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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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

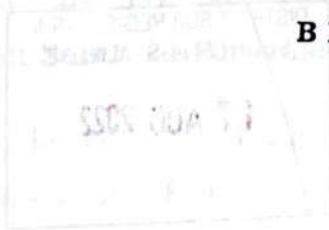
District Sub-Register-III
Alipore, South 24-pargana

17 AUG 2022

DEED OF AMALGAMATION

THIS DEED OF AMALGAMATION is made on this the 17th day of August, TWO THOUSAND TWENTY TWO (2022)

BETWEEN



08 AUG 2022

SRI. DE...
SON

7013
No. Rs. **5000/-** Date.....

Name: Bodhisatwa Das

Address: Alipore, Alipore Judges court

Vendor: Subhankar Das

Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kol-27



Kol-27

STATS H



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
17 AUG 2022

Identified by
Bodhisatwa Das
(AD)
Alipore Police Court
Kol-27

SRI. DEBASIS GHOSH (PAN-BAMPG6052R) (AADHAR NO.- 574737232208), son of Late Anil Kumar Ghosh, by faith Hindu, by nationality Indian, by occupation Business, residing at A-41, Brahmapur More, P.O. Brahmapur, P.S. Bansdrone, Kolkata-700096, District- South 24 Parganas,, herein after referred to as the **"ONE PART"** (which expression shall unless exclude by or repugnant to the context be deemed to mean include his heirs, executors, administrators, legal representatives and assigns) **PARTY OF THE FIRST PART;**

A N D

SRI. MADAN MOHAN GHOSH (PAN-ASAPG6003B) (AADHAR NO.- 261122251348), son of Late Kartick Chandra Ghosh, by faith Hindu, by nationality Indian, by occupation Business, residing at A-37/1, Brahmapur More, P.O. Brahmapur, P.S. Bansdrone, Kolkata-700096, District- South 24 Parganas, herein after called and referred to as the **"SECOND PART"** (which expression shall unless exclude by or repugnant to the context be deemed to mean include his heirs, executors, administrators, legal representatives and assigns) **PARTY OF THE SECOND PART;**

WHEREAS one Sri. Sarat Chandra Ghosh was the sole and absolute owner of **ALL THAT** piece and parcel of land measuring about **215 (Two Hundred Fifteen) decimal [19 (Nineteen) decimal Pukur** comprised in C.S. Dag No. 721; **150 (One Hundred Fifty) Decimal Bastu Land** comprised in C.S. Dag No. 723 and **46 (Forty Six) Decimal Danga land** comprised in C.S. Dag No. 735], lying and situated at Mouza Brahmapur, J. L. No. 48, District Collectorate Touzi No. 60, Pargana- Magura, R.S. No. 169, C.S. Khatian No. 365, on payment of an yearly rent of Rs. 31 and 19 pie to the West Bengal State Government, under P.S. previously Sadar Tollygunge then Regent Park now Bansdrone, Sub-Registry & A. D. S. R. Office at Alipore, District South 24 Parganas.

AND WHEREAS while the said Sarat Chandra Ghosh enjoyed the said land in khas died intestate on 08.06.1954 leaving behind him surviving his three sons namely Sri Haridas Ghosh, Sri Kartick Chandra Ghosh and Sri Bishnupada Ghosh as his only legal heirs and left none else and the



DISTRICT SUB REGISTRAR-III
SOUTH 24 P.S., ALIPORE
17 AUG 2022

said three sons inherited the property left by the said deceased Sarat Chandra Ghosh and jointly enjoyed the said property in ejmali rights.

AND WHEREAS the said Sri Haridas Ghosh died intestate on 21.04.1959 leaving behind him surviving his only son namely Sri Anil Kumar Ghosh and two daughters namely Smt. Gitarani Ghosh and Smt. Sandhyarani Ghosh as his only legal heirs.

AND WHEREAS while the said Sri Kartick Chandra Ghosh, Sri Bishnupada Ghosh, Sri Anil Kumar Ghosh, Smt. Gitarani Ghosh and Smt. Sandhyarani Ghosh enjoyed the said land in khas and for peaceful and uninterrupted possession of the said land, they made a registered Deed of Partition dated 16.08.1972 registered at the office of S.R.O. at Alipore and recorded in Book No. I, Volume No. 75, pages 177 to 187 being Deed No. 3509 for the year 1972.

AND WHEREAS by virtue of the said Partition Deed the said Sri Anil Kumar Ghosh, Smt. Gitarani Ghosh and Smt. Sandhyarani Ghosh became jointly owners of **ALL THAT** piece and parcel of Bastu land measuring about **68 (Sixty Eight) Decimal** out of 144 (One Hundred Forty Four) Decimal Bastu Land [after deducting 6 Decimal as common passage from 150 decimal Bastu land] lying and situated at Mouza Brahmapur, J. L. No. 48, District Collectorate Touzi No. 60, Pargana-Magura, R.S. No. 169, C.S. Khatian No. 365, C.S. Dag No. 723 under P.S. previously Sadar Tollygunge then Regent Park now Bansdrani, Sub-Registry & A. D. S. R. Office at Alipore, District South 24 Parganas which is more fully mentioned in **Schedule "Gha"** of the said Partition Deed.

AND WHEREAS the said Smt. Gitarani Ghosh and Smt. Sandhyarani Ghosh gifted their undivided 2/3rd share of **ALL THAT** piece and parcel of Bastu land measuring about **68 (Sixty Eight) Decimal** lying and situated at Mouza Brahmapur, J. L. No. 48, District Collectorate Touzi No. 60, Pargana- Magura, R.S. No. 169, C.S. Khatian No. 365, C.S. Dag No. 723 under P.S. previously Sadar Tollygunge then Regent Park now Bansdrani, Sub-Registry & A. D. S. R. Office at Alipore, District South 24 Parganas in

favour of their only Brother Sri Anil Kumar Ghosh by virtue of a registered Deed of Gift dated 16.08.1972 which is registered at District Registry office at Alipore and recorded in Book No. I, Volume No. 100, Pages from 24 to 29, being Deed No. 3357 in the year 1972.

AND WHEREAS it is mentioned that the C.S. Khatian No. 365 changed into R.S. Khatian No. 365 and C.S. dag No. 723 changed into R.S. Dag No. 723.

AND WHEREAS the said Sri Anil Kumar Ghosh become sole and absolute owner of **ALL THAT** piece and parcel of Bastu land measuring about **68 (Sixty Eight) Decimal** lying and situated at Mouza Brahmapur, J. L. No. 48, District Collectorate Touzi No. 60, Pargana- Magura, R.S. No. 169, R.S. Khatian No. 365, R.S. Dag No. 723, under P.S. previously Sadar Tollygunge then Regent Park now Bansdroni, Sub-Registry & A. D. S. R. Office at Alipore, District South 24 Parganas.

AND WHEREAS the said Sri Anil Kumar Ghosh gifted **ALL THAT** piece and parcel of Bastu land measuring about **1 (One) Cottah 14 (Fourteen) Chittaks** out of 68 (Sixty Eight) Decimal Bastu land lying and situated at Mouza Brahmapur, J. L. No. 48, District Collectorate Touzi No. 60, Pargana- Magura, R.S. No. 169, R.S. Khatian No. 365, R.S. Dag No. 723 under P.S. previously Sadar Tollygunge then Regent Park now Bansdroni, Sub-Registry & A. D. S. R. Office at Alipore, District South 24 Parganas to his wife Smt. Renubala Ghosh by virtue of a registered Deed of Gift dated 09.12.1983 which is registered at the office of District Registrar Office at Alipore and recorded in Book No. I, Volume No. 423, Pages from 7 to 14, being no. 16174 in the year 1983.

AND WHEREAS the said Smt. Renubala Ghosh become sole and absolute owner of **ALL THAT** piece and parcel of Bastu land measuring about **1 (One) Cottah 14 (Fourteen) Chittaks** lying and situated at Mouza Brahmapur, J. L. No. 48, District Collectorate Touzi No. 60, Pargana- Magura, R.S. No. 169, R.S. Khatian No. 365 corresponding L. R. Khatian No. 1040, R.S. Dag No. and L.R. Dag No. 723 under P.S. previously Sadar

Tollygunge then Regent Park now Bansdroni, Sub-Registry & A. D. S. R. Office at Alipore, District South 24 Parganas.

AND WHEREAS the said Smt. Renubala Ghosh died intestate on 25.11.2006 leaving behind her surviving three sons namely Sri Debasis Ghosh, Sri Pintu Ghosh and Sri Ranjit Ghosh and only daughter namely Smt Tumpa Ghosh as her only legal heirs and left none else.

AND WHEREAS the said Sri Debasis Ghosh, Sri Pintu Ghosh, Sri Ranjit Ghosh and Smt Tumpa Ghosh became joint owners of **ALL THAT** piece and parcel of Bastu land measuring about **1 (One) Cottah 14 (Fourteen) Chittaks** lying and situated at Mouza Brahmapur, J. L. No. 48, District Collectorate Touzi No. 60, Pargana- Magura, R.S. No. 169, R.S. Khatian No. 365 corresponding L. R. Khatian No. 1040, R.S. Dag No. and L.R. Dag No. 723 under P.S. previously Sadar Tollygunge then Regent Park now Bansdroni, Sub-Registry & A. D. S. R. Office at Alipore, District South 24 Parganas.

AND WHEREAS the said Sri Pintu Ghosh, Sri Ranjit Ghosh and Smt Tumpa Ghosh gifted their undivided 3/4th share of **ALL THAT** piece and parcel of Bastu land measuring about **1 (One) Cottah 6 (Six) Chittaks 22.5 (Twenty Two point Five) Sq. Ft.** out of **1 (One) Cottah 14 (Fourteen) Chittaks** lying and situated at Mouza Brahmapur, J. L. No. 48, District Collectorate Touzi No. 60, Pargana- Magura, R.S. No. 169, R.S. Khatian No. 365 corresponding L. R. Khatian No. 1040, R.S. Dag No. and L.R. Dag No. 723 under P.S. previously Sadar Tollygunge then Regent Park now Bansdroni, Sub-Registry & A. D. S. R. Office at Alipore, District South 24 Parganas in favour of their Brother Sri Debasish Ghosh by virtue of a registered Deed of Gift dated 05.03.2021 which is registered in the office of A.D.S.R. Alipore and recorded in Book No. I, Volume No. 1605-2021, Pages from 48575 to 48606, being Deed No. 160501045 in the year 2021.

AND WHEREAS Sri Debasish Ghosh became sole and absolute owner of **ALL THAT** piece and parcel of Bastu land measuring about **1 (One)**

Madan Mohan Ghosh.

Roshni Ghosh

Cottah 14 (Fourteen) Chittaks lying and situated at Mouza Brahmapur, J. L. No. 48, District Collectorate Touzi No. 60, Pargana- Magura, R.S. No. 169, R.S. Khatian No. 365 corresponding L. R. Khatian No. 1040, R.S. Dag No. and L.R. Dag No. 723, under P.S. previously Sadar Tollygunge then Regent Park now Bansdrone, Sub-Registry & A. D. S. R. Office at Alipore, District South 24 Parganas (**Marked as LOT B**).

AND WHEREAS after became the sole and absolute owner of the said land with structure Sri Debasish Ghosh mutated his name in the office of Kolkata Municipal Corporation vide the **Assessee No. 31-111-06-3769-3** and his land known and numbered as **Premises No. 2138, Brahmapur**.

ON THE OTHER HAND by virtue of the said Partition Deed being no. 3509 for the year 1972, the said Sri Kartick Chandra Ghosh became owner of **ALL THAT** piece and parcel of Bastu land measuring about **54 (Fifty Four) Decimal** out of 144 (One Hundred Forty Four) Decimal Bastu Land [after deducting 6 Decimal as common passage from 150 decimal Bastu land] lying and situated at Mouza Brahmapur, J. L. No. 48, District Collectorate Touzi No. 60, Pargana- Magura, R.S. No. 169, C.S. Khatian No. 365, C.S. Dag No. 723 under P.S. previously Sadar Tollygunge then Regent Park now Bansdrone, Sub-Registry & A. D. S. R. Office at Alipore, District South 24 Parganas which is more fully mentioned in **Schedule "Kha"** of the said Partition Deed.

The said Sri Kartick Chandra Ghosh died intestate on 24.01.2002 leaving behind him surviving his wife Smt Sefalika Ghosh, three sons namely Sri Madan Mohan Ghosh, Sri Gopal Chandra Ghosh and Sri Gostho Bihari Ghosh and only daughter namely Smt Tapati Ghosh as his only legal heirs and the said Smt Sefalika Ghosh died intestate on 27.03.2014 leaving behind her surviving three sons namely Sri Madan Mohan Ghosh, Sri Gopal Chandra Ghosh and Sri Gostho Bihari Ghosh and only daughter namely Smt Tapati Ghosh as her only legal heirs.

The said Sri Madan Mohan Ghosh, Sri Gopal Chandra Ghosh, Sri Gostho Bihari Ghosh and Smt Tapati Ghosh became the joint owners of **ALL**

THAT piece and parcel of Bastu land measuring about **54 (Fifty Four) Decimal** lying and situated at Mouza Brahmapur, J. L. No. 48, District Collectorate Touzi No. 60, Pargana- Magura, R.S. No. 169, C.S. Khatian No. 365, C.S. Dag No. 723 under P.S. previously Sadar Tollygunge then Regent Park now Bansdronei, Sub-Registry & A. D. S. R. Office at Alipore, District South 24 Parganas.

It is mentioned that the C.S. Khatian No. 365 changed into R.S. Khatian No. 365 and C.S. dag No. 723 changed into R.S. Dag No. 723.

The said Sri. Gopal Chandra Ghosh, Sri. Gostho Bihari Ghosh and Smt. Tapati Ghosh gifted their undivided 3/4th share of **ALL THAT** piece and parcel of Bastu land measuring about **1 (One) Cottah 13 (Thirteen) Chittaks 6 (Six) Sq.ft.** out of 54 (Fifty Four) Decimal land which is 1 (One) Cottah 5 (Five) Chittaks 38 (Thirty Eight) Sq. Ft. lying and situated at Mouza Brahmapur, J. L. No. 48, District Collectorate Touzi No. 60, Pargana- Magura, R.S. No. 169, R.S. Khatian No. 365 corresponding L. R. Khatian No. 247, R.S. Dag No. and L. R. Dag No. 723 under P.S. previously Sadar Tollygunge then Regent Park now Bansdronei, Sub-Registry & A. D. S. R. Office at Alipore, District South 24 Parganas in favour of their Brother Sri Madan Mohan Ghosh by virtue of a registered Deed of Gift dated 23.03.2021 which is registered in the office of A.D.S.R. Alipore and recorded in Book No. I, Volume No. 1605.2021, Pages from 52516 to 52546, being Deed No. 160501046 in the year 2021.

Sri Madan Mohan Ghosh became sole and absolute owner of **ALL THAT** piece and parcel of Bastu land measuring about **1 (One) Cottah 13 (Thirteen) Chittaks 6 (Six) Sq.ft.** lying and situated at Mouza Brahmapur, J. L. No. 48, District Collectorate Touzi No. 60, Pargana- Magura, R.S. No. 169, R.S. Khatian No. 365 corresponding L. R. Khatian No. 247, R.S. Dag No. and L. R. Dag No. 723, under P.S. previously Sadar Tollygunge then Regent Park now Bansdronei, Sub-Registry & A. D. S. R. Office at Alipore, District South 24 Parganas **(Marked as LOT A)**.

After became the owner of the said land with structure Sri Madan Mohan Ghosh mutated his name in the office of Kolkata Municipal Corporation vide the **Assessee No. 31-111-06-3770-0** and his land known and numbered as **Premises No. 2139, Brahmapur.**

NOW, that the Party of the First Part and Party of the Second Part herein named for the purpose of better use and enjoyment of their respective property as separately mentioned under the **FIRSTSCHEDULE** and **SECOND SCHEDULE** hereunder, have mutually decided to conjunct and/or amalgamate their respective right, title, interest and possession in respect of their respective property into a '**JOINT PROPERTY**' in all respect and the parties of the present indenture annex herewith a genealogical chart to ascertain the share of ownership amongst the parties herein as referred hereunder;

| No. | Name | Assessee No. | Premises No. | Land area |
|-------------------------|------------------------------|----------------------|-----------------|--------------------------|
| 1. LOT- B | Sri. DebasisGh osh | 31-111-06- 3769-3 | 2138, Brahmapur | 01 K-14 Ch.. |
| 2. LOT- A | Sri. Madan Mohan Ghosh | 31-111-06- 3770-0 | 2139, Brahmapur | 01 K-13 Ch-06 Sq. ft. |

Total land = 03 K. 11 Ch. 06Sq. Ft. (more or less)

HENCE THIS DEED OF AMALGAMATION

NOW THIS DEED OF AMALGAMATION WITNESSETH that in pursuance of the above desire to use and enjoy the individual adjacent properties of the Party of the First Part and Parties of the Second Part herein named as mentioned under the First Schedule and Second Schedule respectively into one and/or joint property of all the Parties herein-named, which they shall use and enjoy on and from the execution of the instant Deed of Amalgamation, in the ratio, as they individually have in respect of the right, title, interest & possession in the property, by virtue of

amalgamation of their individual shares, being the adjacent portion of the respective properties, all the parties herein named have agreed to use, enjoy & possess the property under the Third Schedule herein jointly and as per their respective share of right, title, interest & possession thereon without any interruption, claim & demand whatsoever from anybody and also will be bound to pay the tax as per their respective share as per the bill to be raised by the Competent Authority after mutating the amalgamated and/or conjuncted property as mentioned under the Third Schedule hereunder in their joint names and their respective legal heirs of the Parties herein will enjoy & possess the property as per their respective share as will be inherited from their respective predecessor-in-title without any interruption or claim or demand whatsoever from anybody and may retain their respective possession or may change the same as per their mutual settlement **AND ALL** the deeds, instruments of title, writings, other related evidences of title, which are under the care and custody & control of the respective Parties herein-named bound to produce or amalgamated the same or provide copies of the same to the other party/ies to protect and/or establish her or their respective common right, interest & share in the property and **TO HAVE AND TO HOLD** the said property **UNTO AND TO** the use & enjoyment of the parties covenant with each other that **NOTWITHSTANDING** any act, deed or thing by the parties done or knowingly suffered to the contrary the parties jointly have every right, full power and absolute authority and indefeasible title to grant, sell, transfer, convey, assign and assure their respective right, title, interest and possession in the said property hereby expressed to be conjuncted but in that respect **AND** each party shall or at all times hereafter peaceably and equitably enjoy and possess the conjuncted property as mentioned under the Third Schedule herein as per their respective and/or subsequently changed share & possession and receive rents and usufructs thereof according to their share and without any lawful interruption, claim, demand whatsoever equitably claiming and/or trust free and freely and clearly and absolutely required, covenanted and released at the cost and expenses of the Parties as per

their respective shares saved all charges, liens and debts and all kinds of taxes and dues and encumbrances whatsoever made **A ND** executed and suffered by the parties and persons lawfully and equitably claiming under or in trust from them and from any persons of persons from whom the parties and or persons claiming as aforesaid any estate, right, title, inheritance, use, trust, clam or demand whatsoever either at the Law or in Equity or unto the conjuncted/amalgamated property and every part thereof and the parties shall from time to time and at all times hereafter at the request and costs of the parties each part does and execute all such deeds and things whatsoever for further and perfectly assuring & enjoying of the said conjuncted property.

In respect of the position and the approximate available market value all the piece & parcel of the properties under amalgamation has been valued individually at Rs. 45,00,000/-, but due to the equality in the considered value no monetary transaction between the Parties are taking place.

NOW THIS INDENTURE WITNESSETH AND THE PARTIES HEREIN COVENANT AS FOLLOWS: -

1. That in pursuance of the said deed and in consideration of the absolute ownership acquired by the parties in respect of the joint estate hereunder made and by virtue of mutual transfers and releases hereunder affected, the first party hereby and hereunder grant, convey, transfer, assure, assign, confirm and release unto the second herein **ALL THAT** ½ share of his property as set forth in the first schedule hereto together with all areas, sewers, drains, water, water courses, lights, liberties, easements, appendages and appurtenances whatsoever so as to constitute the said second party the joint owners of the property comprised in the Third Schedule hereunder appearing, secured by rights in common and all claims, demands whatsoever of the parties of the other parts concerning the same and **TO HAVE AND TO HOLD** the same in common with the other co-owners.

Madar Mohan Ghosh.

Radhishra Ghosh

2. That in pursuance of the said deed and in consideration of the absolute ownership acquired by the parties in respect of the joint estate hereunder made and by virtue of mutual transfers and releases hereunder affected, the second party hereby and hereunder grant, convey, transfer, assure, assign, confirm and release unto the first party herein **ALL THAT** ½ share of his property as set forth in the second schedule hereto together with all areas, sewers, drains, water, water courses, lights, liberties, easements, appendages and appurtenances whatsoever so as to constitute the said first party the joint owners of the property comprised in the Third Schedule hereunder appearing, secured by rights in common and all claims, demands whatsoever of the parties of the other parts concerning the same and **TO HAVE AND TO HOLD** the same in common with the other co-owners.

AND THIS INDENTURE FURTHERMORE WITNESSETH AS FOLLOWS: -

a. That the both parties shall have the custody and possession of all the documents of title as also the original of this deed and will at the request and costs of the other two parties, their respective heirs, successors and/or assigns produce and/or cause to be produced all or any of them for inspection or as evidence on their behalf at all trials, examination or commission or otherwise as may be required by him or them and unless prevented by fire or any other inevitable accident, keep them safe, unobliterated and uncancelled.

b. That the properties set forth in the first and second schedule hereto appearing are free from all encumbrances.

c. That each of the parties shall be entitled to all easements and/or quasi easements over the proposed amalgamated property.

d. That the parties shall be entitled to jointly hold, possess and enjoy the amalgamated property with all claims and demands against each other whatsoever.

e. That each party shall, at their respective proportionate expenses, execute and perform and/or cause to be executed and performed all and every such acts, deeds and things or writings whatsoever as may be required for further and better and more perfectly assuring the joint ownership of all the co-owners or for rectification of any error or omission.

f. That this amalgamation 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 deeds or writings as may be necessary to rectify the error or errors or implement the omission or omissions.

THE FIRST SCHEDULE ABOVE REFERRED TO
(INDIVIDUAL PLOT OF SRI DEBESIS GHOSH)

ALL THAT piece and parcel of Bastu land measuring about **1 (One) Cottah 14 (Fourteen) Chittaks** together with a two storied cement flooring building measuring about 700 Sq. Ft. lying and situated at Mouza Brahmapur, J. L. No. 48, District Collectorate Touzi No. 60, Pargana-Magura, R.S. No. 169, R.S. Khatian No. 365 corresponding L. R. Khatian No. 1040, R.S. Dag No. and L.R. Dag No. 723, **Being K.M.C. Premises No. 2138, Brahmapur**, within Kolkata Municipal Corporation ward No. 111, **Assessee No. 31-111-06-3769-3** under P.S. previously Sadar Tollygunge then Regent Park now Bansdroni, P.O. Brahmapur, Kolkata-700096, Sub-Registry & A. D. S. R. Office at Alipore, District South 24 Parganas, **(Marked as LOT B)** as shown and delineated in yellow dotted ink in the sketch map attached hereto, being butted and bounded on the:

On the North : by 12ft' wide K.M.C. Road;

On the South : by land of C.S. Dag No. 723;

On the East : by land of Madan Mohan Ghosh;

On the West : by land of C.S. Dag No. 723;

THE SECOND SCHEDULE ABOVE REFERRED TO
(INDIVIDUAL PLOT OF SRI. MADAN MOHAN GHOSH)

ALL THAT piece and parcel of Bastu land measuring about **1 (One) Cottah 13 (Thirteen) Chittaks 6 (Six) Sq.ft.** together with a two storied cement flooring building measuring about 700 Sq. Ft. lying and situated at Mouza Brahmapur, J. L. No. 48, District Collectorate Touzi No. 60, Pargana- Magura, R.S. No. 169, R.S. Khatian No. 365 corresponding L. R. Khatian No. 247, R.S. Dag No. and L. R. Dag No. 723, **Being K.M.C. Premises No. 2139, Brahmapur,** within Kolkata Municipal Corporation ward No. 111, **Assessee No. 31-111-06-3770-0** under P.S. previously Sadar Tollygunge then Regent Park now Bansdroni, P.O. Brahmapur, Kolkata- 700096, Sub-Registry & A. D. S. R. Office at Alipore, District South 24 Parganas, **(marked as LOT A)** as shown and delineated in blue dotted ink in the sketch map attached hereto, being butted and bounded on the: -

On the North : by 12ft' wide K.M.C. Road;

On the South : by land of C.S. Dag No. 723;

On the East : by land of C.S. Dag No. 723;

On the West : by land of Debasish Ghosh;

THE THIRD SCHEDULE ABOVE REFERRED TO
(PROPOSED AMALGAMATED PROPERTY)

ALL THAT piece and parcel of land measuring about **3 (Three) Cottahs 11 (Eleven) Chittaks 6 (Six) Sq. ft.** more or less together with **1400 sq.ft.** two storied building cemented flooring lying and situated in lying and situated within District South 24 Parganas, Police Station - previously Sadar Tollygunge then Regent Park now Bansdrani, Post Office - Brahmapur, Ward No.111, Kolkata - 700096, Mouza - Brahmapur, Pargana - Magura, J.L. 48, Touzi No.60, R.S. No. 169, R.S. Dag No. and L.R. Dag No. 723, R.S. Khatian No.365 corresponding L.R. Khatian nos. 1040 and 247, being known and numbered the:

- KMC Premises No.2138, Brahmapur, Kolkata 700096 and being assessed under the part of the Assessee No. 31-111-06-3769-3, together with all easement, quasi easement rights, title, interest attached thereto and
- KMC Premises No.2139, Brahmapur, Kolkata 700096 and being assessed under the part of the Assessee No. 31-111-06-3770-0, together with easements, quasi easements, rights, title, interest attached thereto.

The entire property is shown by **RED** Border line in the plan annexed herewith.

The property is butted & bounded by:

- On the North** : by 12ft' wide K.M.C. Road;
- On the South** : by land of C.S. Dag No. 723;
- On the East** : by land of C.S. Dag No. 723;
- On the West** : by land of C.S. Dag No. 723;

IN WITNESS WHEREOF the parties hereto set and subscribe their respective hands and seals on this day, month and year as first above written.

SIGNED, SEALED AND DELIVERED

AT KOLKATA

IN PRESENCE OF

WITNESSES: -

1. *Usumila Choudhury*
Bohagpore
Kolkata - 700026

Debasish Ghosh

PARTY OF THE FIRST PART

2. *Bodhisatwa*
Republic Club
Kol - 27

Madan Mohan Ghosh

PARTIES OF THE SECOND PART

Drafted and Typed at my office & I read over & Explained in Mother Languages to all parties to this deed and all of them admitted that the same has been correctly written as per their instruction.

Bodhisatwa Das
Advocate
Enrolment No. *WS 2138/09*
Alipore Police Court,
Kolkata - 700027

**SITE PLAN OF AMALGAMATION PLAN OF
PREMISES NOS. - 2138 & 2139, BRAHMAPUR,
WARD NO.- 111, BOROUGH NO. - XI, P.S.-
BANSDRONI, KOLKATA - 700096, UNDER
THE KOLKATA MUNICIPAL CORPORATION**

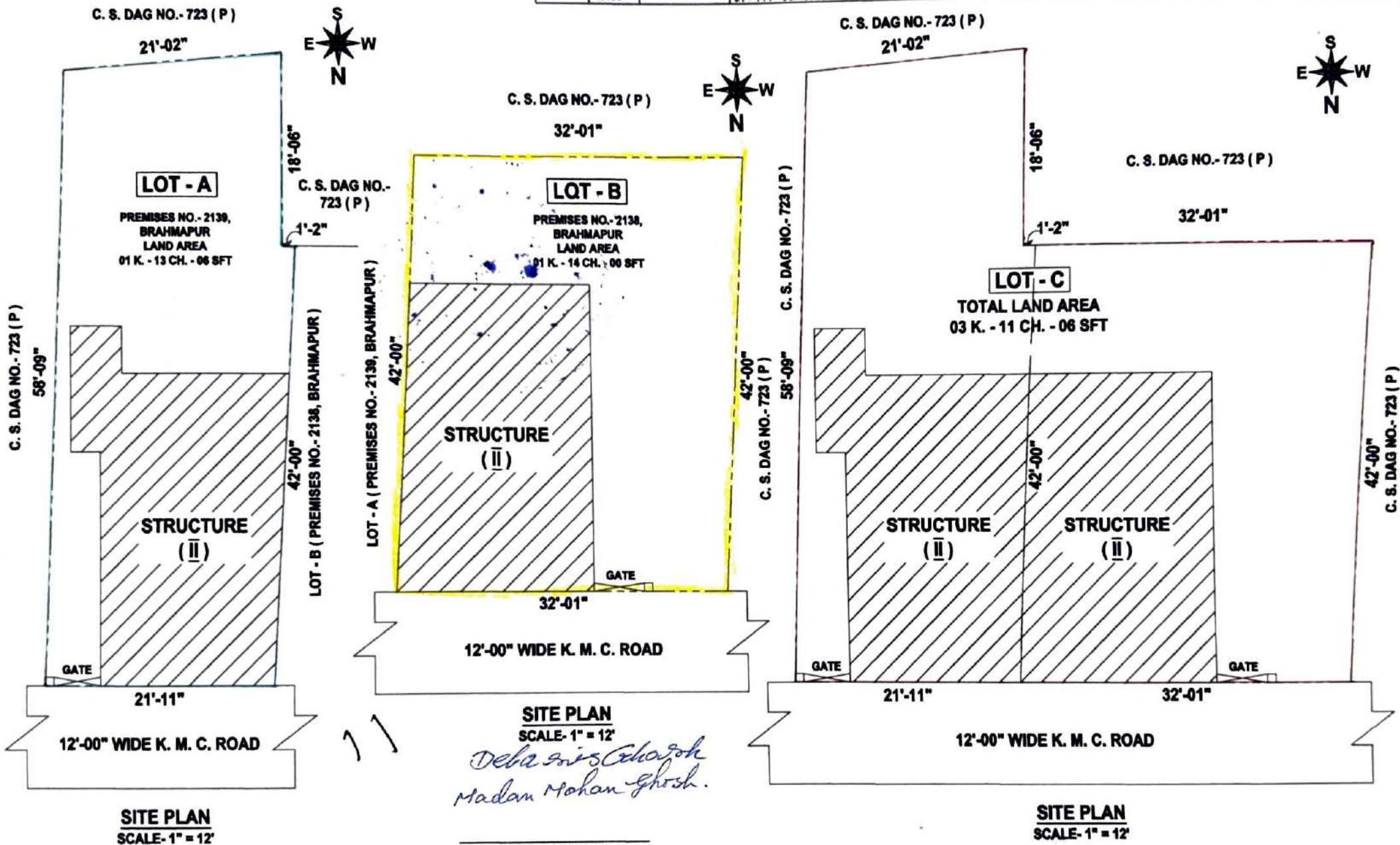
REF:-

1. ALL DIMENSIONS ARE IN INCH - FEET.

| MKD. | PREM. NO. | STREET NAME | ASSESSEE NO | LAND AREA | STRUCTURE IN | | NAME OF THE | |
|---------|-------------|-------------|---|-------------------------|--------------|----------|-------------|-----------------------|
| | | | | | GR. FL. | 1ST. FL. | | |
| LOT - A | 2139 | BRAHMAPUR | 31 - 111 - 06 - 3770 - 0 | 01 K - 13 CH. - 06 SFT. | 350 SFT | 350 SFT | 700 SFT | SRI MADAN MOHAN GHOSH |
| LOT - B | 2138 | BRAHMAPUR | 31 - 111 - 06 - 3789 - 3 | 01 K - 14 CH. - 00 SFT. | 350 SFT | 350 SFT | 700 SFT | SRI DEBASISH GHOSH |
| LOT - C | 2138 & 2139 | BRAHMAPUR | 31 - 111 - 06 - 3770 - 0 & 31 - 111 - 06 - 3789 - 3 | 03 K - 11 CH. - 06 SFT. | | | 1400 SFT | RED |

C. S. DAG NO.- 723 (P)

C. S. DAG NO.- 723 (P)



SITE PLAN
SCALE- 1" = 12'

Debasish Ghosh
Madan Mohan Ghosh.

SIG. OF OWNER / S

SITE PLAN
SCALE- 1" = 12'

SPECIMEN FORM FOR TEN FINGER PRINTS

| | | | | | | |
|--------------|-------------------|---------------|-------------|---------------|-------------|---------------|
| PHOTO | | LITTLE FINGER | RING FINGER | MIDDLE FINGER | FORE FINGER | THUMB |
| | LEFT HAND | | | | | |
| | | THUMB | FORE FINGER | MIDDLE FINGER | RING FINGER | LITTLE FINGER |
| | RIGHT HAND | | | | | |



Dehar Singh Chhosh

| | | | | | |
|-------------------|---------------|-------------|---------------|-------------|---------------|
| | LITTLE FINGER | RING FINGER | MIDDLE FINGER | FORE FINGER | THUMB |
| LEFT HAND | | | | | |
| | THUMB | FORE FINGER | MIDDLE FINGER | RING FINGER | LITTLE FINGER |
| RIGHT HAND | | | | | |



Madan Mohan Ghosh

| | | | | | |
|-------------------|---------------|-------------|---------------|-------------|---------------|
| | LITTLE FINGER | RING FINGER | MIDDLE FINGER | FORE FINGER | THUMB |
| LEFT HAND | | | | | |
| | THUMB | FORE FINGER | MIDDLE FINGER | RING FINGER | LITTLE FINGER |
| RIGHT HAND | | | | | |

| | | | | | | |
|--------------|-------------------|---------------|-------------|---------------|-------------|---------------|
| PHOTO | | LITTLE FINGER | RING FINGER | MIDDLE FINGER | FORE FINGER | THUMB |
| | LEFT HAND | | | | | |
| | | THUMB | FORE FINGER | MIDDLE FINGER | RING FINGER | LITTLE FINGER |
| | RIGHT HAND | | | | | |

Major Information of the Deed

| | | | |
|--|--|---|------------|
| Deed No : | I-1603-12755/2022 | Date of Registration | 17/08/2022 |
| Query No / Year | 1603-2002323526/2022 | Office where deed is registered | |
| Query Date | 30/07/2022 12:57:07 PM | D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas | |
| Applicant Name, Address & Other Details | BODHISATWA BASU ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8017932758, Status :Advocate | | |
| Transaction | Additional Transaction | | |
| [1301] Merger/Demerger, Amalgamation (Other than company amalgamation) | [4308] Other than Immovable Property, Agreement [No of Agreement : 2] | | |
| Set Forth value | Market Value | | |
| Rs. 45,00,000/- | Rs. 47,36,925/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 23,705/- (Article:23) | Rs. 47,415/- (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:- Bansdroni, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Brahmapur, , Premises No: 2138, , Ward No: 111 Pin Code : 700096

| Sch No | Plot Number | Khatian Number | Land Use Proposed ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|--------|-------------|----------------|-----------------------|-------------------|-------------------------|-----------------------|---------------------------------|
| L1 | (RS :-) | | Bastu | 1 Katha 14 Chatak | 19,00,000/- | 19,23,750/- | Width of Approach Road: 12 Ft., |

District: South 24-Parganas, P.S:- Bansdroni, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Brahmapur, , Premises No: 2139, , Ward No: 111 Pin Code : 700096

| Sch No | Plot Number | Khatian Number | Land Use Proposed ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|----------------------|-------------|----------------|-----------------------|---------------------------|-------------------------|-----------------------|---------------------------------|
| L2 | (RS :-) | | Bastu | 1 Katha 13 Chatak 6 Sq Ft | 18,00,000/- | 18,68,175/- | Width of Approach Road: 12 Ft., |
| Grand Total : | | | | 6.0981Dec | 37,00,000 /- | 37,91,925 /- | |

Structure Details :




| Sch No | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details |
|--------|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1 | On Land L1 | 700 Sq Ft. | 4,00,000/- | 4,72,500/- | Structure Type: Structure |

Gr. Floor, Area of floor : 350 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete



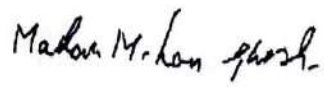
Floor No: 1, Area of floor : 350 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete

| | | | | |
|---|-------------------|--------------------|--------------------|---------------------------|
| On Land L2 | 700 Sq Ft. | 4,00,000/- | 4,72,500/- | Structure Type: Structure |
| Gr. Floor, Area of floor : 350 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete | | | | |
| Floor No: 1, Area of floor : 350 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete | | | | |
| Total : | 1400 sq ft | 8,00,000 /- | 9,45,000 /- | |

Seller Details :

| SI No | Name,Address,Photo,Finger print and Signature | | | |
|--|---|--|---|---|
| 1 | Name | Photo | Finger Print | Signature |
| | Mr DEBASIS GHOSH Son of Late ANIL KUMAR GHOSH Executed by: Self, Date of Execution: 17/08/2022 , Admitted by: Self, Date of Admission: 17/08/2022 ,Place : Office |  17/08/2022 |  LTI 17/08/2022 |  17/08/2022 |
| A-41 BRAHMAPUR MORE, City:- , P.O:- BRAHMAPUR, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700096 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BAxxxxxx2R, Aadhaar No: 57xxxxxxxx2208, Status :Individual, Executed by: Self, Date of Execution: 17/08/2022 , Admitted by: Self, Date of Admission: 17/08/2022 ,Place : Office | | | | |

Buyer Details :

| SI No | Name,Address,Photo,Finger print and Signature | | | |
|-------|---|---|--|--|
| 1 | Name | Photo | Finger Print | Signature |
| | Mr MADAN MOHAN GHOSH (Presentant) Son of Late KARTICK CHANDRA GHOSH Executed by: Self, Date of Execution: 17/08/2022 , Admitted by: Self, Date of Admission: 17/08/2022 ,Place : Office |  17/08/2022 |  LTI 17/08/2022 |  17/08/2022 |

Son of Late KARTICK CHANDRA GHOSH A-37/1 BRAHMAPUR MORE, City:- , P.O:- BRAHMAPUR, P.S:- Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700096 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ASxxxxxx3B, Aadhaar No: 26xxxxxxxx1348, Status :Individual, Executed by: Self, Date of Execution: 17/08/2022 , Admitted by: Self, Date of Admission: 17/08/2022 ,Place : Office

Identifier Details :

| Name | Photo | Finger Print | Signature |
|--|---|---|--|
| Mr BODHISATWA BASU Daughter of Mr P K BASU ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027 |  |  |  |
| | 17/08/2022 | 17/08/2022 | 17/08/2022 |

Identifier Of Mr DEBASIS GHOSH, Mr MADAN MOHAN GHOSH

| Transfer of property for L1 | | |
|-----------------------------|------------------|---|
| SI.No | From | To. with area (Name-Area) |
| 1 | Mr DEBASIS GHOSH | Mr MADAN MOHAN GHOSH-3.09375 Dec |
| Transfer of property for L2 | | |
| SI.No | From | To. with area (Name-Area) |
| 1 | Mr DEBASIS GHOSH | Mr MADAN MOHAN GHOSH-3.00437 Dec |
| Transfer of property for S1 | | |
| SI.No | From | To. with area (Name-Area) |
| 1 | Mr DEBASIS GHOSH | Mr MADAN MOHAN GHOSH-700.00000000 Sq Ft |
| Transfer of property for S2 | | |
| SI.No | From | To. with area (Name-Area) |
| 1 | Mr DEBASIS GHOSH | Mr MADAN MOHAN GHOSH-700.00000000 Sq Ft |

On 17-08-2022

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 11:21 hrs on 17-08-2022, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr MADAN MOHAN GHOSH ,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 47,36,925/-

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

Execution is admitted on 17/08/2022 by 1. Mr DEBASIS GHOSH, Son of Late ANIL KUMAR GHOSH, A-41 BRAHMAPUR MORE, P.O: BRAHMAPUR, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700096, by caste Hindu, by Profession Business, 2. Mr MADAN MOHAN GHOSH, Son of Late KARTICK CHANDRA GHOSH, A-37/1 BRAHMAPUR MORE, P.O: BRAHMAPUR, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700096, by caste Hindu, by Profession Business

Identified by Mr BODHISATWA BASU, , , Daughter of Mr P K BASU, 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 47,415/- (A(1) = Rs 47,369/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 47,383/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/08/2022 9:37PM with Govt. Ref. No: 192022230099347718 on 16-08-2022, Amount Rs: 47,383/-, Bank: SBI EPay (SBlePay), Ref. No. 0993126278417 on 16-08-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 23,705/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 18,705/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 057472, Amount: Rs.5,000/-, Date of Purchase: 08/08/2022, Vendor name: S Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/08/2022 9:37PM with Govt. Ref. No: 192022230099347718 on 16-08-2022, Amount Rs: 18,705/-, Bank: SBI EPay (SBlePay), Ref. No. 0993126278417 on 16-08-2022, 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 1603-2022, Page from 451002 to 451025
being No 160312755 for the year 2022.**



Dhar

Digitally signed by Debasish Dhar
Date: 2022.08.24 14:46:47 +05:30
Reason: Digital Signing of Deed.

**(Debasish Dhar) 2022/08/24 02:46:47 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.**

(This document is digitally signed.)