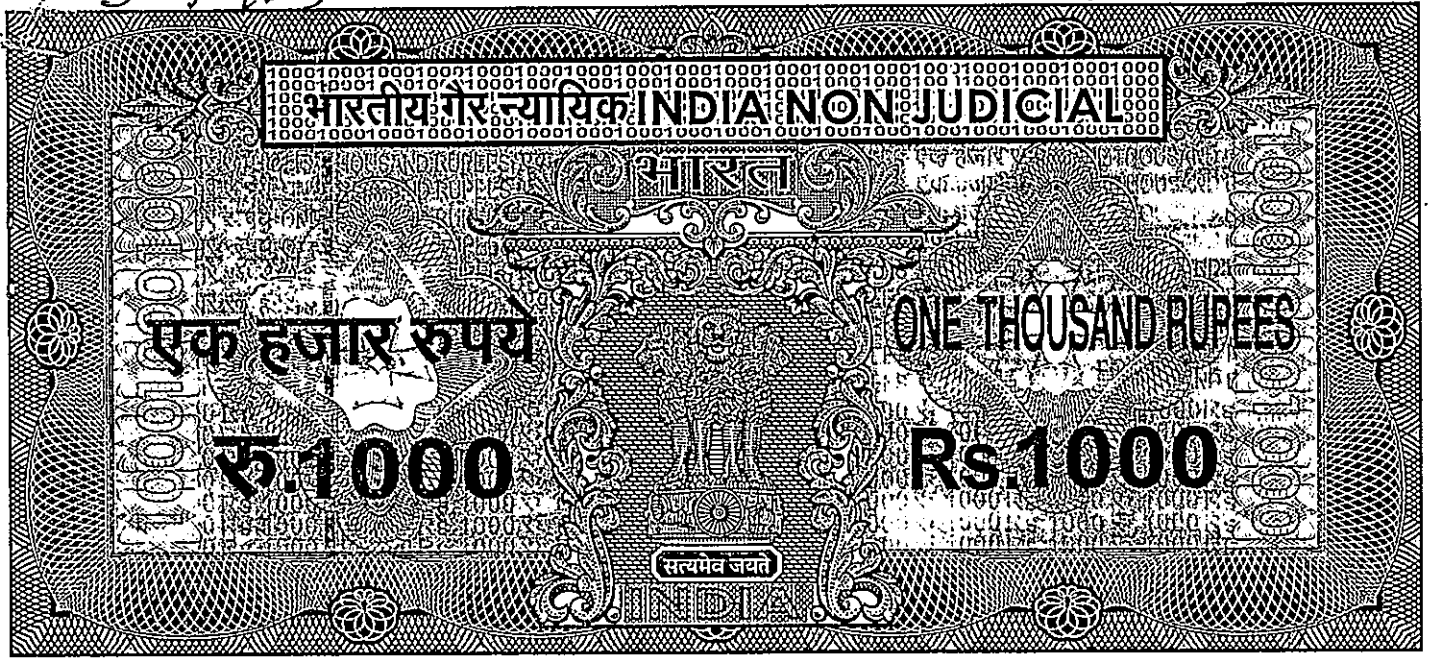


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পশ্চিমবঙ্গ পশ্চিম বেঙ্গাল WEST BENGAL

W 624844

Certified that the document is admitted to register on the above sheets and the embossed paper is attached with the document.

14 MAR 2023

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

DEED OF AMALGAMATION

14-3-23
2/660/1724

THIS DEED OF AMALGAMATION is made on this 14th Day of March, 2023
(Two Thousand and Twenty Three) .

BETWEEN

DR. BIDYUT DATTA RAY, son of Late Nripendra Chandra Ratta Ray, having his Income Tax Permanent Account No. (ADEPD 0048E) and Aadhaar Card No. (9064 2276 0344), By Faith-Hindu, By Occupation - Medical Practitioner, By Nationality-Indian, residing at P-523, Raja Basanta Ray Road, Post office-Deshapriya Park, Police Station-Lake, Kolkata-700029, District-South 24 Parganas, in the state of West Bengal. hereinafter referred to and called as the "OWNER" (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors and administrators), of the FIRST PART.

AND

1. **SHRI ARUN CHANDRA MAJUMDAR** alias Arun Majumdar son of Late Surendra Chandra Majumdar, having his Income Tax Permanent Account No.(**BPPPM 2156A**), and Aadhaar Card No. (4420 5129 3775), By Faith-Hindy, By Nationality-Indian, By occupation - Retired Person, residing at Block - E-1, Flat No. 104, Sugam Park, Premises No. 195, Netaji Subhas Road, Post Office- Narendrapur, Police Station- Sonarpur, Kolkata-700103, District-South 24 Parganas, in the State of West Bengal. and 2. **SHRI GAUTAM MAJUMDER** son of Shri Arun Majumdar, being OCI No. (**AC318503**) and Income Tax Permanent Account No. (**DOVPM 2772H**), and Aadhaar Card No. (**5637 8405 1032**), By Faith-Hindu, By Nationality-Canadian, by occupation-Service, residing at 38, Tulip Drive, Brampton ON L6Y 3W2, Canada, presently residing at Block E-1, Flat No. 104, Sugam Park, Premises No. 195, Netaji Subhas Road, Post Office: Narendrapur, Police Station - Sonarpur, Kolkata:- 700103, District- South 24 Parganas, in the State of West Bengal hereinafter jointly referred to as the **OWNERS** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, legal representatives, administrators and assigns) of the **SECOND PART**.

The **LAND OWNERS** of the First Part and the Second Part are conjointly for the sake of brevity hereinafter referred to as the "**PARTIES**" and they are individually hereinafter referred to as the "**PARTY**".

DEVOLUTION AND/OR BACKGROUND OF TITLE: The ownership of the property is divided in plots they are as follows:

FIRST PLOT (OWNERSHIP OF DR. BIDYUT DATTA RAY)

WHEREAS

A. That one Sri Panchu Gopal Naskar and others were undivided joint owners in respect of **ALL THOSE** piece and parcel of Bastu Land measuring about 1.17 Decimals be the same or little more or less

together with structure therein lying and situated at Mouza- Elachi, Pargana- Medanmolla, J.L. No.70, R.S. No.223, Touzi No.110, appertaining to R.S. Dag No.225, R. S. Khatian No.666, under, Police Station- Sonarpur, District South 24 Parganas.

B. That due to the benefit and betterment uses of the aforesaid property said (1) Sri Panchu Gopal Naskar, (2) Sri Narendra Nath Mondal, (3) Sri Dharendra Nath Mondal, (4) Sri Sankar Naskar (5) (a) Sri Balai Chandra Sardar and (5) (b) Smt. Maya Rani Sardar jointly executed and registered Amicable Deed of Partition on 23rd day of May, 1984 corresponding to Bengali Year, 9th Jaistha, 1391, where Shri Panchu Gopal Naskar son of Late Haripada Naskar o therein referred to as the Party of the First Part, (2) Shri Narendra Nath Mondal, son of Late Nirapada Mondal, of Balia, Police Station- Sonarpur, District- South 24 Parganas therein referred to as the Party of the Second Part, (3) Shri. Dharendra Nath Mondal, son of Late Nirapada Mondal, Balia, Police Station- Sonarpur, District- South 24 Parganas therein referred to as the Party of the Third Part, (4) Shri Sankar Naskar, son of Late Amulya Charan Naskar, of Elachi, Police Station- Sonarpur, District- South 24 Parganas therein referred to as the Party of the Fourth Part, (5) (a) Sri Balai Chandra Sardar, son of Sri Biswanath Sardar, and (5) (b) Smt. Maya Rani Sardar, wife of Sri Balai Chandra Sardar, both are resident of Garia, Police Station- Sonarpur, District- South 24 Parganas therein referred to jointly as the Party of the Fifth Part and the Parties therein-named amicably Partition by mutual understanding in respect of Rayati Dakhila Satta Bishistha Bastu Land measuring about 1.17 Decimals equivalent to be the same or little more or less lying and situated at Mouza- Elachi, Pargana- Medanmolla, J.L. No.70, R.S. No.223, Touzi No.110, appertaining to R.S. Dag No.225, R.S. Khatian No.666, under, Police Station- Sonarpur, within the limits of Rajpur Sonarpur Municipality, District- South 24 Parganas. The said Registered Amicable Deed of Partition dated 23rd Day of May, 1984 was duly registered at the office of District Sub-Registrar at

Alipore, District 24 Parganas and recorded in Book No. I, Volume No. 31, Pages Nos. 113 to 128, Being No. 6683 for the year 1984.

C. That by virtue of the Registered Deed of Partition dated 23rd day of May, 1984, the said Narendra Nath Mondal, the party of the Second Part therein was become the sole and absolute owner in respect of **ALL THAT** the Piece and Parcel of Rayati Dakhila Satta Bishistha Bastu Land measuring about 8 (Eight) Cōttahs 2 (Two) Chittaks 23 (Twenty Three) Square Feet be the same or little more or less with residential structure standing therein lying and situated at Mouza- Elachi, Pargana- Magura, J.L. No. 70, R.S. No. 223, Touzi No.110, R.S. Khatian No.666, corresponding to R.S. Dag No. 225, within the Rajpur Sonarpur Municipality, Police Station- Sonarpur, District- South 24 Parganas morefully and particularly described in the said Deed of Partition therein and marked with Block- 'B' in the said Partition Deed and thereafter the said Narendra Nath Mondal, recorded his aforesaid property before the Rajpur Sonarpur Municipality as owner thereof and started paying tax on regular basis.

D. While said Narendra Nath Mondal was enjoying his aforesaid property free from all sorts and encumbrances had sod conveyed and transferred his **ALL THAT** the piece and parcel Bastu land measuring about 2 (Two) Cottahs 2 (Two) Chittacks 41 (Forty One) Square Feet be the same or little more or less together with tile shed brick built structure thereon lying and situated at Mouza- Elachi, Pargana- Magura, J.L. No. 70, R.S. No. 223, Touzi No. 110, R.S. Khatian No. 666, corresponding to R.S. Dag No. 225, Police Station- Sonarpur, District- South 24- Parganas to and in favour of **Bimal Ranjan Sen** by virtue of a Registered Deed of Conveyance (in Bengali Kobala) dated 18th day of June, 1984 which was duly registered at the District Sub-Registrar, Alipore, South 24- Parganas and recorded in Book No. I, Being No.7905 for the year 1984 and by virtue of the Registered Deed of Conveyance dated 18th day of June, 1984, the

said Sri Bimal Ranjan Sen was sole and absolute owner in respect of the above mentioned landed property and accordingly mutated the said of property before the Rajpur Sonarpur Municipality as Owner of the said property and started enjoying the Said Property without any interruption from any corner.

E. While said Narendra Nath Mondal was enjoying his aforesaid property free from all sorts and encumbrances had sod conveyed and transferred his **ALL THAT** the piece and parcel Bastu land measuring about 2 (Two) Cottahs 2 (Two) Chittacks 9 (Nine) Square Feet be the same or little more or less together with tile shed brick built structure thereon lying and situated at Mouza- Elachi, Pargana- Magura, J.L. No. 70, R.S. No. 223, Touzi No. 110, R.S. Khatian No. 666, corresponding to R.S. Dag No. 225, Police Station- Sonarpur, District- South 24- Parganas to and in favour of **Amitava Das Gupta** by virtue of a Registered Deed of Conveyance (in Bengali Kobala) dated 18th day of June, 1984 which was duly registered at the District Sub-Registrar, Alipore, South 24- Parganas and recorded in Book No. I, Being No.7907 for the year 1984 and by virtue of the Registered Deed of Conveyance dated 18th day of June, 1984, the said Sri Amitava Das Gupta was sole and absolute owner in respect of the above mentioned landed property and accordingly mutated the said of property before the Rajpur Sonarpur Municipality as Owner of the said property and started enjoying the Said Property without any interruption from any corner.

F. While said Bimal Ranjan Sen and Amitava Das Gupta were enjoying there all that aforesaid property free from all sorts and encumbrances due to urgent need of money they have sold their respective share of total Bastu Land admeasuring an area of **04 (Four) Cottahs 05 (Five) Chittacks 05 (Five) Square Feet** lying and situated at Mouza- Elachi, Pargana- Magura, J.L. No. 70, R.S. No. 223, Touzi No. 110, appertaining to R.S. Dag No.225, corresponding to L.R. Dag No. 263, R. S. Khatian

No.666, L.R. Khatian No.1124 & 1125, under Police Station- Sonarpur, District- South 24 Parganas to and in favour of Dr. Bidyut Datta Ray, the First Part herein, by way of Registered Deed of Conveyance dated (in Bengali Kobala) dated 14th day of August, 2000 corresponding the said Deed of Bengali Year, 29th Sraban, 1407 and Conveyance was duly registered in the office at District Sub Registrar- IV, Alipore, District- South 24 Parganas and recorded in Book No.-I, Volume No. 61, Pages Nos. 57 to 72, Being No.2395 for the year 2000.

G. Thus, by virtue of the deed of conveyance dated 14th August 2000 the owner of the First Part herein become the absolute owner of **ALL THAT 04 (Four) Cottahs 05 (Five) Chittacks 05 (Five) Square Feet** lying and situated at Mouza- Elachi, Pargana- Magura, J.L. No. 70, R.S. No. 223, Touzi No. 110, appertaining to R.S. Dag No.225, corresponding to L.R. Dag No. 263, R. S. Khatian No.666, L.R. Khatian No.1124 & 1125, under Police Station- Sonarpur, District- South 24 Parganas, which is more fully described in the first schedule mentioned herein bellow and after became the owner of the aforesaid property he has duly recorded his name with the records of Rajpur Sonarpur Municipality and a new Holding no. i.e., 9 S.N. Ghosh Avenue as well as new assessee no. 1104302168227 have been issued in favour of Dr. Bidyut Datta Ray.

H. While Dr. Bidyut Datta Ray enjoying his first schedule mentioned property free from all sorts and encumbrances with an intention to construct a multi storied residential building has entered into a development agreement with M/S. MODAK COMPANY a Partnership Firm incorporated under the Indian Partnership Act, 1932, having it office at Victoria Plaza 385, Garia Main Road, Post Office- Garai, Police Station- Sonarpur, Kolkata- 700 084 in the District of South 24 Parganas; being represented by its partners namely 1. SRI SAURAV MODAK AND 2. SMT SUSMITA MODAK and for the terms and conditions contained therein mentioned which is duly registered at the office of District Sub Registrar IV

at Alipore recorded in Book No.-I, Volume No. 1604-2015, pages from 17238 to 17285 being no. 04706 for the year 2015.

I. That after entered into the development agreement Dr. Bidyut Datta Ray has duly recorded his name with the records of BL & LRO with respect to his all that first schedule mentioned property and accordingly a new L.R. Khatian no. i.e., 3085 has been issued in his favour in respect of his First Schedule mentioned property.

SECOND PLOT (OWNERSHIP OF SHRI ARUN CHANDRA MAJUMDAR AND SHRI GAUTAM MAJUMDER

WHEREAS

A. That one Sri Panchu Gopal Naskar and others were undivided joint owners in respect of **ALL THOSE** piece and parcel of Bastu Land measuring about 1.17 Decimals be the same or little more or less together with structure therein lying and situated at Mouza- Elachi, Pargana- Medanmolla, J.L. No.70, R.S. No.223, Touzi No.110, appertaining to R.S. Dag No.225, R. S. Khatian No.666, under, Police Station- Sonarpur, District South 24 Parganas.

B. That due to the benefit and betterment uses of the aforesaid property said (1) Sri Panchu Gopal Naskar, (2) Sri Narendra Nath Mondal, (3) Sri Dharendra Nath Mondal, (4) Sri Sankar Naskar (5) (a) Sri Balai Chandra Sardar and (5) (b) Smt. Maya Rani Sardar jointly executed and registered Amicable Deed of Partition on 23rd day of May, 1984 corresponding to Bengali Year, 9th Jaistha, 1391, where Shri Panchu Gopal Naskar son of Late Haripada Naskar o therein referred to as the Party of the First Part, (2) Shri Narendra Nath Mondal, son of Late Nirapada Mondal, of Balia, Police Station- Sonarpur, District- South 24 Parganas therein referred to as the Party of the Second Part, (3) Shri. Dharendra Nath Mondal, son of Late Nirapada Mondal, Balia, Police Station- Sonarpur, District- South 24 Parganas therein referred to as the

Party of the Third Part, (4) Shri Sankar Naskar, son of Late Amulya Charan Naskar, of Elachi, Police Station- Sonarpur, District- South 24 Parganas therein referred to as the Party of the Fourth Part, (5) (a) Sri Balai Chandra Sardar, son of Sri Biswanath Sardar, and (5) (b) Smt. Maya Rani Sardar, wife of Sri Balai Chandra Sardar, both are resident of Garia, Police Station- Sonarpur, District- South 24 Parganas therein referred to jointly as the Party of the Fifth Part and the Parties therein-named amicably Partition by mutual understanding in respect of Rayati Dakhila Satta Bishistha Bastu Land measuring about 1.17 Decimals equivalent to be the same or little more or less lying and situated at Mouza- Elachi, Pargana- Medanmolla, J.L. No.70, R.S. No.223, Touzi No.110, appertaining to R.S. Dag No.225, R.S. Khatian No.666, under, Police Station- Sonarpur, within the limits of Rajpur Sonarpur Municipality, District- South 24 Parganas. The said Registered Amicable Deed of Partition dated 23rd Day of May, 1984 was duly registered at the office of District Sub-Registrar at Alipore, District 24 Parganas and recorded in Book No. I, Volume No. 31, Pages Nos. 113 to 128, Being No. 6683 for the year 1984.

C. Thus by virtue of the deed of partition dated 23.05.1984, said Panchu Gopal Naskar as party of the First part therein was allotted with all that piece and parcel of Bastu Land measuring 16 Cottahs 05 Chittacks be a little more or less with structure standing thereon situate at Mouza- Elachi, J. L. No. 70, R.S. No. 223, Touzi No. 110, comprised in R.S. Dag No. 225, appertaining to R.S. Khatian No. 666, under Police Station - Sonarpur, in the District of 24 Parganas, South, morefully described in the "Kha" Schedule thereunder written and demarcated as "A" Block, delineated in RED border absolutely and forever.

D. While said Panchu Gopal Naskar son of Late Haripada Naskar was enjoying his aforesaid property free from all sorts and encumbrances has sold conveyed and transferred his **ALL THAT** piece and parcel of land measuring about 3 Cottahs 6 Chittaks more or less out of the aforesaid

Total land measuring 16 Cottahs 05 Chittacks comprised in Mouza- Elachi, J. L. No. 70. R.S. No. 223, Touzi No. 110, comprised in Dag No. 225, appertaining to Khatian No. 666, at present lying within the limits of Rajpur Sonarpur Municipality Ward No. 26, under Police Station- Sonarpur, in the District of South 24 Parganas, to and in favour of one Sri Amarendra Nath Saha son of Late Binode Behari Saha by virtue of a Bengali Kobala dated 06.07.1984, registered with the office of District Sub-Registrar at Alipore and recorded in Book No. I. Volume No. 65, Pages 325 to 332, Deed No. 8772, for the year 1984. Thus by virtue of the said deed of conveyance dated 06.07.1984 said Amarendra Nath Saha become the owner of the aforesaid property and started enjoying the same by paying tax to the concern government authority.

E. While said Amarendra Nath Saha enjoying his all that aforesaid property free from all sorts and encumbrances by virtue of a Bengali Kobala dated 27.03.1998, registered with the office of District Sub-Registrar - IV at Alipore and recorded in Book No. 1. Volume No. 78, Pages 175 to 184. Deed No. 1478, for the year 1998, sold, conveyed and transferred **ALL THAT** piece and parcel of demarcated land measuring 3 Cottahs 6 Chittaks more or less comprised in Mouza Elachi, J. L. No. 70, R.S. No. 223, Touzi No. 110, comprised in R.S. Dag No. 225, appertaining to R.S. Khatian No. 666, at present lying within the limits of Rajpur Sonarpur Municipality Ward No. 26, under Police Station - Sonarpur, in the District of South 24 Parganas, to and in favour of one **Smt. Sabita Majumdar** at or for a valuable consideration mentioned therein absolutely and forever (which is more fully described in the Second Schedule herein under written.

F. That while seized and possessed of the said Second Schedule mentioned property the said Smt. Sabita Majumdar has duly applied for and mutated her name in the records of The Rajpur Sonarpur Municipality in respect of the aforesaid property which was then after granting mutation was known and numbered as Holding No. 8, S. N. Ghosh

Avenue, Elachi, Ward No. 26, Police Station- Sonarpur, District 24 Parganas South.

G. That the said Sabita Majumdar during her life time who was a Hindu governed by the Dayabhaga School of Hindu Law died intestate on 23.09.2012 leaving behind her surviving her husband Sri Arun Majumder and only son Sri Gautam Majumder, as her only legal heirs and successors to inherit her aforesaid property and after demise of said Sabita Majumdar her husband Arun Chandra Majumdar and Goutam Majumder become the joint and absolute owner of the Second Schedule mentioned property by following the provision of Hindu Succession Act 1954.

H. While said Arun Chandra Majumdar and Goutam Majumdar enjoying their Second Schedule mentioned property free from all sorts and encumbrances with an intention to construct a multi storied residential building has entered into a development agreement with M/S. MODAK COMPANY a Partnership Firm incorporated under the Indian Partnership Act, 1932, having its office at Victoria Plaza 385, Garia Main Road, Post Office- Garai, Police Station- Sonarpur, Kolkata- 700 084 in the District of South 24 Parganas; being represented by its partners namely 1. SRI SAURAV MODAK AND 2. SMT SUSMITA MODAK and for the terms and conditions contained therein mentioned which is duly registered at the office of District Sub Registrar IV at Alipore recorded in Book No.-I, Volume No. 1604-2017, pages from 21882 to 21922 being no. 00781 for the year 2017.

I. That after entered into the development agreement Arun Chandra Majumdar and Goutam Majumdar have duly recorded their name with the records of BL & LRO with respect to his all that Second schedule mentioned property and accordingly two new L.R. Khatian no. i.e., 3111 and 3118 have been issued in their favour in respect of their Second Schedule mentioned property. They have also recorded their name with

the records of Rajpur Sonarpur Municipality wherein the Holding No. remain same as 8 S.N. Ghosh Avenue.

AND WHEREAS the Party of the First Part herein is acquired, possessed and enjoyed **ALL THAT** piece and parcel of Bastu Land admeasuring about **04 (Four) Cottahs 05 (Five) Chittacks 05 (Five) Square Feet** be the same or little more or less together with 100 Sq. Ft tin shed cemented flooring residential structure lying and situated in Mouza- Elachi, Pargana- Magura, J.L. No. 70, R.S. No. 223, Touzi No. 110, R.S. Khatian No. 666, corresponding to **L.R. Khatian Nos. 3085**, R.S. Dag No. 225, corresponding to **L.R. Dag No.263**, being Municipal Holding No. 9, S.N. Ghosh Avenue, within the local limit of Ward No. 26 of Rajpur Sonarpur Municipality, Post Office-Narendrapur, Police Station- Sonarpur, Kolkata- 700103, with the Jurisdiction of Additional District Sub registrar at Sonarpur, District- South 24 Parganas, in the state of West Bengal morefully and particularly described in the **FIRST SCHEDULE** hereunder written.

AND WHEREAS the Party of the Second Part herein are acquired, possessed and enjoyed **ALL THAT** piece and parcel of Bastu Land admeasuring about **03 (Three) Cottahs 06 (Six) Chittacks** be the same or little more or less together with 700 Sq. Ft pucca 25 years old cemented flooring residential structure lying and situated in Mouza- Elachi, Pargana- Magura, J.L. No. 70, R.S. No. 223, Touzi No. 110, R.S. Khatian No. 666, corresponding to **L.R. Khatian Nos. 3111 and 3118**, R.S. Dag No. 225, corresponding to **L.R. Dag No.263**, being Municipal Holding No. 8, S.N. Ghosh Avenue, within the local limit of Ward No. 26 of Rajpur Sonarpur Municipality, Post Office-Narendrapur, Police Station- Sonarpur, Kolkata- 700103, with the Jurisdiction of Additional District Sub registrar at Sonarpur, District- South 24 Parganas, in the state of West Bengal, morefully and particularly described in the **SECOND SCHEDULE** hereunder written.

AND WHEREAS for better use and effective enjoyment of the respective properties the parties herein have decided to amalgamate the adjacent properties fully described in the **FIRST** and **SECOND SCHEDULE** hereunder written on which the developer has also agreed.

AND WHEREAS unless and until all the parties herein have share upon each other's properties the **FIRST** and **SECOND SCHEDULE** mentioned properties cannot be amalgamated into a single property.

AND WHEREAS in view of the above the party of the First Part herein and the Party of the Second Part herein have mutually agreed to exchange their share of land morefully particularly describe in the First Schedule and Second Schedule hereunder respectively.

AND WHEREAS for implementation of the intention of the party of the First Part and Second Part herein have collectively assess the value of the properties to exchanged. The value of the property is equal and the same is Rs.30,00,000/- (Rupees Thirty Lakhs) only.

IT IS HEREBY AGREED AND DECLARED THAT

1. That each party have good and indefeasible title to give, grant, transfer and exchange the property 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 and interruption by the other and will costs and requests of the other the entire property so amalgamated as shown in the Third Schedule below will be numbered into one premises no. as framed/numbered by the authority and in that case the parties herein will never raise any objection in any manner and they further declared that they will do every such act, deed or things as shall be reasonably required for furthering their objects to amalgamate the entire property morefully described in the Third Schedule hereunder written.

2. That upon transferred of the undivided share as depicted in this presence the First Part, and the Second Part herein have become the joint owners of the land which collectively measuring about **ALL THAT** piece and parcel of Bastu Land admeasuring about **07 (SEVEN) COTTAHS 11 (ELEVEN) CHITTACKS 05 (FIVE) SQ.FT.** be the same or little more or less together with 800 Sq. Ft cemented flooring residential structure lying and situated in Mouza- Elachi, Pargana- Magura, J.L. No. 70, R.S. No. 223, Touzi No. 110, R.S. Khatian No. 666, corresponding to **L.R. Khatian Nos. 3085, 3111 and 3118** R.S. Dag No. 225, corresponding to **L.R. Dag No.263**, S.N. Ghosh Avenue, within the local limit of Ward No. 26 of Rajpur Sonarpur Municipality, Post Office-Narendrapur, Police Station- Sonarpur, Kolkata-700103, with the Jurisdiction of Additional District Sub registrar at Sonarpur, District- South 24 Parganas, in the state of West Bengal.

IT IS HEREBY AGREED AND DECLARED BY BOTH THE PARTIES AS FOLLOWS

1. That each party of this deed has absolute right, liberty, full power and absolute authority and indefeasible title to give, grant, transfer, convey the property exchanged by this deed.

2. That upon execution of this present all the parties herein, amalgamates their aforesaid two separate plots of land, **ALL THAT** piece and parcel of Bastu Land admeasuring about **04 (Four) Cottahs 05 (Five) Chittacks 05 (Five) Square Feet** be the same or little more or less together with 100 Sq. Ft tin shed cemented flooring residential structure lying and situated in Mouza- Elachi, Pargana- Magura, J.L. No. 70, R.S. No. 223, Touzi No. 110, R.S. Khatian No. 666, corresponding to **L.R. Khatian Nos. 3085**, R.S. Dag No. 225, corresponding to **L.R. Dag No.263**, being Municipal Holding No. 9, S.N. Ghosh Avenue, within the local limit of Ward No. 26 of Rajpur Sonarpur Municipality, Post Office-Narendrapur, Police Station- Sonarpur, Kolkata-700103, with the Jurisdiction of

Additional District Sub registrar at Sonarpur, District- South 24 Parganas, in the state of West Bengal morefully described in the **FIRST SCHEDULE** hereunder written with the **ALL THAT** piece and parcel of Bastu Land admeasuring about **03 (Three) Cottahs 06 (Sis) Chittacks** be the same or little more or less together with 700 Sq. Ft pucca 25 years old cemented flooring residential structure lying and situated in Mouza- Elachi, Pargana- Magura, J.L. No. 70, R.S. No. 223, Touzi No. 110, R.S. Khatian No. 666, corresponding to **L.R. Khatian Nos. 3111 and 3118**, R.S. Dag No. 225, corresponding to **L.R. Dag No.263**, being Municipal Holding No. 8, S.N. Ghosh Avenue, within the local limit of Ward No. 26 of Rajpur Sonarpur Municipality, Post Office-Narendrapur, Police Station- Sonarpur, Kolkata- 700103, with the Jurisdiction of Additional District Sub registrar at Sonarpur, District- South 24 Parganas, in the state of West Bengal morefully described in the **SECOND SCHEDULE** hereunder written into a single plot of land measuring an area of **07 (SEVEN) COTTAHS 11 (ELEVEN) CHITTACKS 05 (FIVE) SQ.FT.** more or less, morefully and particularly described in the **THIRD SCHEDULE** herein below,

3. To their better enjoyment in future, over their respective plots into a single plot of land, the Declarants herein amalgamates the said two respective Plots of land into a single Plot of land.

4. That both the parties of this deed with their respective heirs, executors, administrators, successors, nominees, legal representatives and assigns by way of Amalgamation of above noted both Plots of land shall all times hereafter peaceably and quietly hold, posses and enjoyed **ALL THAT** piece and parcel of Bastu Land admeasuring about **07 (SEVEN) COTTAHS 11 (ELEVEN) CHITTACKS 05 (FIVE) SQ.FT.** be the same or little more or less together with 800 Sq. Ft cemented flooring residential structure lying and situated in Mouza- Elachi, Pargana- Magura, J.L. No. 70, R.S. No. 223, Touzi No. 110, R.S. Khatian No. 666, corresponding to **L.R. Khatian Nos. 3085, 3111 and 3118** R.S. Dag No. 225, corresponding to **L.R. Dag No.263**, S.N. Ghosh Avenue, within the local limit of Ward No.

26 of Rajpur Sonarpur Municipality, Post Office-Narendrapur, Police Station- Sonarpur, Kolkata-700103, with the Jurisdiction of Additional District Sub registrar at Sonarpur, District- South 24 Parganas, in the state of West Bengal as a single plot of land more fully described in the Third Schedule hereunder written.

5. That both the Parties of this deed shall at the request and at the costs and expenses of the other party, do, sign, execute and perform all acts deeds and things as shall reasonably be required by the other party of this deed in respect of the said amalgamated gross total property and every part or portion thereof for further and more perfectly assuring the said Amalgamated gross total property every part or portion thereof in manner aforesaid according to the true intent and meaning of this deed.

6. That both the Parties of this deed shall be entitled to enjoy all rights of ingress and egress and all using rights including all easement right over and through common passage adjacent to the said amalgamated gross total property.

7. That the Both the parties herein shall mutate their names with the Assessment Register of Rajpur Sonarpur Municipality as well as in the records of the Land Revenue Department, Govt. of West Bengal as the joint absolute owners of the said amalgamated plot of land described in Third Schedule below.

8. That both the Parties herein, shall do every such acts, deeds and things as shall reasonably be required for further or more perfectly amalgamating the Third Schedule property.

9. That the parties herein shall never raise any objection, before the Rajpur Sonarpur Municipality or any other authority in the case of Amalgamation of the First and Second Schedule property into a single holding described in the Third Schedule herein below.

8. That all the parties of this deed shall pay all Rates, Taxes and Land Revenues and other outgoing charges to the municipality and/or to all other Legal Authorities, in respect of the said amalgamated gross total property morefully mentioned in the Third Schedule hereunder written.

**THE FIRST SCHEDULE ABOVE REFERRED TO
(PROPERTY OF FIRST PART)**

ALL THAT piece and parcel of Bastu Land admeasuring about **04 (Four) Cottahs 05 (Five) Chittacks 05 (Five) Square Feet** be the same or little more or less together with 100 Sq. Ft tin shed cemented flooring residential structure lying and situated in Mouza- Elachi, Pargana- Magura, J.L. No. 70, R.S. No. 223, Touzi No. 110, R.S. Khatian No. 666, corresponding to **L.R. Khatian Nos. 3085**, R.S. Dag No. 225, corresponding to **L.R. Dag No.263**, being Municipal Holding No. 9, S.N. Ghosh Avenue, within the local limit of Ward No. 26 of Rajpur Sonarpur Municipality, Post Office- Narendrapur, Police Station- Sonarpur, Kolkata-700103, with the Jurisdiction of Additional District Sub registrar at Sonarpur, District- South 24 Parganas, in the state of West Bengal which is butted and bounded as follows:

| | |
|---------------------|---------------------------------|
| ON THE NORTH | : By 6 Feet Common Passage |
| ON THE SOUTH | : By Land Having Dag No. 223 |
| ON THE EAST | : By 24 Feet S.N. Ghosh Avenue. |
| ON THE WEST | : By Land Having Dag No. 225 |

**THE SECOND SCHEDULE ABOVE REFERRED TO
(PROPERTY OF SECOND PART)**

ALL THAT piece and parcel of Bastu Land admeasuring about **03 (Three) Cottahs 06 (Six) Chittacks** be the same or little more or less together with 700 Sq. Ft pucca 25 years old cemented flooring residential structure lying and situated in Mouza- Elachi, Pargana- Magura, J.L. No. 70, R.S. No. 223, Touzi No. 110, R.S. Khatian No. 666, corresponding to **L.R.**

Khatian Nos. 3111 and 3118, R.S. Dag No. 225, corresponding to **L.R. Dag No.263**, being Municipal Holding No. 8, S.N. Ghosh Avenue, within the local limit of Ward No. 26 of Rajpur Sonarpur Municipality, Post Office-Narendrapur, Police Station- Sonarpur, Kolkata-700103, with the Jurisdiction of Additional District Sub registrar at Sonarpur, District-South 24 Parganas, in the state of West Bengal which is butted and bounded as follows:

ON THE NORTH : By 6 Feet Common Passage
ON THE SOUTH : By part of Dag No. 225
ON THE EAST : By part of Dag No. 223.
ON THE WEST : By Land Having Dag No. 225

**THE THIRD SCHEDULE ABOVE REFERRED TO
 (THE AMALGAMATED PROPERTY)**

ALL THAT piece and parcel of Bastu Land admeasuring about **07 (SEVEN) COTTAHS 11 (ELEVEN) CHITTACKS 05 (FIVE) SQ.FT.** be the same or little more or less together with 800 Sq. Ft cemented flooring residential structure lying and situated in Mouza- Elachi, Pargana- Magura, J.L. No. 70, R.S. No. 223, Touzi No. 110, R.S. Khatian No. 666, corresponding to **L.R. Khatian Nos. 3085, 3111 and 3118** R.S. Dag No. 225, corresponding to **L.R. Dag No.263**, S.N. Ghosh Avenue, within the local limit of Ward No. 26 of Rajpur Sonarpur Municipality, Post Office-Narendrapur, Police Station- Sonarpur, Kolkata-700103, with the Jurisdiction of Additional District Sub registrar at Sonarpur, District- South 24 Parganas, in the state of West Bengal which is butted and bounded as follows:

ON THE NORTH : By 6 Feet Common Passage
ON THE SOUTH : By Land Having Dag No. 223
ON THE EAST : By 24 Feet S.N. Ghosh Avenue.
ON THE WEST : By Land Having Dag No. 225

IN WITNESS WHEREOF the PARTIES herein put their respective signatures on the day, month, and year first above written.

SIGNATURE OF THE FIRST SIGNED, SEALED & DELIVERED PART by within named ORIGINAL LAND OWNER AND DEVELOPER in presence of WITNESSES at Kolkata.

[Handwritten signature]

SIGNATURE OF THE SECOND PART

[Handwritten signature]

[Handwritten signature]

1. *[Handwritten signature]*
37, Bowbazar
Kolkata

2. *[Handwritten signature]*
S. C. Model
C B - 127, Salt Lake
Kolkata - 700064.

DRAFTED BY ME AS PER
INSTRUCTION AND DOCUMENTS
PROVIDED BY THE CLIENT

[Handwritten signature]

RAJIB GHOSH

Advocate

High Court Calcutta

6, Old Post Office Street, 5th Floor

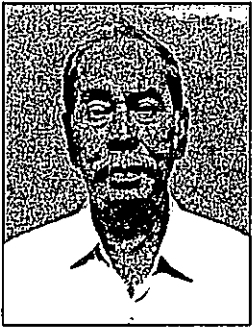
Kolkata-700001.

SPECIMEN FORM FOR TEN FINGERPRINTS



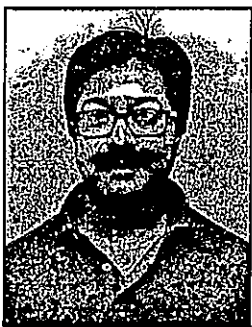
B. J. ...

| | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
|------------|---------------|-------------|---------------|-------------|---------------|
| Left Hand | | | | | |
| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Hand | | | | | |



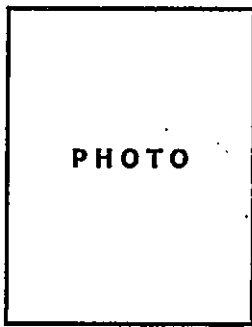
Abraham ...

| | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
|------------|---------------|-------------|---------------|-------------|---------------|
| Left Hand | | | | | |
| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Hand | | | | | |



Alvin ...

| | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
|------------|---------------|-------------|---------------|-------------|---------------|
| Left Hand | | | | | |
| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Hand | | | | | |



| | 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-1603-03942/2023 | Date of Registration | 14/03/2023 |
| Query No./Year | 1603-2000660172/2023 | Office Where deed is registered | |
| Query Date | 13/03/2023 3:40:36 PM | D.S.R. - III SOUTH 24-PARGANAS, District: | South 24-Parganas |
| Applicant Name, Address & Other Details | SUMON SEN Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 7003213528, Status :Deed Writer | | |
| Transaction | Additional transaction | | |
| [1301] Merger/Demerger, Amalgamation (Other than company amalgamation) | [4305] Other than Immovable Property, Declaration [No of Declaration : 2] | | |
| Setforth value | Market value | | |
| | Rs. 80,39,998/- | | |
| Stamp duty Paid (SD) | Registration Fee Paid | | |
| Rs. 40,220/- (Article:23) | Rs. 80,446/- (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:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: S. N. Ghosh Avenue, Mouza: Elachi, JI No: 70, Pin Code : 700103

| Sch No. | Plot Number | Khatian Number | Land Proposed | Use ROR | Area of Land | Setforth Value (In Rs) | Market Value (In Rs) | Other Details |
|---------|----------------------|----------------|---------------|---------|--------------------------|------------------------|----------------------|--|
| L1 | LR-263 (RS :-) | LR-3085 | Bastu | Bastu | 4 Katha 5 Chatak 5 Sq Ft | | 46,65,001/- | Width of Approach Road: 24 Ft., |
| L2 | LR-263 (RS :-) | LR-3111 | Bastu | Bastu | 3 Katha 6 Chatak | | 32,80,497/- | Width of Approach Road: 6 Ft., Adjacent to Metal Road, |
| | | TOTAL : | | | 12.6958Dec | 0 /- | 79,45,498 /- | |
| | Grand Total : | | | | 12.6958Dec | 0 /- | 79,45,498 /- | |




Structure Details :




| Sch No. | Structure Details | Area of Structure | Setforth Value (In Rs) | Market value (In Rs) | Other Details |
|---------|--|-------------------|------------------------|----------------------|---------------------------|
| S1 | On Land L1 | 100 Sq Ft. | 0/- | 27,000/- | Structure Type: Structure |
| | Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete | | | | |
| S2 | On Land L2 | 100 Sq Ft. | 0/- | 67,500/- | Structure Type: Structure |
| | Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete | | | | |
| | Total : | 200 sq ft | 0 /- | 94,500 /- | |

Seller Details :



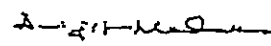
| Sl No | Name | Address | Photo | Finger print | Signature |
|---|---|---------|---|---|---|
| 1 | Dr BIDYUT DATTA RAY Son of Late Nripendra Chandra Datta Ray Executed by: Self, Date of Execution: 14/03/2023 , Admitted by: Self, Date of Admission: 14/03/2023 ,Place : Office | |  |  |  |
| | | | 14/03/2023 | LTI 14/03/2023 | 14/03/2023 |
| P-523, Raja Basanta Ray Road, City:- Not Specified, P.O:- Deshapriya Park, P.S:-Lake, District:- South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: ADxxxxxx8E, Aadhaar No: 90xxxxxxxx0344, Status :Individual, Executed by: Self, Date of Execution: 14/03/2023 , Admitted by: Self, Date of Admission: 14/03/2023 ,Place : Office | | | | | |

Buyer Details :

| Sl No | Name | Address | Photo | Finger print | Signature |
|--|---|---------|---|---|---|
| 1 | ARUN CHANDRA MAJUMDAR, (Alias: Arun Majumdar) (Presentant) Son of Late Surendra Chandra Majumdar Executed by: Self, Date of Execution: 14/03/2023 , Admitted by: Self, Date of Admission: 14/03/2023 ,Place : Office | |  |  |  |
| | | | 14/03/2023 | LTI 14/03/2023 | 14/03/2023 |
| Son of Late Surendra Chandra Majumdar Block – E-I, Flat No. 104, Sugam Park, Premises No. 195, Netaji Subhas Road, City:- Not Specified, P.O:- Narendrapur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: BPxxxxxx6A, Aadhaar No: 44xxxxxxxx3775, Status :Individual, Executed by: Self, Date of Execution: 14/03/2023 , Admitted by: Self, Date of Admission: 14/03/2023 ,Place : Office | | | | | |

| Name | Photo | Finger Print | Signature |
|--|---|---|---|
| GAUTAM MAJUMDAR, (Alias: Arun Majumdar) Son of Arun Majumdar Executed by: Self, Date of Execution: 14/03/2023 , Admitted by: Self, Date of Admission: 14/03/2023 ,Place : Office |  |  |  |
| 14/03/2023 | LTI 14/03/2023 | 14/03/2023 | |
| Son of Arun Majumdar Block – E-I, Flat No. 104, Sugam Park, Premises No. 195, Netaji Subhas Road, City:- Not Specified, P.O:- Narendrapur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: DOxxxxxx2H, Aadhaar No: 56xxxxxxxx1032, Status :Individual, Executed by: Self, Date of Execution: 14/03/2023 , Admitted by: Self, Date of Admission: 14/03/2023 ,Place : Office | | | |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|--|---|---|---|
| RAJIB GHOSH Son of JAHAR GHOSH Village:- BHANTA, P.O:- SOUTH GARIA, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743613 | | | |
| Identifier Of Dr BIDYUT DATTA RAY, ARUN CHANDRA MAJUMDAR, GAUTAM MAJUMDAR | | | |
| Mr Avijit Modak Son of Mr Narayan Ch Modak 37- Garia Place, City:- , P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 |  |  |  |
| 14/03/2023 | 14/03/2023 | 14/03/2023 | |
| Identifier Of Dr BIDYUT DATTA RAY, ARUN CHANDRA MAJUMDAR, GAUTAM MAJUMDAR | | | |

| Transfer of property for L1 | | |
|-----------------------------|---------------------|---|
| Sl.No | From | To. with area (Name-Area) |
| 1 | Dr BIDYUT DATTA RAY | ARUN CHANDRA MAJUMDAR-3.56354 Dec,GAUTAM MAJUMDAR-3.56354 Dec |
| Transfer of property for L2 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Dr BIDYUT DATTA RAY | ARUN CHANDRA MAJUMDAR-2.78437 Dec,GAUTAM MAJUMDAR-2.78437 Dec |
| Transfer of property for S1 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Dr BIDYUT DATTA RAY | ARUN CHANDRA MAJUMDAR-50.00000000 Sq Ft,GAUTAM MAJUMDAR-50.00000000 Sq Ft |
| Transfer of property for S2 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Dr BIDYUT DATTA RAY | ARUN CHANDRA MAJUMDAR-50.00000000 Sq Ft,GAUTAM MAJUMDAR-50.00000000 Sq Ft |

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: S. N. Ghosh Avenue, Mouza: Elachi, JI No: 70, Pin Code : 700103

| Sch No | Plot & Khatian Number | Details of Land | Owner name in English as selected by Applicant |
|--------|--|--|--|
| L1 | LR Plot No:- 263, LR Khatian No:- 3085 | Owner:ডাঃ বিদ্যুৎ দত্ত রায়, Gurdian:বৃন্দেচ চন্দ্র, Address:নিজ , Classification:বালু, Area:0.07000000 Acre, | Dr BIDYUT DATTA RAY |
| L2 | LR Plot No:- 263, LR Khatian No:- 3111 | Owner:গৌতম মজুমদার, Gurdian:অরুণ , Address:নিজ , Classification:বালু, Area:0.03000000 Acre, | Dr BIDYUT DATTA RAY |

Endorsement For Deed Number : I - 160303942 / 2023

On 14/03/2023

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

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

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

Presented for registration at 11:01 hrs on 14-03-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by ARUN CHANDRA MAJUMDAR Alias Arun Majumdar, one of the Claimants.

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 80,39,998/-

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

Execution is admitted on 14/03/2023 by 1. Dr BIDYUT DATTA RAY, Son of Late Nripendra Chandra Datta Ray, P-523, Raja Basanta Ray Road, P.O: Deshapriya Park, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Professionals, 2. ARUN CHANDRA MAJUMDAR, Alias Arun Majumdar, Son of Late Surendra Chandra Majumdar, Block - E-I, Flat No. 104, Sugam Park, Premises No. 195, Netaji Subhas Road, P.O: Narendrapur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Hindu, by Profession Retired Person, 3. GAUTAM MAJUMDAR, Alias Arun Majumdar, Son of Arun Majumdar, Block - E-I, Flat No. 104, Sugam Park, Premises No. 195, Netaji Subhas Road, P.O: Narendrapur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Hindu, by Professor. Retired Person

Identified by Mr Avijit Modak, , Son of Mr Narayan Ch Modak, 37- Garia Place, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 80,446.00/- (A(1) = Rs 80,400.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 80,446/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/03/2023 11:56AM with Govt. Ref. No: 192022230331280078 on 14-03-2023, Amount Rs: 80,446/-, Bank: SBI EPay (SBlePay), Ref. No. 0606117104117 on 14-03-2023, Head of Account 0030-03-104-001-16


Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,220/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 39,220/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 52862, Amount: Rs.1,000.00/-, Date of Purchase: 11/03/2023, Vendor name: Soumitra Chanda

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/03/2023 11:56AM with Govt. Ref. No: 192022230331280078 on 14-03-2023, Amount Rs: 39,220/-, Bank: SBI EPay (SBlePay), Ref. No. 0606117104117 on 14-03-2023, Head of Account 0030-02-103-003-02


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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 129542 to 129568
being No 160303942 for the year 2023.



Dhar

Digitally signed by Debasish Dhar
Date: 2023.04.04 10:39:20 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/04/04 10:39:49 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)