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P- 11794/19

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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26/9/19

Certified that the document is admitted to registration. The signature sheet / sheet's & the endorsement sheet/sheet's attached with this document's are the part of this document.

Additional District Sub-Registrar  
Rajarhat New town, North 24-Pgs.

26 SEP 2019

# DEED OF AMALGAMATION

THIS DEED OF AMALGAMATION is made on this the 26th day of September 2019 (Two Thousand and Nineteen) A.D.

BETWEEN

224788

NAME: Kousik Saha  
 ADD: JUDGE COURT, ARSAT  
 DISTRICT: North 24 P.G. District  
 19 FEB 2019  
**S. CHATTERJEE**  
 Licensed Stamp Vendor  
 C. C. Court  
 2 & 3, K. S. Roy Road, Kol-1

19 FEB 2019



for late:- Satya Chowdhury  
Sudhir Chowdhury

4244/34 Shyamnagar Road  
(Gouri Nath Sastri Saran)

P.O Bangur Avenue.

P.S. Dum Dum.

Kolkata - 700055

Dist:- N. 24 P.G.S.

Business



Additional District Sub Registrar  
New Town, North 24 P.G.

26 SEP 2019

(1) **MRS. FULMALA THAPA (PAN-AVPPT0352G & Aadhaar No.-534671066946)**, wife of Late Ram Bahadur Thapa, (2) **MRS. CHINU HALDER (PAN-ALOPH8898N & Aadhaar No.-859437348472)**, wife of Sri Narayan Halder, daughter of Late Ram Bahadur Thapa, both are by faith-Hindu, by Occupation- Household work, by Nationality- Indian, both are residing at Krishanpur Samar Sarani No.3 Camp, P.S.-Baguiati (formerly Rajarhat), Kolkata-700059 now Kolkata-700102, District - North 24-Parganas, hereinafter jointly referred to and called as the **"PARTY OF THE FIRST PART"** (which expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include their respective legal heirs, successors, legal representatives, administrators, executors and assigns);

**AND**

(1) **SRI SADANANDA PRASAD GUPTA (PAN-AQSPG3862A & Aadhaar No.-898740417559)**, by Occupation- Business (2) **SRI NITYANANDA PRASAD GUPTA (PAN-AUZPG7894B & Aadhaar No.-405753117274)**, by Occupation- Service, (3) **SRI RAJIV PRASAD GUPTA (PAN-ASSPG0611R & Aadhaar No.-952011674746)**, by Occupation- Service, all are sons of Late Surendra Prasad Gupta and Late Maheshwari Devi, all are by faith-Hindu, by Nationality- Indian, all are residing at AD-70, Samar Dey Sarani (Krishanpur No.3 Camp), P.O.- Krishnapur (Milan Bazar), P.S.-Baguiati (formerly Rajarhat), Kolkata-700 102, District - North 24-Parganas, formerly residing at 7D/1C, Beliaghata Road, P.O.-Tangra, P.S.- Narkeldanga, Kolkata-700015, District-South 24-Parganas, hereinafter referred to and called as the **"PARTY OF THE SECOND PART"** (which expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include their respective legal heirs, successors, legal representatives, administrators, executors and assigns);

[A] **WHEREAS** Ram Bahadur Thapa and Fulmala Thapa by way of Two Nos. Registered Deed vide No.-8135 for the year 1998 and Deed No.-4389 for the year 1997, purchased **ALL THAT** piece and parcel of a demarcated Bastu land measuring 8 (Eight) Cottahas more or less, along with structure lying and situated at Mouza-Krishnapur, Pargana-Kolikata, J.L. No.-17, Re Su No.-180, Touzi No.-228/229, comprising in C.S. Dag No.-5952, R.S. Dag No.-4037, under C.S. & R.S. Khatian No. - 1047, having Municipal Holding No.-R.G.M./85/B/C (formerly AS/61/2000 & AS/63/2000), Krishnapur Samar Sarani, Kolkata-700 059, within the Rajarhat-

Gopalpur Municipality, under Ward No.-35 (formerly 16), within A.D.S.R.O. Rajarhat (formerly A.D.S.R.O. Bidhannagar), under P.S.-Baguiati (formerly Rajarhat), District-24-Parganas (North), fully described in the schedule "A" herein below, and subsequently the aforesaid Ram Bahadur Thapa died intestate leaving behind his wife the aforesaid Fulmala Thapa, and one Married daughter, Chinu Halder, Party of the First Part herein to inherit the undivided share of the aforesaid land as per law of Hindu Succession and subsequently the land is now conversed as Bastu.

**AND WHEREAS** the aforesaid Fulmala Thapa and Chinu Halder thus jointly seized and possessed of **ALL THAT** piece and parcel of a demarcated **BASTU** land measuring about **08(Eight) Cottahas** more or less together with 100 sq. ft. R.T. Shed, lying and situated at Mouza-Krishnapur, Pargana-Kolikata, J.L. No.-17, Re Su No.-180, Touzi No.-228/229, comprising in C.S. Dag No.- 5952, R.S. Dag No.- 4037, under C.S. & R.S. Khatian No.-1047, **under Ward No.-26 of Bidhannagar Municipal Corporation, having Borough No.-IV, having Municipal Corporation Holding No.-AS/85/35/26 & AS/85/1/35/26, Municipal Corporation Holding Address- Ward No.-35(O)/26(N), BL-"CM", 3No. Camp, Samar Pally, P.O.-Milan Bazar, P.S.-Baguiati, Kolkata-700102, having Assessee No.-030712 & 030751**, within A.D.S.R.O. Rajarhat (formerly A.D.S.R.O. Bidhannagar), under the P.S.-Baguiati (formerly Rajarhat), District-North 24-Parganas, fully described in the Schedule "A" herein below, without any interruption from any corner whatsoever as free from all encumbrances.

**[B] WHEREAS** aforesaid (1) **SADANANDA PRASAD GUPTA**, (2) **NITYANANDA PRASAD GUPTA** (3) **RAJIV PRASAD GUPTA**, all are sons of Late Surendra Prasad Gupta and Late Maheshwari Devi, all are residing at AD-70, Samar Dey Sarani (Krishanpur No.3 Camp), P.O.- Krishnapur (Milan Bazar), P.S.-Baguiati (formerly Rajarhat), Kolkata-700 102, District- North 24-Parganas, formerly residing at 7D/1C, Beliaghata Road, P.O.-Tangra, P.S.- Narkeldanga, Kolkata-700015, District- South 24-Parganas, by way of inheritance from their father and mother became joint and absolute owners in respect of **ALL THAT** piece and parcel of a demarcated Bastu land measuring about **06 (Six) Cottahas** more or less along with pucca structure lying and situated at Mouza-Krishnapur, Pargana-Kolikata, J.L. No.-17, Re Su No.-180, Touzi No.- 228/ 229, comprising in C.S. Dag No.- 5696, R.S. Dag No.-3679, under C.S. Khatian No.-1046,

R.S. & L.R. Khatian No.-1074, having Municipal Holding No.-93/N Block-FM (16/93N/AS/B/FM), Krishnapur Samar Sarani, Kolkata -700 102, within the Rajarhat -Gopalpur Municipality, under Ward No.-35 (formerly 16), **now under Ward No.-26 of Bidhannagar Municipal Corporation, having Borough No.-IV, having Municipal Corporation Holding No.-AS/504/35/26, Municipal Corporation Holding Address-Ward No.-35(O)/26(N), BL-"FM", AD-70, Samar Dey Sarani (Krishnapur 3 No. Camp), P.O.-Krishnapur Milan Bazar, P.S.-Baguiati, Kolkata-700102, having Assessee No.-031955**, within A.D.S.R.O. Rajarhat (formerly A.D.S.R.O. Bidhannagar), under the P.S.-Baguiati (formerly Rajarhat), District-24-Parganas (North), fully described in the Schedule "B" herein below and the land is now conversed as Bastu.

**AND WHEREAS** Vendors herein for the purpose of development of their property decided to amalgamate the Three Holdings i.e. Plot as morefully described in the Schedule "A" herein below **AND** Plot as morefully described in the Schedule "B" herein below for the purpose of development of their land by construction of Multi-storied building after due demolition of the existing old dilapidated structure.

**AND WHEREAS** for the purpose of aforesaid amalgamation, the Party of the First Part, who are the joint and absolute owners and in possession of the Schedule "A" property **AND** the Party of the Second Part, who are the joint and absolute owners and in possession of the Schedule "B" property, mutually agreed to exchange and transfer of the ownership of the part of their respective properties as between themselves i.e. Party of the First part, Fulmala Thapa and another will convey *undivided* 03 (Three) Chittacks of land along with 30 sq. ft. of R.T. Shed from the Northern Side of the "A" Schedule property in favour of the Party of the Second Part, Sadananda Prasad Gupta and Two others. Morefully described in the Schedule "C" herein below **AND** similarly Party of the Second Part, Sadananda Prasad Gupta and Two others, will convey *undivided* 03 (Three) Chittacks of land along with 30 sq. ft. of R.T. Shed from the Southern Side of the "B" Schedule property in favour of Party of First Part, Fulmala Thapa and another, morefully described in the Schedule "D" herein below.

**AND WHEREAS** after such exchange of portion of their respective properties from each other, which is morefully described in the Schedule "C" and Schedule "D" herein below, the Vendors i.e. become joint and absolute owners in respect of the

Amalgamated land i.e. **ALL THAT** piece and parcel of **BASTU** land measuring about **14 Cottahs 00 Chittacks 00 sq. ft.** [08 Cottahas of land of Fulmala Thapa and Chinu Halder + 06 Cottahas of land of Sadananda Prasad Gupta, Nityananda Prasad Gupta & Rajiv Prasad Gupta) land more or less, together with structure, situated at Mouza-Krishnapur, Pargana-Kolikata, J.L. No.-17, Re Su No.-180, Touzi No.- 228/ 229, comprising in C.S. Dag No.-5952, R.S. Dag No.-4037, under C.S. & R.S. Khatian No.-1047, having Municipal Holding No.-R.G.M./85/B/C (formerly AS/61/2000 & AS/63/2000), Krishnapur Samar Sarani, Kolkata-700 059 now Kolkata-700 102, under **Ward No.-26 of Bidhannagar Municipal Corporation, having Borough No.-IV, having Municipal Corporation Holding No.-AS/85/35/26 & AS/85/1/35/26, Municipal Corporation Holding Address- Ward No.-35(O)/26(N), BL-"CM", 3No. Camp, Samar Pally, P.O.-Milan Bazar, P.S.-Baguiati, Kolkata-700102, having Assessee No.-030712 & 030751, AND** comprising in C.S. Dag No.- 5696, R.S. Dag No.-3679, under C.S. Khatian No.-1046, R.S. & L.R. Khatian No.-1074, having Municipal Holding No.-93/N Block-FM (16/93N/AS/B/FM), Krishnapur Samar Sarani, Kolkata -700 102, within the Rajarhat -Gopalpur Municipality, under Ward No.-35 (formerly 16), **now under Ward No.-26 of Bidhannagar Municipal Corporation, having Borough No.-IV, having Municipal Corporation Holding No.-AS/504/35/26, Municipal Corporation Holding Address- Ward No.-35(O)/26(N), BL-"FM", AD-70, Samar Dey Sarani (Krishnapur 3 No. Camp), P.O.-Krishnapur Milan Bazar, P.S.-Baguiati, Kolkata-700102, having Assessee No.-031955,** within A.D.S.R.O. Rajarhat (formerly A.D.S.R.O. Bidhannagar), under the P.S.-Baguiati (formerly Rajarhat), District-24-Parganas (North), morefully described in the Schedule "E" herein below.

**NOW THIS DEED WITNESSESTH THAT** in pursuance of the aforesaid offer, acceptance and mutual agreement and in consideration of the transfer effected by the *Party of the First part i.e. Fulmala Thapa and Chinu Halder jointly do hereby grant, convey, transfer, assign and assure in favour of Sadananda Prasad Gupta, Nityananda Prasad Gupta & Rajiv Prasad Gupta* in lieu of property hereby exchanged i.e. in respect of **ALL THAT** piece and parcel of a demarcated **BASTU** land measuring about **03 (Three) Chittacks together with 30 sq. ft. Roof Tiles Shed from the Northern Side** out of total Bastu land measuring about **08(Eight) Cottahas** more or less together with 100 sq. ft. Roof Tiles Shed, lying and situated at Mouza-Krishnapur, Pargana-

Kolikata, J.L. No.-17, Re Su No.-180, Touzi No.-228/229, comprising in C.S. Dag No.-5952, R.S. Dag No.- 4037, under C.S. & R.S. Khatian No.-1047, having Municipal Holding No.-R.G.M./85/B/C (formerly AS/61/2000 & AS/63/2000), Krishnapur Samar Sarani, Kolkata - 700 059 now Kolkata - 700 102, within Rajarhat-Gopalpur Municipality, under Ward No.-35 (formerly 16), **under Ward No.-26 of Bidhannagar Municipal Corporation, having Borough No.-IV, having Municipal Corporation Holding No.-AS/85/35/26 & AS/85/1/35/26, Municipal Corporation Holding Address- Ward No.-35(O)/26(N), BL-"CM", 3No. Camp, Samar Pally, P.O.-Milan Bazar, P.S.-Baguiati, Kolkata-700102, having Assessee No.-030712 & 030751,** within A.D.S.R.O. Rajarhat (formerly A.D.S.R.O. Bidhannagar), under the P.S.-Baguiati (formerly Rajarhat), District-North 24-Parganas, morefully and particularly described in the **Schedule "C" herein below** free from all encumbrances **TO HAVE AND TO HOLD** the same absolutely and forever in exchange for what is hereunder transferred by the said Fulmala Thapa and Chinu Halder in favour of Sadananda Prasad Gupta, Nityananda Prasad Gupta & Rajiv Prasad Gupta **AND THAT the Party of the Second part i.e. Sadananda Prasad Gupta, Nityananda Prasad Gupta & Rajiv Prasad Gupta in further pursuance jointly do hereby grant, convey, transfer, assign and assure in favour of Fulmala Thapa and Chinu Halder in lieu of property hereby exchanged i.e. in respect of ALL THAT** piece and parcel of a demarcated **BASTU** land measuring about **03(Three) Chittacks together with 30 sq. ft. Roof Tiles Shed from the Southern Side** out of total Bastu land measuring about **06(Six) Cottahas** more or less along with 100 sq. ft. R.T. Shed lying and situated at Mouza-Krishnapur, Pargana - Kolikata, J.L. No.-17, Re Su No.-180, Touzi No.- 228/ 229, comprising in C.S. Dag No.- 5696, R.S. Dag No.- 3679, under C.S. Khatian No.-1046, R.S. & L.R. Khatian No.-1074, having Municipal Holding No.-93/N Block-FM (16/93N/AS/B/FM), Krishnapur Samar Sarani, Kolkata-700 102, within the Rajarhat -Gopalpur Municipality, under Ward No.-35 (formerly 16), **now under Ward No.-26 of Bidhannagar Municipal Corporation, having Borough No.-IV, having Municipal Corporation Holding No.-AS/504/35/26, Municipal Corporation Holding Address- Ward No.-35(O)/26(N), BL-"FM", AD-70, Samar Dey Sarani (Krishnapur 3 No. Camp), P.O.-Krishnapur Milan Bazar, P.S.-Baguiati, Kolkata-700102, having Assessee No.-031955,** within A.D.S.R.O. Rajarhat (formerly A.D.S.R.O. Bidhannagar), under the P.S.-Baguiati (formerly Rajarhat), District-24-Parganas (North), morefully

and particularly described in the Schedule "D" herein below free from all encumbrances **TO HAVE AND TO HOLD** the same absolutely and forever in exchange for what is hereunder transferred by the said Sadananda Prasad Gupta, Nityananda Prasad Gupta & Rajiv Prasad Gupta in favour of Fulmala Thapa and Chinu Halder as aforesaid and hereby stated below.

**IT IS HEREBY AGREED AND DECLARED** that each party hereto has good right, full power, absolute authority and indefeasible title to give grant, transfer and convey the portion of the property exchanged by this Deed: AND that each party shall at all times hereafter peaceably and quietly hold, possess and enjoy the same without any claim, demand or interruption by the other and will, at the request and cost of the other, execute every such assurance or assurances and further do execute and perform every such act, deed or thing as shall reasonably be required by the other for further and more perfectly assuring to the other the property hereby conveyed to them.

**IT IS HEREBY FURTHER DECLARED** that the value of the property specified in each of the Schedule is equal and same.

**NOW THIS DEED FURTHER WITNESSETH THAT: -**

- 1) That both the Parties after the exchange hereto hereby declare that they are mutually agreed to amalgamate their Three Holdings of their plot of land into one Holding.
- 2) That we i.e. both the Parties hereby declare that the total measurement of our land is **14 (Fourteen) Cottahs 00 (Zero) Chittack 00 (Zero) sq. ft. more or less (as per Deed) and 12 (Twelve) Cottahs 07 (Seven) Chittack 17 (Seventeen) sq. ft. more or less (as per physical measurement).**
- 3) That for our mutual interest and benefit we unanimously intend to unite and amalgamate our aforementioned Three adjacent Holdings of the plot of land having a Total measurement of **14(Fourteen) Cottahs 00(Zero) Chittack 00 (Zero) sq. ft. more or less (as per Deed) and 12 (Twelve) Cottahs 07 (Seven) Chittack 17 (Seventeen) sq. ft. more or less (as per physical measurement) into a Single Holding in the record of the Bidhannagar Municipal Corporation.**

- 4) That after amalgamation, the owners will get their share *in the undivided manner* according to their ratio of land.

**SCHEDULE "A" ABOVE REFERRED TO**  
**(Property of Fulmala Thapa and Chinu Halder)**

**ALL THAT** piece and parcel of a demarcated **BASTU** land measuring about **08(Eight)** Cottahas more or less (as per Deed) **AND 07(Seven) Cottahs 06(Six) Chittacks 30 (Thirty) sq. ft. more or less (as per physical measurement)** together with 100 sq. ft. Roof Tiles Shed, lying and situated at Mouza-Krishnapur, Pargana-Kolikata, J.L. No.-17, Re Su No.-180, Touzi No.-228/229, comprising in C.S. Dag No.- 5952, R.S. Dag No.- 4037, under C.S. & R.S. Khatian No.-1047, under **Ward No.-26 of Bidhannagar Municipal Corporation, having Borough No.-IV, having Municipal Corporation Holding No.-AS/85/35/26 & AS/85/1/35/26, Municipal Corporation Holding Address- Ward No.-35(O)/26(N), BL-"CM", 3No. Camp, Samar Pally, P.O.-Milan Bazar, P.S.-Baguiati, Kolkata-700102, having Assessee No.-030712 & 030751, within A.D.S.R.O. Rajarhat, under the P.S.-Baguiati, District-North 24-Parganas and the land is butted and bounded by:-**

**ON THE NORTH:** - Land of Sadanda Prasad Gupta & Two others

**ON THE SOUTH:** - 10'-2" feet (3101mm) wide Common Passage

**ON THE EAST:-** Three-storied Building of Madhusudan Ghosh & Three-storied Building of Mukunda Das

**ON THE WEST:** -Two-storied Building of Usha Mondal

**SCHEDULE "B" ABOVE REFERRED TO**  
**(Property of Sadananda Prasad Gupta, Nityananda Prasad Gupta & Rajiv Prasad Gupta)**

**ALL THAT** piece and parcel of a demarcated Bastu land measuring about 06 (Six) Cottahas more or less (as per Deed) AND 05(Five) Cottahs 00(Zero) Chittack 32 (Thirty Two) sq. ft. more or less (as per physical measurement) along with 100 sq. ft. Roof Tiles Shed lying and situated at Mouza-Krishnapur, Pargana - Kolikata, J.L. No.-17, Re Su No.-180, Touzi No.-228/ 229, comprising in C.S. Dag No.- 5696, R.S. Dag No.-3679, under C.S. Khatian No.-1046, R.S. & L.R. Khatian No.-1074, under **Ward No.-26 of Bidhannagar Municipal Corporation, having Borough No.-IV, having Municipal Corporation Holding No.-AS/504/35/26, Municipal Corporation Holding Address- Ward No.-35(O)/26(N), BL-"FM", AD-70, Samar Dey Sarani (Krishnapur 3 No. Camp), P.O.-Krishnapur Milan Bazar, P.S.-Baguiati, Kolkata-700102, having Assessee No.-031955, within A.D.S.R.O. Rajarhat, under the P.S.-Baguiati, District-24-Parganas (North) and the land is butted and bounded by: -**

**ON THE NORTH:** -16'-11" (5150 mm) feet wide Road

**ON THE SOUTH:** - Land of Fulmala Thapa and Chinu Halder

**ON THE EAST:** - Two-storied Building of Arun Ghosh & One-storied Asbestos Shed Structure of Nirmal Das

**ON THE WEST:** - Tile Shed structure of Dhiren Biswas

**SCHEDULE "C" ABOVE REFERRED TO**

[Property belongs to Fulmala Thapa and Chinu Halder i.e. party of the First Part herein exchanged to Sadananda Prasad Gupta, Nityananda Prasad Gupta & Rajiv Prasad Gupta i.e. party of the Second Part herein]

**ALL THAT** piece and parcel of a *undivided* BASTU land measuring about 03 (Three) Chittacks together with 30 sq. ft. Roof Tiles Shed from the Northern Side out of total Bastu land measuring about 08(Eight) Cottahas more or less (as per Deed) AND 07(Seven) Cottahs 06(Six) Chittacks 30 (Thirty) sq. ft. more or less (as per physical measurement) together with 100 sq. ft. Roof Tiles Shed, lying and situated at Mouza-Krishnapur, Pargana-Kolikata, J.L. No.-17, Re Su No.-180, Touzi No.-228/229, comprising in C.S. Dag No.- 5952, R.S. Dag No.- 4037, under C.S. & R.S. Khatian No.-1047, under **Ward No.-26 of Bidhannagar Municipal Corporation,**

having Borough No.-IV, having Municipal Corporation Holding No.-AS/85/35/26 & AS/85/1/35/26, Municipal Corporation Holding Address- Ward No.-35(O)/26(N), BL-"CM", 3No. Camp, Samar Pally, P.O.-Milan Bazar, P.S.-Baguiati, Kolkata-700102, having Assessee No.-030712 & 030751, within A.D.S.R.O. Rajarhat, under the P.S.-Baguiati, District-North 24-Parganas.

**SCHEDULE "D" ABOVE REFERRED TO**

[Property belongs to Sadananda Prasad Gupta, Nityananda Prasad Gupta & Rajiv Prasad Gupta i.e. party of the Second Part herein exchanged to Fulmala Thapa and Chinu Halder party of the First Part herein]

**ALL THAT** piece and parcel of a *undivided BASTU* land measuring about **03 (Three) Chittacks** together with **30 sq. ft. Roof Tiles Shed** from the **Southern Side** out of total Bastu land measuring about **06(Six) Cottahas** more or less (as per Deed) **AND 05(Five) Cottahs 00(Zero) Chittack 32 (Thirty Two) sq. ft.** more or less (as per physical measurement), along with 100 sq. ft. Roof Tiles Shed lying and situated at Mouza-Krishnapur, Pargana - Kolikata, J.L. No.-17, Re Su No.-180, Touzi No.- 228/229, comprising in C.S. Dag No.- 5696, R.S. Dag No.-3679, under C.S. Khatian No.-1046, R.S. & L.R. Khatian No.-1074, under Ward No.-26 of Bidhannagar Municipal Corporation, having Borough No.-IV, having Municipal Corporation Holding No.-AS/504/35/26, Municipal Corporation Holding Address- Ward No.-35(O)/26(N), BL-"FM", AD-70, Samar Dey Sarani (Krishnapur 3 No. Camp), P.O.-Krishnapur Milan Bazar, P.S.-Baguiati, Kolkata-700102, having Assessee No.-031955, within A.D.S.R.O. Rajarhat, under the P.S.-Baguiati, District-24-Parganas (North).

**SCHEDULE "E" ABOVE REFERRED TO**  
**[Amalgamated Land after exchange]**

**ALL THAT** piece and parcel of BASTU land measuring about **14(Fourteen) Cottahs 00 Chittack 00 sq. ft.** (as per Deed) **AND 12(Twelve) Cottahs 07(Seven)Chittacks 17 (Seventeen) sq. ft.** more or less (as per physical measurement) together with 200 sq. ft. Roof Tiles Shed, out of which **08 Cottahas** of land (as per Deed) **AND 07(Seven) Cottahs 06(Six)Chittacks 30(Thirty) sq. ft.** more or less (as per physical measurement), of Fulmala Thapa and Chinu Halder, comprising in C.S. Dag No.-

5952, R.S. Dag No.-4037, under C.S.& R.S. Khatian No.-1047, *having Municipal Corporation Holding No.-AS/85/35/26 & AS/85/1/35/26, Municipal Corporation Holding Address- Ward No.-35(O)/26(N), BL-"CM", 3No. Camp, Samar Pally, P.O.-Milan Bazar, P.S.-Baguiati, Kolkata-700102, having Assessee No.-030712 & 030751, AND 06 Cottahas of land (as per Deed) and 05(Five) Cottahs 00(Zero) Chittack 32 (Thirty Two) sq. ft. more or less (as per physical measurement) of Sadananda Prasad Gupta, Nityananda Prasad Gupta & Rajiv Prasad Gupta) land more or less, comprising in C.S. Dag No.- 5696, R.S. Dag No.-3679, under C.S. Khatian No.-1046, R.S. & L.R. Khatian No.-1074, *having Municipal Corporation Holding No.-AS/504/35/26, Municipal Corporation Holding Address- Ward No.-35(O)/26(N), BL-"FM", AD-70, Samar Dey Sarani (Krishnapur 3 No. Camp), P.O.-Krishnapur Milan Bazar, P.S.-Baguiati, Kolkata-700102, having Assessee No.-031955, and the aforesaid total land situated at Mouza-Krishnapur, Pargana-Kolikata, J.L. No.-17, Re Su No.-180, Touzi No.- 228/229, under Ward No.-26 of Bidhannagar Municipal Corporation, having Borough No.-IV, within A.D.S.R.O. Rajarhat, under P.S.-Baguiati, District-24-Parganas(North) & the land is butted and bounded by: -**

**ON THE NORTH:** - 16'-11" (5150 mm) feet wide Road

**ON THE SOUTH:** -10' -2" feet (3101mm) wide Common Passage

**ON THE EAST:** - Three-storied Building of Madhusudan Ghosh & Three-storied Building of Mukunda Das AND Two-storied Building of Arun Ghosh & One-storied Asbestos Shed Structure of Nirmal Das &

**ON THE WEST:**-Two-storied Building of Usha Mondal & Tile Shed structure of Dhiren Biswas

Annexed Plan of Land before Amalgamation and Annexed Plan of Land after Amalgamation treated as part and parcel of this Deed.

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 SEALED AND DELIVERED**

In the presence of the following  
WITNESSES:-

1. Satya Chowdhury,  
44/34, G.N.S. Sarani  
Kah-55.

2. Kamala Kanta Basak  
Advocate  
Basirack Foxe Court.



LT 1 OF Fulmala Thapa  
By the Pen of  
Satya Chowdhury,

Chinu Halder,

**SIGNATURE OF FIRST PART**

Sadanand Pal Gupta.  
Nityanand Pal Gupta

Rasiv. Pousad. Gupta.

**SIGNATURE OF SECOND PART**

Drafted by me as per instructions of the Parties hereto  
Read over and Explained by me and Prepared in my office: -

Kousik Saha  
(KOUSIK SAHA) Advocate  
Advocate CB-1699/2081  
District Judges' Court, Barasat  
North 24-Parganas

PAGES NO .....  
SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the  
Executants / Presentants



LT

Fulmal Thapa  
By the pen of  
Satya Chowdhury,

Little	Ring	Middle	Fore	Thumb
	(Left Hand)			
Thumb	Fore	Middle	Ring	Little
	(Right Hand)			

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Ch

Chinu Halder.

Little	Ring	Middle	Fore	Thumb
	(Left Hand)			
Thumb	Fore	Middle	Ring	Little
	(Right Hand)			

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Little	Ring	Middle	Fore	Thumb
	(Left Hand)			

Thumb	Fore	Middle	Ring	Little
	(Right Hand)			

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Signature of the  
 Executants / Presentants



S

pa

Saradendra Pal Gupta

Little	Ring	Middle	Fore	Thumb
	(Left Hand)			
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Nitendra Pal Gupta

Nitendra Pal Gupta

Little	Ring	Middle	Fore	Thumb
	(Left Hand)			
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



R

pa

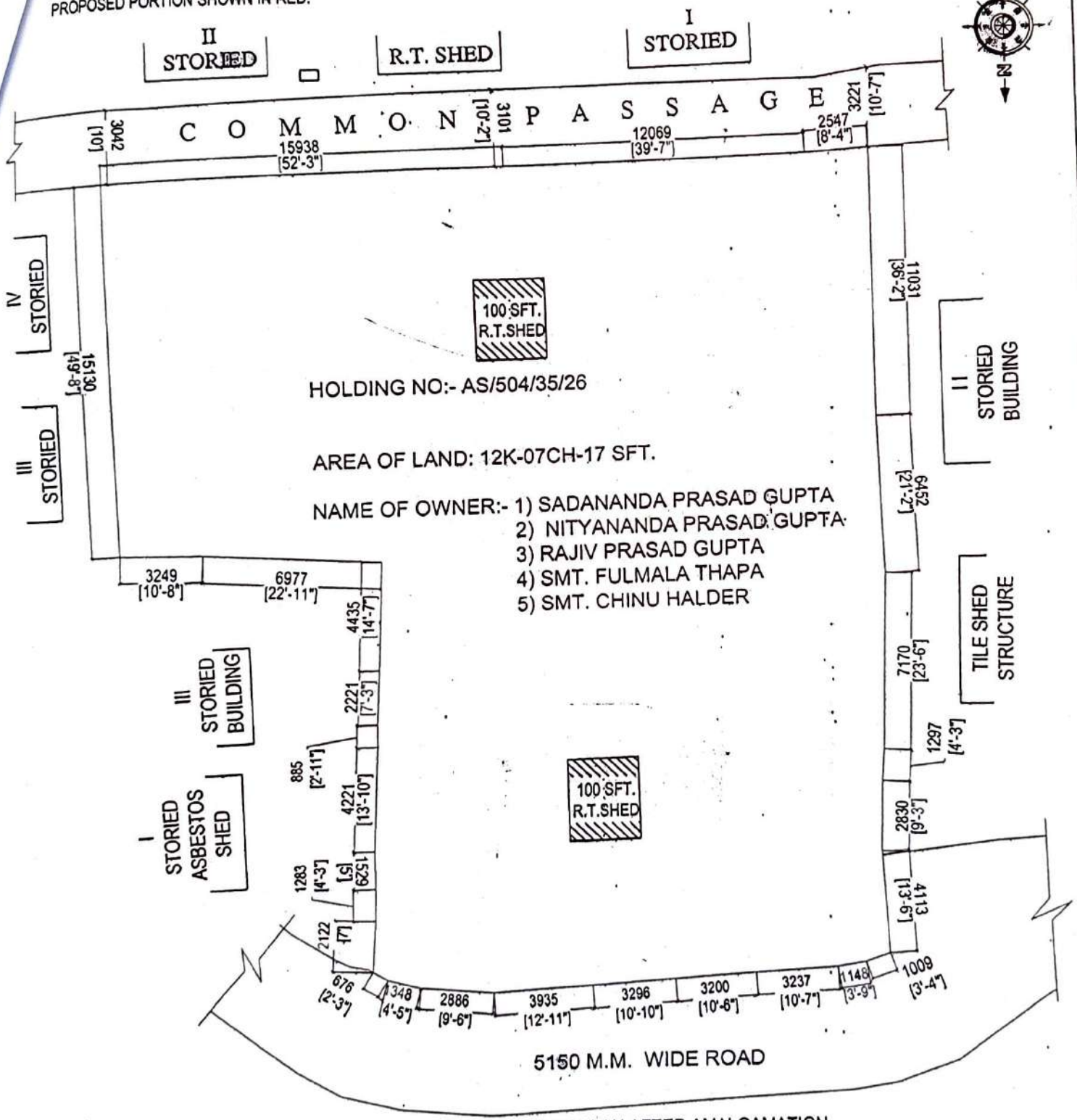
Ravi Prasad Subudhi

Little	Ring	Middle	Fore	Thumb
	(Left Hand)			
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



FTER AMALGAMATION PLAN OF HOLDING NO. - AS/504/35/26 BLOCK- "FM", ASSESSEE NO. - 031955

AREA OF LAND AS PER DEED = 14K.-00CH.-00SQ.FT. (936.45 SQ.M.)  
 AREA OF LAND AS PER PHYSICAL MEASUREMENT = 12K.-07CH.-17SQ.FT. (833.52 SQ.M.)  
 ALL DIMENSIONS ARE IN M.M.  
 PROPOSED PORTION SHOWN IN RED.



HOLDING NO:- AS/504/35/26

AREA OF LAND: 12K-07CH-17 SFT.

NAME OF OWNER:- 1) SADANANDA PRASAD GUPTA  
 2) NITYANANDA PRASAD GUPTA  
 3) RAJIV PRASAD GUPTA  
 4) SMT. FULMALA THAPA  
 5) SMT. CHINU HALDER

SITE PLAN, AFTER AMALGAMATION  
 SCALE-1:100

LT1 OF Fulmala Thapa By the Pen  
 of   
 Satya Chowdhury,

Sadanand Prasad Gupta  
 Nitya Nand Prasad Gupta  
 Rajiv Prasad Gupta  
 Chinu Halder  
 SIGNATURE OF OWNERS



~~XXXXXXXXXXXX~~  
~~XXXXXXXXXXXX~~



ফুলমালা থাপা  
Fulmala Thapa  
জন্মতারিখ/ DOB: 02/05/1965  
মহিলা / FEMALE



5946 7108 6946

আমার আধার, আমার পরিচয়



LT10P Fulmala Thapa By the Pen  
of Satya Chowdhury,



~~XXXXXXXXXXXX~~ প্রাধিকরণ  
~~XXXXXXXXXXXX~~ OF INDIA

ঠিকানা:

Address:

ওসাই/ও: রামবাহাদুর থাপা,  
মহিষাবোড, উত্তর ২৪ পরগনা  
পশ্চিম বঙ্গ - 700102

WO: Rambahadur Thapa,  
Mahishabod, North 24 Parganas,  
West Bengal - 700102

5946 7108 6946

NERA AADHAAR, MERI PEHACHAN

Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Challan

19-201920-007622817-1

Payment Mode

Online Payment ✓

Generation Date: 21/09/2019 08:02:00

Bank : Central Bank of India

JRN : CBI210919493802

BRN Date: 21/09/2019 08:03:05

DEPOSITOR'S DETAILS

Id No. : 15231000205657/7/2019

[Query No./Query Year]

Name : KOUSIK SAHA

Contact No. :

Mobile No. : +91 8777405068

E-mail :

Address : 311 24 1 N N ROAD KOLKATA 700028

Applicant Name : Mr KOUSIK SAHA

Office Name :

Office Address :

Status of Depositor : Advocate

Purpose of payment / Remarks : Exchange, Exchange Payment No 7

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	15231000205657/7/2019	Property Registration- Stamp duty	0030-02-103-003-02	19410 ✓
2	15231000205657/7/2019	Property Registration- Registration Fees	0030-03-104-001-16	3254 ✓

In Words : Rupees Twenty Two Thousand Six Hundred Sixty Four only

Total

22664

## Major Information of the Deed

Deed No :	I-1523-11794/2019	Date of Registration	26/09/2019
Query No / Year	1523-1000205657/2019	Office where deed is registered	
Query Date	17/09/2019 5:50:14 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	KOUSIK SAHA BARASAT JUDGES COURT, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 9830448242, Status : Advocate		
Transaction	Additional Transaction		
[0601] Exchange, Exchange	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 3/-	Rs. 6,33,000/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 19,460/- (Article:31)	Rs. 3,254/- (Article:A(1), E)		
Remarks	M.V. of the property of Greatest Value Rs 3,24,000/- Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Samar Dey Sarani (Krishanapur), Mouza: Krishnapur, JI No: 17, Pin Code : 700102



Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-4037	RS-1047	Bastu	Bastu	3 Chatak	1/-	3,00,000/-	Width of Approach Road: 10 Ft., Adjacent to Metal Road,
L2	RS-3679	RS-1074	Bastu	Bastu	3 Chatak	1/-	3,15,000/-	Width of Approach Road: 17 Ft., Adjacent to Metal Road,
		<b>TOTAL :</b>			.6188Dec	<b>2 /-</b>	<b>6,15,000 /-</b>	
		<b>Grand Total :</b>			.6188Dec	<b>2 /-</b>	<b>6,15,000 /-</b>	

### Structure Details :



Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	60 Sq Ft.	1/-	18,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 60 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>60 sq ft</b>	<b>1 /-</b>	<b>18,000 /-</b>	

ties to Exchange Details :



Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
<b>FULMALA THAPA</b> Wife of Late RAM BAHADUR THAPA Executed by: Self, Date of Execution: 26/09/2019 , Admitted by: Self, Date of Admission: 26/09/2019 ,Place : Office			Fulmala Thapa By the pen of Satya Choudhary
26/09/2019	LTI	26/09/2019	26/09/2019



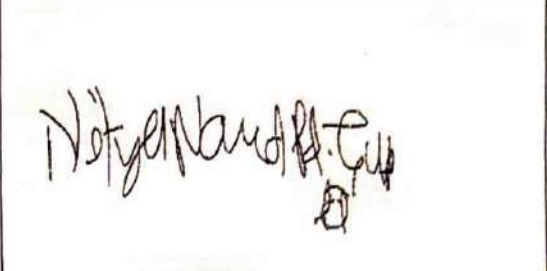


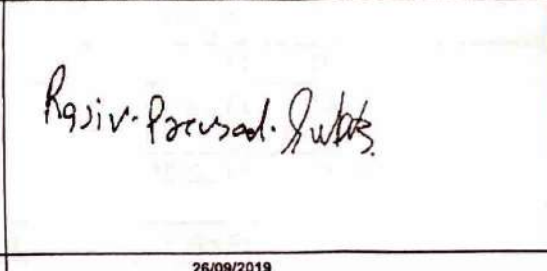
, KRISHNAPUR SAMAR SARANI NO 3 CAMP, P.O:- BAGUIATI, P.S:- Baguiati, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700059 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AVPPT0352G, Aadhaar No: 53xxxxxxxx6946, Status :Individual, Executed by: Self, Date of Execution: 26/09/2019 , Admitted by: Self, Date of Admission: 26/09/2019 ,Place : Office

Name	Photo	Finger Print	Signature
<b>CHINU HALDER</b> Wife of NARAYAN HALDER Executed by: Self, Date of Execution: 26/09/2019 , Admitted by: Self, Date of Admission: 26/09/2019 ,Place : Office			Chinu Halder.
26/09/2019	LTI	26/09/2019	26/09/2019



, KRISHNAPUR SAMAR SARANI NO 3 CAMP, P.O:- BAGUIATI, P.S:- Baguiati, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700059 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ALOPH8898N, Aadhaar No: 85xxxxxxxx8472, Status :Individual, Executed by: Self, Date of Execution: 26/09/2019 , Admitted by: Self, Date of Admission: 26/09/2019 ,Place : Office

Name	Photo	Finger Print	Signature
<b>SADANANDA PRASAD GUPTA (Presentant)</b> Son of Late SURENDRA PRASAD GUPTA Executed by: Self, Date of Execution: 26/09/2019 , Admitted by: Self, Date of Admission: 26/09/2019 ,Place : Office			Sadanand Pr Gupta
26/09/2019	LTI	26/09/2019	26/09/2019

, AD-70, SAMAR DEY SARANI KRISHNAPUR NO 3 CAMP, P.O:- KRISHNAPUR MILAN BAZAR, P.S:- Baguiati, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700102 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AQSPG3862A, Aadhaar No: 89xxxxxxxx7559, Status :Individual, Executed by: Self, Date of Execution: 26/09/2019 , Admitted by: Self, Date of Admission: 26/09/2019 ,Place : Office

Name	Photo	Finger Print	Signature
<b>NITYANANDA PRASAD GUPTA</b> Son of Late SURENDRA PRASAD GUPTA Executed by: Self, Date of Execution: 26/09/2019 , Admitted by: Self, Date of Admission: 26/09/2019 ,Place : Office			
26/09/2019	LTI 26/09/2019	26/09/2019	
, AD-70, SAMAR DEY SARANI KRISHNAPUR NO 3 CAMP, P.O:- KRISHNAPUR MILAN BAZAR, P.S:- Baguiati, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700102 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AUZPG7894B, Aadhaar No: 40xxxxxxxx7274, Status :Individual, Executed by: Self, Date of Execution: 26/09/2019 , Admitted by: Self, Date of Admission: 26/09/2019 ,Place : Office			
Name	Photo	Finger Print	Signature
<b>5 RAJIV PRASAD GUPTA</b> Son of Late SURENDRA PRASAD GUPTA Executed by: Self, Date of Execution: 26/09/2019 , Admitted by: Self, Date of Admission: 26/09/2019 ,Place : Office			
26/09/2019	LTI 26/09/2019	26/09/2019	
, AD-70, SAMAR DEY SARANI KRISHNAPUR NO 3 CAMP, P.O:- KRISHNAPUR MILAN BAZAR, P.S:- Baguiati, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700102 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ASSPG0611R, Aadhaar No: 95xxxxxxxx4746, Status :Individual, Executed by: Self, Date of Execution: 26/09/2019 , Admitted by: Self, Date of Admission: 26/09/2019 ,Place : Office			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>SATYA CHOWDHURY</b> Son of Late SUDIR CHOWDHURY 44/34, GOURINATH SASTRI SARANI, P.O:- BANGUR AVENUE, P.S:- Dum Dum, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700055			
26/09/2019	26/09/2019	26/09/2019	
Identifier Of FULMALA THAPA, CHINU HALDER, SADANANDA PRASAD GUPTA, NITYANANDA PRASAD GUPTA, RAJIV PRASAD GUPTA			

### of Property After Exchange

No.	Name of the Donor of Settlement	Party Number	Transferred Area	Transferred Area in(%)	Share in Market Value (In Rs.)
L1	SADANANDA PRASAD GUPTA	2	0.103125 Dec	0.103125 Dec	1,00,000/-
L1	NITYANANDA PRASAD GUPTA	2	0.103125 Dec	0.103125 Dec	1,00,000/-
L1	RAJIV PRASAD GUPTA	2	0.103125 Dec	0.103125 Dec	1,00,000/-
L2	FULMALA THAPA	1	0.154687 Dec	0.154687 Dec	1,57,500/-
L2	CHINU HALDER	1	0.154687 Dec	0.154687 Dec	1,57,500/-

### Share of Property After Exchange

Sch No.	Name of the Donor of Settlement	Party Number	Transferred Area	Transferred Area in(%)	Share in Market Value (In Rs.)
S1	FULMALA THAPA	1	15 Sq Ft	15 Sq Ft	4,500/-
S1	CHINU HALDER	1	15 Sq Ft	15 Sq Ft	4,500/-
S1	SADANANDA PRASAD GUPTA	2	10 Sq Ft	10 Sq Ft	3,000/-
S1	NITYANANDA PRASAD GUPTA	2	10 Sq Ft	10 Sq Ft	3,000/-
S1	RAJIV PRASAD GUPTA	2	10 Sq Ft	10 Sq Ft	3,000/-

### Endorsement For Deed Number : I - 152311794 / 2019

On 17-09-2019

Certificate of Market Value (WB RUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 6,33,000/-. MV of the property of Greatest Value Rs 3,24,000/-

*Basak*

**Sanjoy Basak**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. RAJARHAT**  
**North 24-Parganas, West Bengal**

On 26-09-2019

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 : 31 of Indian Stamp Act 1899.

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

Presented for registration at 14:07 hrs on 26-09-2019, at the Office of the A.D.S.R. RAJARHAT by SADANANDA PRASAD GUPTA, one of the Executants.

is admitted on 26/09/2019 by 1. FULMALA THAPA, Wife of Late RAM BAHADUR THAPA, , KRISHNAPUR SARANI NO 3 CAMP, P.O: BAGUIATI, Thana: Baguiati, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession House wife, 2. CHINU HALDER, Wife of NARAYAN HALDER, , KRISHNAPUR SAMAR SARANI NO 3 CAMP, P.O: BAGUIATI, Thana: Baguiati, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession House wife, 3. SADANANDA PRASAD GUPTA, Son of Late SURENDRA PRASAD GUPTA, , AD-70, SAMAR DEY SARANI KRISHNAPUR NO 3 CAMP, P.O: KRISHNAPUR MILAN BAZAR, Thana: Baguiati, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession Service, 4. NITYANANDA PRASAD GUPTA, Son of Late SURENDRA PRASAD GUPTA, , AD-70, SAMAR DEY SARANI KRISHNAPUR NO 3 CAMP, P.O: KRISHNAPUR MILAN BAZAR, Thana: Baguiati, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession Service, 5. RAJIV PRASAD GUPTA, Son of Late SURENDRA PRASAD GUPTA, , AD-70, SAMAR DEY SARANI KRISHNAPUR NO 3 CAMP, P.O: KRISHNAPUR MILAN BAZAR, Thana: Baguiati, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession Service  
Indetified by SATYA CHOWDHURY, , Son of Late SUDIR CHOWDHURY, 44/34, GOURINATH SASTRI SARANI, P.O: BANGOR AVENUE, Thana: Dum Dum, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 3,254/- ( A(1) = Rs 3,240/- , E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 3,254/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/09/2019 8:03AM with Govt. Ref. No: 192019200076228171 on 21-09-2019, Amount Rs: 3,254/-, Bank: Central Bank of India ( CBIN0280107), Ref. No. CBI210919493802 on 21-09-2019, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 19,460/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 19,410/-  
Description of Stamp  
1. Stamp: Type: Impressed, Serial no 22478, Amount: Rs.50/-, Date of Purchase: 19/09/2019, Vendor name: S Chatterjee  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/09/2019 8:03AM with Govt. Ref. No: 192019200076228171 on 21-09-2019, Amount Rs: 19,410/-, Bank: Central Bank of India ( CBIN0280107), Ref. No. CBI210919493802 on 21-09-2019, Head of Account 0030-02-103-003-02

*Sanjoy Basak*

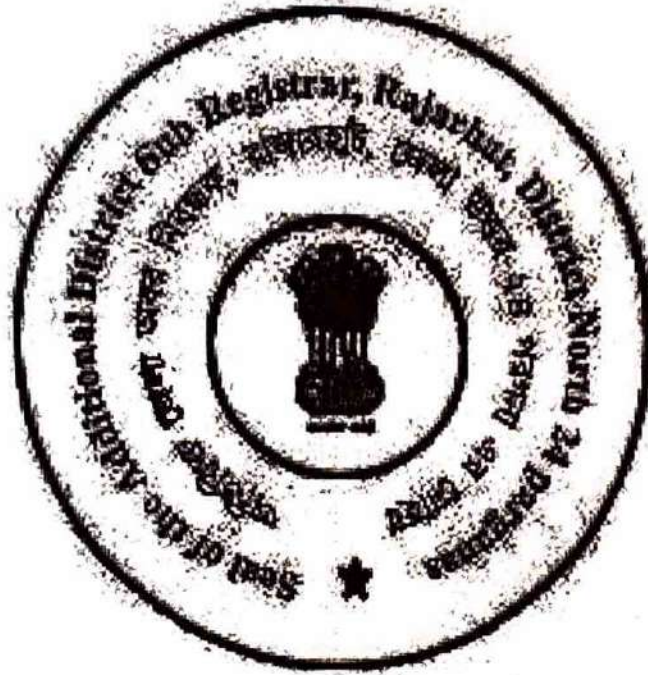
**Sanjoy Basak**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. RAJARHAT**  
**North 24-Parganas, West Bengal**

State of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2019, Page from 472108 to 472143

Deed No 152311794 for the year 2019.



Digitally signed by SANJOY BASAK  
Date: 2019.10.24 14:20:24 +05:30  
Reason: Digital Signing of Deed.

*Basak*

(Sanjoy Basak) 24-10-2019 2:20:00 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.

(This document is digitally signed.)