEE wife of Sri Rahuldeb Banerjee and daughter of Late Rajat Kanti Mukherjee, PAN: AIFPB9636G, Aadhar No. 5140 9386 8018, by faith Hindu, by Occupation- Service, by Nationality Indian, residing at C-117, SF, SUNCITY, Sector-54, Gurgaon, P.O. Gurgaon, P.S. Gurgaon, Haryana, Pin: 122011, hereinafter referred to as the "FIRST PARTY" (which expression unless excluded by or repugnant to the context shall be deemed to mean and include her heirs, executors, successors, nominees and assigns) of the FIRST PART;

-A N D-

SRI SUBHRA KANTI MUKHERJEE son of Late Rajat Kanti Mukherjee, PAN: AMJPM6629G, Aadhar No. 846167401810, by faith -Hindu, By Occupation- Service, by Nationality Indian, residing at A-53, Nandan Kanan, Santoshpur, P.O. Santoshpur, P.S. Purba Jadavpur, Kolkata 700 075, hereinafter referred to as the "SECOND PARTY" (which expression unless excluded by or repugnant to the context shall be deemed to mean and include his legal heirs, executors, successors, administrators, and assigns) of the SECOND PART;

WHEREAS:

1. That the father of the Party of the First Part and Second Part hereof i.e. RAJAT KANTI MUKHERJEE son of Jogendra Nath Mukherjee was the absolute Owner of ALL THAT piece and parcel of Land

measuring 03 Cottahs more or less comprised in R.S. Dag No.706/774, C.S. Dag No. 706, under R.S. Khatian No. 114, C.S. Khatian No. 10, Touzi No. 351, J.L. No. 22, Mouza- Santoshpur, P.S. Jadavpur, District 24 Parganas, by virtue of Deed of Gift 23/12/1980 vide Deed No.5947 from its erstwhile Owner Smt. Manjula Mukherjee wife of Rajat Kanti Mukherjee. The said Deed was registered at Sub Registration Office at Alipore and recorded in Book No. 1, Volume No. 157, Pages from 129 to 131, being No. 5947 for the year 1980. After the said Deed of Gift, the said Rajat Kanti Mukherjee became the absolute Owner of the said 03 Cottahs Land and constructed a two storied building on the said Land. Thereafter the said Rajat Kanti Mukherjee mutated his name before the Kolkata Municipal Corporation in respect of the said Land and building and known as KMC Premises No.193, Survey Park, Kolkata 700 075, Ward No. 109 and recorded under Assessee No. 311091301937, postal Address A/53, Nandan Kanan Kolkata 700 075.

2. Thereafter the said Rajat Kanti Mukherjee during his life time executed and registered a WILL in respect of his said Land and Building, wherein he bequeath the entire First Floor and one mezzanine Room and one garage, on the ground floor and vacant land of eastern & southern portion of the said Building to his daughter Smt. Arundhati Banerjee the party of the First Part hereof and entire Ground Floor and vacant land northern & western side of the said Building to his son Sri

Subhra Kanti Mukherjee the party of the Second part hereof and appointed his son Subhra Kanti Mukherjee as executor of the said WILL.

3. Thereafter the said Rajat Kanti Mukherjee while enjoyed and possessed the said Premises as absolute Owner thereof without interruption of others, the said Rajat Kanti Mukherjee died on 16/10/2013. After death of the said Rajat Kanti Mukherjee his son Subhra Kanti Mukherjee executor and beneficiary 2022.L of his deceased father filed a Probate case before the High Court vide P.L.A No. 169 of 2020 and the said will was probated on 23/03/2022.

4. That after granting probate of the said WILL of Late Rajat Kanti Mukherjee, the Beneficiary Arundhati Banerjee the First Party hereof became the Owner of entire First Floor measuring 800 sq. ft. super built up area, mezzanine Room and 135 sq. ft. Car Parking Space on the ground floor of the said building and the other Beneficiary Subhra Kanti Mukherjee the Second Party hereof became the Owner of entire Ground Floor measuring 850 sq. ft. super built up area of the said Premises No. 193, Survey Park, Kolkata 700 075, Ward No. 109 and recorded under Assessee No. 311091301937, postal Address A/53, Nandan Kanan, Kolkata 700 075 more particularly mentioned in the FIRST SCHEDULE hereunder written.

5 That the FIRST PARTY and the SECOND PARTY hereto being enjoying and possessing their respective portion / property mentioned in the Second Schedule and Third Schedule hereunder written and

same in their khas, actual and physical possession. Now the FIRST PARTY and the SECOND PARTY hereof express their desire to construct a multistoried building on the said Land by amalgamating their respective area of the Building into a single Assessee Number / Premises and in order to give a better shape of the building to be constructed.

6. That at present based on an amicable settlement and desire and with a view to better enjoyment and to make their respective Floor mentioned hereinabove, into a single Assessee and to amalgamate the same as a single Assessee before the Kolkata Municipal Corporation. The Parties hereto decided to amalgamate of their respective portion between themselves lawfully with their possessional right, title and interest whatsoever free from all encumbrances along with easements rights for better further enjoyment of the said property in future, more particularly mentioned in the FOURTH SCHEDULE hereunder written.

NOW THIS INDENTURE WITNESSETH as follows:-

1. That in pursuance of the aforesaid Agreement that the First Party & Second Party hereto agreed to construct a multistoried building by amalgamating their portion of the building describe in the Second Schedule and Third Schedule hereunder written for giving a better shape to the building to be constructed.

2. That after construction of the building the Parties hereto shall have impartible right, on the Land on which the said building will stand.
3. That if the Parties hereto want the Partition of their respective share, then the Parties shall have the Partition of the Built-up area or Super Built up area and shall have proportionate impartible right of the Land.
4. That both the Parties hereto shall be entitled to produce this amalgamation Deed before the appropriate authority as and when required at any time herein after.
5. That the matter not specified stipulated in this Presents or in case of any dispute arising hereinafter the same shall be mutually settled or adjudicated by the Courts of Law.
6. That after registration of this Deed the PARTIES hereto mutate their names in respect of the total Land mentioned in the FIRST or FOURTH SCHEDULE hereunder written and after amalgamation the both the Parties hereto will be the Joint Owners of the FIRST / FOURTH SCHEDULE hereunder written.
- 7 a) That in pursuance of the aforesaid Agreement that the First Party hereof as beneficial Owner and Possessor of the SECOND SCHEDULE property hereunder written and doth hereby grant, convey, transfer, assigns and assure by way of amalgamation unto and in favour of the Second Party hereof, free from all encumbrances being the of KMC Premises No. 193, Survey Park, Kolkata 700 075, Ward No. 109

and postal Address A/53, Nandan Kanan Kolkata 700 075 and to have and to hold the same absolutely and forever AND THAT in pursuance of the aforesaid agreement the Second Party as beneficial Owner and possessor of the THIRD SCHEDULE property hereunder written and doth hereby grant, convey, transfer, assigns and assure by way of amalgamation unto and in favour of the First Party free from all encumbrances being the of KMC Premises No. 193, Survey Park, Kolkata 700 075, Ward No. 109 P.S. Purba Jadavpur, and postal Address A/53, Nandan Kanan Kolkata 700 075 and to have to hold the same absolutely forever and in amalgamation

b) It is hereby agreed and declared that each party hereto has good right, full power, absolute authority and indefeasible title to grant, transfer and convey the property by way of amalgamation by this Deed and that both the parties hereto shall at all times hereafter peaceably and quietly enjoy the said properties more fully described in the SECOND SCHEDULE and THIRD SCHEDULE hereunder written as its absolute Owners and possessors without any claim, demand or interruption by any party hereto or by any person or persons claiming through or under any part hereto AND both the parties hereto shall at their own equal costs, execute, perform every such acts, deeds and things and whenever shall / will reasonably be required for further and more perfectly assuring the property hereby transferred and described.

c). This amalgamation of property by and between the parties herein is made with their mutual consent for better enjoyment of their property and every part thereof and each Executant is holding by virtue of these deed referred to hereof and as such none of the parties is benefited individually, particularly in any manner by this amalgamation.

As this Deed of amalgamation is made by and between the parties herein with their mutual consent and for better enjoyment of the property as such none of the parties receiving or paying any monetary consideration to equalize the measurement of their respective property. After the execution of this Deed of amalgamation the Party of the First Part and Party of the Second Part hereof became the Joint Owners of 03 Cottah 00 Chittacks 00 sq. ft.. more particularly mentioned in the FOURTH SCHEDULE hereunder written and more perfectly shown in the annexed sketch Map attached herewith with colour "RED"

e) By the reason this deed of Amalgamation is valued at Rs. 2/- (Rupees Two) only which may be considered as consideration of this amalgamation and the parties herein unequivocally declare that its bonafide on all courts but shall have right to revoke this Deed of Amalgamation when the parties jointly shall feel it expedient.

THE FIRST SCHEDULE AS ABOVE REFERRED TO:

(Entire Property )

ALL THAT piece and parcel of Land measuring 03 Cottahs more or less togetherwith two storied building standing thereon, First Floor measuring 800 sq. ft. more or less and Ground Floor measuring 850 sq. ft. and 135 sq. Car parking Space comprised in R.S. Dag No.706/774, C.S. Dag No. 706, under R.S. Khatian No. 114, C.S. Khatian No. 10, Touzi No. 351, J.L. No. 22, Mouza- Santoshpur, P.S. Jadavpur thereafter Kasba now Purba Jadavpur, District 24 Parganas, presently within the limits of the Kolkata Municipal Corporation, being KMC Premises No. 193, Survey Park, Kolkata 700 075, Ward No. 109 P.S. Purba Jadavpur, and recorded under Assessee No. 311091301937, (Nandan Kanan -Nandan Kanan) postal Address A/53, Nandan Kanan, Kolkata 700 075 DR at Alipore and ADSR at Sealdah, and which is butted and bounded as follows:-

ON THE NORTHBy Building of SWATI ADHUKARI; ON THE SOUTH

By KMC Road.

ON THE EAST

By Land of Dag No. 706;

ON THE WEST

By 16 ft. wide KMC Road

THE SECOND SCHEDULE AS ABOVE REFERRED TO:

(Property of the FIRST Party)

ALL THAT piece and parcel of ENTIRE FIRST FLOOR residential Flat measuring 800 sq. ft. more or less super built up area with cemented flooring one Garage Space measuring 135 sq. ft. with cemented flooring togetherwith undivided proportionate share of Land at KMC Premises No. 193, Survey Park, Kolkata 700 075, Ward No. 109 and postal Address A/53, Nandan Kanan Kolkata 700 075, P.S. Purba Jadavpur, District Registration at Alipore and ADSR at Sealdah..

THIRD SCHEDULE AS ABOVE REFERRED TO :

(Property of the SECOND Party)

ALL THAT piece and parcel of ENTIRE GROUND FLOOR self contained residential Flat measuring 850 sq. ft. more or less super built up area AND togetherwith undivided proportionate share of Land at KMC Premises No. 193, Survey Park, Kolkata 700 075, Ward No. 109 and postal Address A/53, Nandan Kanan Kolkata 700 075, P.S. Purba Jadavpur, District Registration at Alipore and ADSR at Sealdah.

FOURTH SCHEDULE AS ABOVE REFERRED TO :(Amalgamated Property)

ALL THAT piece and parcel of Land measuring 03 Cottahs more or less togetherwith two storied building standing thereon, First Floor measuring 800 sq. ft. more or less and Ground Floor measuring 850 sq. ft. and 135 sq. Car parking Space comprised in R.S. Dag No.706/774, C.S. Dag No. 706, under R.S. Khatian No. 114, C.S. Khatian No. 10, Touzi No. 351, J.L. No. 22, Mouza- Santoshpur, P.S. Jadavpur thereafter Kasha now Purba Jadavpur, District 24 Parganas, presently within the limits of the Kolkata Municipal Corporation, being KMC Premises No. 193, Survey Park, Kolkata 700 075, Ward No. 109 P.S. Purba Jadavpur, and recorded under Assessee No. 311091301937, postal Address A/53, Nandan Kanan, Kolkata 700 075 DR at Alipore and ADSR at Sealdah, and which is butted and bounded as follows:-

ON THE NORTH

By Building of SWATI ADHUKARI;

ON THE SOUTH

By KMC Road;

ON THE EAST

By Land of Dag No. 706;

ON THE WEST

By 16 ft. wide KMC Road

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 AND SEALED AND DELIVERED

by the 'PARTIS' hereof ' at Kolkata

in the presence of :-

1. *Suman Das*  
29/7A, North Park Road,  
Kat-78.

*Arunhadi Banerjee*

=====  
SIGNATURE OF THE  
FIRST PARTY

2. *Sudhakar Prasad*  
15, (W) Park Road  
Road, Kat-78.

*Sudhakar Prasad*  
=====  
SIGNATURE OF THE  
SECOND PARTY

Drafted by me:  
*Manash Kumar Halder*  
Manash Kumar Halder  
Advocate  
Reg. No. WB/597/87  
Allpore Judges Court  
Bar Library Room No.4,  
Allpore Kolkata 27  
M. 9830427426

*(Signature)*

Thumb

1st finger

middle finger

ring finger

small finger



left hand					
right hand					

Name..... ARUNDHATI BANERJEE

Signature..... Arundhati Banerjee

Thumb

1st finger

middle finger

ring finger

small finger



left hand					
right hand					

Name..... SUBHRA KANTI MUKHERJEE

Signature..... Subhra Kanti Mukherjee

Thumb

1st finger

middle finger

ring finger

small finger



left hand					
right hand					

Name..... MANASH KUMAR HALDER

Signature..... Manash Kumar Halder



ate of Registration under section 60 and Rule 69.  
stered in Book - I  
ume number 1603-2023, Page from 214858 to 214877  
eing No 160307530 for the year 2023.



*Dhar*

Digitally signed by Debasish Dhar  
Date: 2023.05.31 10:56:32 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/05/31 10:56:32 AM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.