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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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Certified that the document is admitted to registration. The Signature sheet/s and the endorsement sheets attached with this documents are part of this document.

Addl. Dist. Sub-Registrar
Alipore, South 24 Parganas

03 FEB 2023

DEED OF AMALGAMATION

THIS DEED OF AMALGAMATION is made on this the 3rd day of February, Two Thousand Twenty Three **BETWEEN**

SL. NO. 191 Dt. 02/02/23
NAME M/S P.S. Realties.
ADDRESS 16/2/S, Ballygunge Station Road.
KOL-19
RS. 5000/-



TANMOY KAR PURKAYASTHA
(STAMP VENDOR)
ALIPORE POLICE COURT
KOLKATA-27



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Addl. Dist. Sub-Registrar
Alipore
- 3 FEB 2023
South 24 Parganas
Kolkata-700027

Subhaschandra Chatterjee
Advocate
S/o. Late P.C. Chatterjee
Alipore Police Court
Kolkata-700027

M/S. P. S. REALTORS, having PAN: AANFPO793Q, a Partnership Firm, having its registered office at 16/2/S, Ballygunge Station Road, Post Office - Ballygunge, Police Station - Gariahat, Kolkata - 700019, represented by its Partners namely (i) **MR. SANDIP SINHA**, having PAN: ALPPS8206G, Aadhaar No.5159 2934 5559, son of Late Dr. Shib Sankar Sinha, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 16/2/S, Ballygunge Station Road, Post Office - Ballygunge, Police Station - Gariahat, Kolkata - 700019 and (ii) **MR. PARTHA GHOSH**, having PAN: ABFPG2589J, Aadhaar No.3483 6209 7248, son of Late Taradas Ghosh, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 19, Dover Lane, Post Office - Ballygunge, Police Station - Gariahat, Kolkata - 700019, hereinafter called and referred to as the "**OWNERS/ FIRST PARTY**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-office, partners, executors, administrators, authorized representatives and assigns) of the **FIRST PART**.

A N D

(1) **MR. SATYAJIT BOSE**, having PAN: ADCPB8562H, Aadhaar No.7164 6099 5393, son of Late Sangit Kumar Bose, by faith - Hindu, by occupation - Retired Person, by Nationality - Indian, permanently residing at 12, Dover Lane, 1st Floor, Post Office - Sarat Bose Road, Police Station - Gariahat, Kolkata - 700029, (2) **MRS. PROTIVA BOSE**, having PAN: AOLPB6152M, Aadhaar No.8742 3043 6047, wife of Late Late Sarit Kumar Bose, by faith - Hindu, by occupation - Housewife, by Nationality - Indian, by Nationality - Indian, (3) **MR. SUKALYAN BOSE**, having PAN: AFJPB7955D, Aadhaar No. 5170 5249 4490, son of Late Sarit Kumar Bose, by faith - Hindu, by occupation - Service, by Nationality - Indian, (4) **MS SHARMISTHA BOSE**, having PAN: AHUPB4568K, Aadhaar No.3106 6694 7127, daughter of Late Sarit Kumar Bose, by faith - Hindu, by occupation - self employed, by Nationality - Indian, all are permanently residing at 45A, Kankulia Road, Post Office - Ballygunge, Police Station - Gariahat, Kolkata - 700029, hereinafter jointly called and referred to as the "**OWNERS/ SECOND PARTY**" (which



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Addl. Dist. Sub-Registrar
Alipore
15/05/2023
South 24 Parganas
Kolkata-700027

expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, successors, legal representatives and assigns) of the **SECOND PART**.

WHEREAS one Chandra Kanta Ghosh and Umesh Chandra Ghosh jointly owned and possessed a plot of land measuring about 4 Cottahs 8 Chittacks 22 Square Feet more or less, lying and situated at Premises Nos.5 and 5/1, Kankulia Road. Thereafter the said Chandra Kanta Ghosh died intestate leaving behind his only daughter namely Mono Mohini Dasi as his legal heir and successor and his wife had predeceased him.

AND WHEREAS being seized and possessed of the aforesaid property, the said Mano Mohini Dasi died intestate leaving behind her only son, Sarada Prasad Ghosh as her legal heir and successor. That on 13.12.1908 corresponding to 27th Agrahayan,1325 the said Mano Mohini Dasi executed a Deed of Gift in respect of the aforesaid property in favour of her son, Sarada Prasad Ghosh through a registered Deed, Subsequently the said Sarada Prasad Ghosh became the absolute owner of the aforesaid land and recorded as well as mutated his name in the record of Calcutta Municipal Corporation, now Kolkata Municipal Corporation.

AND WHEREAS the said Umesh Chandra Ghosh died intestate leaving behind his only son namely Khagendra Nath Ghosh as his legal heir and successor. Thereafter being seized and possessed of the aforesaid land, the said Khagendra Nath Ghosh died intestate leaving behind his mother Lakshmi Moni Dasi as his legal heir. At the time of death the said Khagendra Nath Ghosh was unmarried.

AND WHEREAS thereafter in the Court of Alipore Judge's Court a case was initiated between Lakshmi Moni Dasi and Sarada Prasad Ghosh, vide Case No.305/1921 before the learned 1st Sub Judge at Alipore. On 28th September, 1921 the Learned Judge passed the decree in the aforesaid matter stating inter alia that said Sarada Prasad Ghosh became the sole and absolute owner of the Premises Nos.5 and 5/1, Kankulia Road.

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Addl. Dist. Sub-Registrar
Alipore
- 3 FEB 2023
South 24 Parganas
Kolkata- 700027

AND WHEREAS while seized and possessed, the said Sarada Prasad Ghosh died intestate leaving behind his three sons namely Gopal Chandra Ghosh, Krishna Gopal Ghosh and Nanda Gopal Ghosh. The said Gopal Chandra Ghosh, Krishna Gopal Ghosh and Nanda Gopal Ghosh became the joint owners of Premises No.5/1 Kankulia Road (since 5 and 5/1 Kankulia Road came to be jointly numbered as 5/1, Kankulia Road). Subsequently on 18th October, 1932 the said Nanda Gopal Ghosh died intestate as a bachelor leaving behind his mother namely Charubala Dasi and two brothers namely Gopal Chandra Ghosh and Krishna Gopal Ghosh as his legal heirs and successors.

AND WHEREAS the said Charubala Dasi, Gopal Chandra Ghosh and Krishna Gopal Ghosh instituted a case on 10th August, 1933 to substitute their names in record. Subsequently one Baburam Das purchased a plot of land measuring about 4 Cottahs 8 Chittack 22 Square Feet more or less, lying and situated at previously Premises No.5/1 now 4/2 Kankulia Road from Charubala Dasi, Gopal Chandra Ghosh and Krishna Gopal Ghosh through a registered Deed duly registered on 16th July, 1935. The said Baburam Das recorded and mutated his name in the record of Kolkata Municipal Corporation.

AND WHEREAS the said Baburam Das initiated a Title Suit vide Case No. 245/1936 before Learned 3rd Munsif at Alipore to vacate the exiting tenant of the said premises. It is also mentioned here that on 30th November, 1936 the said Baburam Das executed a registered Mortgage Deed in favour of one Santosh Kumar Neogi of 23/1 Nakuleswar Bhattacharya Lane. Subsequently the said Baburam Das executed and registered another Deed of Mortgage in favour of the said Santosh Kumar Neogi of 23/1 Nakuleswar Bhattacharya Lane on 14th October, 1938.

AND WHEREAS the said Baburam Das sold, transferred and conveyed a plot of land measuring about 2 Cottahs 9 Square feet out of said 4 Cottahs 8 Chittack 22 Square Feet land (on the eastern side) through a registered Deed to Phanibhusan Mitra and Bhupendra Nath Mitra. The said deed was

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Addl. Dist. Sub-Registrar
Alipore
- 3 FEB 2023
South 24 Parganas
Kolkata-700027

registered on 04.11.1939 in the office of Sub Registrar of Sealdah vide Book No.1, Volume No.42, Pages 183 to 189, Being No.2252 for the year 1939, and after purchasing the same the said Phanibhusan Mitra and Bhupendra Nath Mitra, being the joint owners of the land measuring about 2 Cottahs 9 Square feet jointly mutated and recorded their names in the record of Kolkata Municipal Corporation. Thereafter they constructed a two storied building in the said premises.

AND WHEREAS said Phani Bhusan Mitra died intestate as a bachelor on 30th January, 1955 leaving behind his brother namely Bhupendra Nath Mitra as his surviving legal heir and representative.

AND WHEREAS said Bhupendra Nath Mitra died intestate on 30th November 1961 leaving behind his four sons namely Dilip Mitra, Sisir Mitra, Rabindra Nath Mitra, Bhismadeb Mitra and two daughters namely Sipra Mukherjee and Shukla Basak to inherit the property left by their father.

AND WHEREAS said Dilip Mitra son of Bhupendra Nath Mitra (deceased) died intestate on 12th January, 1995 leaving behind his wife namely Pratima Mitra alias Keka Mitra as his surviving legal heir and representative in respect of his proportionate undivided, un-demarcated and un-delineated share in the said property and who is now one of the co-owners of the undivided portion of said property.

AND WHEREAS the said Pratima Mitra alias Keka Mitra, Bhismadeb Mitra, Shukla Basak, Sipra Mukherjee, Sisir Mitra alias Sisir Kumar Mitra, Rabindra Nath Mitra jointly got their names mutated with the records of the Kolkata Municipal Corporation in respect of the said land which has since been known and numbered as the Municipal Premises No.45B, Kankulia Road, Kolkata - 700029 and the said premises has duly been assessed by the Kolkata Municipal Corporation in the name of the said Keka Mitra and five others named above being Assessee No.11-090-17-0114-3.



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Add. Dist. Sub-Registrar
Alipore
- 3 FEB 2023
South 24 Parganas
Kolkata- 700027

AND WHEREAS the said Sisir Mitra son of Bhupendra Nath Mitra (deceased) died intestate on 20th February, 2009 leaving behind his wife namely Gouri Mitra and one son namely Sanjib Mitra as his surviving legal heirs and representatives in respect of his proportionate undivided, un-delineated and un-demarcated share in the said premises.

AND WHEREAS the said Rabindra Nath Mitra, son of Bhupendra Nath Mitra died on 04th May 2019 leaving behind his wife namely Radha Mitra and three sons namely Rajib Mitra, Raja Mitra, Subhankar Mitra respectively as his surviving legal heirs and representatives in respect of his proportionate undivided, un-delineated and un-demarcated share in the said premises.

AND WHEREAS in the manner stated above, the said Pratima Mitra alias Keka Mitra, Gouri Mitra, Sanjib Mitra, Radha Mitra, Rajib Mitra, Raja Mitra, Subhankar Mitra, Bhismedeb Mitra, Shukla Basak and Sipra Mukherjee became the joint Owners of ALL THAT piece and parcel of land measuring 2 Cottahs 9 Square Feet more or less together with a two storied building measuring about 1400 square feet out of which ground floor measuring 700 square feet and first floor measuring 700 square feet, standing thereon, lying and situated at Mouza Panchanna Gram, Division 5, District Collector Holding No.102, presently known and numbered as Premises No.45B, Kankulia Road, Kolkata - 700029, within the limits of the Kolkata Municipal Corporation, Ward No.90, District: South 24-Parganas and lawfully seized and possessed of the said land with two storied building without any hindrances and interruptions from others.

AND WHEREAS while in possession of the said land with two storied building, the said Pratima Mitra alias Keka Mitra, Gouri Mitra, Sanjib Mitra, Radha Mitra, Rajib Mitra, Raja Mitra, Subhankar Mitra, Bhismedeb Mitra, Shukla Basak and Sipra Mukherjee jointly by executing a Deed of Sale dated 23-12-2022 duly registered in the office of the D.S.R. - III Alipore, South 24-Parganas and recorded in Book No.I, Volume No.1603-2022, Pages from 9491 to 9524, Being No.160300217, for the year 2022, granted, sold, transferred and conveyed the said 2 Cottahs 9 Square Feet more or less

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Addl. Dist. Sub-Registrar
Alipore
= 3 FEB 2023
South 24 Parganas
Kolkata-700027

together with two storied building measuring about 1400 Square Feet out of which ground floor measuring 700 Square Feet and first floor measuring 700 Square feet standing thereon, lying and situated at Mouza Panchanna Gram, Division 5, District Collector Holding No.102, presently known and numbered as Premises No.45B, Kankulia Road, Kolkata - 700029, within the limits of the Kolkata Municipal Corporation, Ward No.90, District: South 24-Parganas unto and in favour of M/s. P.S. Realtors, the Party of the First Part herein for a valuable consideration mentioned therein.

WHEREAS by virtue of a registered Sale Deed executed on 30.09.1940 duly registered in the office of the Sub-Registrar Sealdah and recorded in Book No.1, Volume No.45, pages 153 to 162, Being No.2175 for the year 1940, one Baburam Das, described therein as the Vendor and Subodh Laxmi Dasi alias Bose, described therein as the Purchaser, the said Vendor sold, transferred and conveyed ALL THAT piece and parcel of land measuring 2 Cottahs 13 Square Feet more or less together with the existing right, title and interest of a passage measuring 46-feet long and 8 feet wide, making up a total area of 368 Square Feet running along the southern end, lying and situated at Holding No.102 within Dehi Panchannagram, Premises No.4/2, Kankulia Road, presently numbered as 45A, Kankulia Road, under Ward No.90 of the Kolkata Municipal Corporation unto and in favour of the said Purchaser and thereafter said Subodh Laxmi Dasi alias Bose constructed a two storied structure of 2800 Square Feet out of which ground floor measuring 1400 Square Feet and first floor measuring 1400 Square Feet having mosaic flooring in the aforementioned premises in or around 1963 before she prepared her WILL.

AND WHEREAS the said Subodh Laxmi Dasi alias Bose died intestate on 03.01.1969 as widow (husband being predeceased to her) leaving behind her two sons namely Sri Sachindra Nath Bose and Sri Samarendra Nath Bose. Her youngest son, Satyendra Nath Bose died during her lifetime. The said Subodh Laxmi Dasi alias Bose before her death prepared a Will (hereinafter referred to as the "SAID WILL") on 09.04.1963 in respect of her



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Addl. Dist. Sub-Registrar
Aripore
- 3 FEB 2023
South 24 Parganas
Kolkata-700027

property at Premises No.4/2, Kankulia Road, presently known as 45A, Kankulia Road, Kolkata - 700029, consisting of 2 Cottahs 13 Square Feet of land along with a two storied building standing thereon. The said will was probated on 26.07.1972 from the District Delegate, Alipore and by virtue of the probated "SAID WILL" of (Late Subodh Laxmi Dasi alias Bose) all her property mentioned herein above devolved upon her children and her grandchildren in the following manner:-

- A) She had three sons namely Sachindra Nath Bose, Samarendra Nath Bose and Satyendra Nath Bose and three daughters namely Saraju Bala Mustafi, Sarasi Bala Ghosh and Sulekha Dey.
- B) Her eldest son, Sachindra Nath Bose had three sons and one daughter namely Sangit Kumar Bose, Sarit Kumar Bose, Suhrid Kumar Bose and Sima Ghosh (nee Bose).
- C) Her second son, Samarendra Nath Bose was married but never had any children and her youngest son, Satyendra Nath Bose had remained unmarried and died on 12.08.1964.
- D) Her first daughter, Saraju Bala Mustafi and second daughter, Sarasi Bala Ghosh were married off and her youngest daughter, Sulekha Dey came back to her matrimonial home as a widow with a daughter. Both Sulekha Dey and her daughter expired long back.
- E) By virtue of the SAID WILL she had made her grandsons (from her eldest son) namely Sangit Kumar Bose, Suhrid Kumar Bose and Sarit Kumar Bose, the lawful owners of $\frac{1}{3}^{\text{rd}}$ share of her property i.e. land with structure at Premises No.4/2, Kankulia Road, presently numbered as 45A, Kankulia Road, Kolkata - 700029. Since her youngest son, Satyendra Nath Bose remained a bachelor during the life time of Subodh Laxmi Dasi alias Bose. In her SAID WILL, she had expressed clearly that after the demise of her youngest son, Satyendra Nath Bose, his portion of $\frac{1}{3}^{\text{rd}}$ share of the property would devolve on her second son, Samarendra Nath Bose and her grandsons, (from her eldest son, Sachindra Nath Bose) Sangit Kumar Bose, Suhrid Kumar Bose and Sarit Kumar Bose in equal share together getting 50% of the $\frac{1}{3}^{\text{rd}}$ share of

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Addl. Dist. Sub-Registrar
Alipore
- 3 FEB 2023
South 24 Parganas
Kolkata-700027

Satyendra Nath Bose's property Satyendra Nath Bose died on 12.08.1964. So his share of property was distributed in accordance with the SAID WILL of Late Subodh Laxmi Dasi alias Bose.

- F) The rest $\frac{1}{3}^{\text{rd}}$ share of Late Subodh Laxmi Dasi alias Bose's property went to her second son, Samarendra Nath Bose who also inherited 50% of $\frac{1}{3}^{\text{rd}}$ share of the property of his deceased younger brother, Satyendra Nath Bose in accordance with the probated "SAID WILL" of his Late mother, Subodh Laxmi Dasi alias Bose.
- G) Samarendra Nath Bose died intestate on 01.11.2003, his wife predeceasing him and the couple being childless, their legal heirs who survived them were Sangit Kumar Bose, Sarit Kumar Bose, Suhrid Kumar Bose (all nephews) and Srimati Sima Ghosh (only niece) to inherit their share of property i.e. 1399 Square Feet be the same a little more or less along with proportionate share of land attributable to the said building standing thereon at Premises No.45A, Kankulia Road, Kolkata-700029.
- H) Thus, being guided by the provisions of the HINDU SUCCESSION ACT, 1956 Suhrid Kumar Bose, Sarit Kumar Bose and Sangit Kumar Bose, each became the absolute owner of 816.65 Square Feet be the same a little more or less along with proportionate share of land attributable to the said building standing thereon at Premises No.45A, Kankulia Road, Kolkata - 700029 and Sima Ghosh became the absolute owner of 350 Square Feet be the same a little more or less along with proportionate share of land attributable to the said building standing thereon at Premises No.45A, Kankulia Road, Kolkata - 700029.

Sangit Kumar Bose died (his wife predeceasing him) leaving behind his only legal heir, his son, Satyajit Bose and Sarit Kumar Bose died, leaving behind his wife, Protiva Bose, son, Sukalyan Bose and daughter, Sharmistha Bose as his surviving legal heirs. Suhrid Kumar Bose gifted his portion of the property to Satyajit Bose, the son of Late Sangit Bose and the said



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Addl. Dist. Sub-Registrar
Aipure
- 3 FEB 2023
South 26 Fatganas
Kolar-700027

Sima Ghosh also gifted her portion of the property to her nephews Satyajit Bose, Sukalyan Bose and niece, Ms. Sharmistha Bose on 2nd February, 2023 registered at D.S.R. - III, Alipore.

AND WHEREAS in the manner stated above, the said Satyajit Bose, Sukalyan Bose, Ms. Sharmistha Bose and Mrs. Protiva Bose, the Party of the Second Part became the joint Owners of ALL THAT piece and parcel of land measuring 2 Cottahs 13 Square Feet more or less along with passage measuring 46 Feet Long and 8 Feet wide i.e. 368 Square Feet right running along southern end, making up a total area of 2 Cottahs 8 Chittaks 19 Square Feet more or less together with two storied building measuring about 2800 Square Feet out of which ground floor measuring 1400 Square Feet and first floor measuring 1400 Square feet standing thereon, lying and situated at Premises No.45A, Kankulia Road, Kolkata - 700029, within the limits of the Kolkata Municipal Corporation, Ward No.90, vide Assessee No. 11-090-17-0001-1, District: South 24-Parganas and lawfully seized and possessed of the said land with two storied building without any hindrances and interruptions from others.

AND WHEREAS both the Parties herein have been possessing, enjoying and occupying the said properties as stated above, more fully described in the Schedule 'A' & 'B' hereunder written separately being free from all sorts of encumbrances, charges, liens, attachments whatsoever in nature and the said two premises are contiguous and adjoining to each other.

AND WHEREAS both the Parties herein in changing circumstances have mutually agreed to amalgamate their two adjoining premises into a single premises and they have agreed to adjust, settle and demarcate the boundaries of their two adjoining premises by this Deed of Amalgamation as per contents written hereunder.



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Adtl. Dist. Sub-Registrar
Alipore
- 3 FEB 2023
South 24 Parganas
Kolkata- 700027

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said purpose of amalgamation of the adjoining two premises as described in the Schedule 'A' and Schedule 'B' respectively, the parties hereby agreed to adjoin both the separate landed property to make into a single premises as mentioned in the respective Schedules hereunder and to have and to hold the same mentioned in the Schedule 'C' hereunder as joint Owners.

IT IS HEREBY AGREED AND DECLARED that henceforth the measures of the said amalgamated land measuring **4 (four) Cottahs 8 (eight) Chittaks 28 (twenty eight) Square Feet** more or less together with two numbers of two storied building with cemented floor measuring about 4200 Square Feet out of which one building measuring about 1400 Square Feet and another building measuring 2800 Square Feet standing thereon and boundary between the said adjoining lands and properties of the said amalgamated lands of the First Part and Second Part are marked to the site plan by RED line annexed hereto and described in the Schedule 'C' written below.

IT IS HEREBY further declare that the value of the Schedule 'A' mentioned property is Rs.1,00,000/- only and Schedule 'B' mentioned property of Rs.1,00,000/- only i.e. value of the total property mentioned in the Schedule 'C' written below of Rs.2,00,000/- (Rupees Two Lakh) only.

1. That both the Parties herein agreed that the said premises will be amalgamated into one unit and shall be known as single premises and both the parties herein will enjoy the entire portion as mentioned in the Schedule 'C' written below.
2. That both the parties also agree that they will enjoy the property and are the same for all practical purpose as an undivided and amalgamated portion and they will not claim separate possession of the amalgamated property.
3. It is also agreed by and between both the parties that they being the joint Owners of Schedule 'C' mentioned property.

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Addl. Dist. Sub-Registrar
Alipore
- 3 FEB 2023
South 24 Parganas
Kolkata-700027

4. That both the parties herein also decided that the said amalgamated property shall be mutated in the joint names of the parties before the Kolkata Municipal Corporation and also other Government and/or Semi Government or the local self Government authority i.e. as and when the same will be necessary to all Municipal Rates and Taxes and other outgoings in respect of the said amalgamated property shall be borne by both the parties herein.
5. That both the parties herein shall not be entitled to either sell, develop, mortgage or any way encumber in respect of their undivided shares separately in the amalgamated property thereof without prior notice to other party and the said amalgamated new plot of both the parties is described fully in the Schedule 'C' hereunder written after amalgamation of the Schedule 'A' & 'B' hereunder written..

THE SCHEDULE 'A' ABOVE REFERRED TO

(Description of the property of the Party of the First Part)

ALL THAT piece and parcel of land measuring an area of 2 (two) Cottahs 9 (nine) Square Feet (approx) be the same a little more or less along with 60 years old two storied dilapidated building measuring about 1400 Square Feet out of which each floor measuring 700 Square Feet with cemented floor together with right of way/ passage measuring 8 feet wide road along with underground drain, electric connection, underground water connection, lying and situated at Mouza Panchanna Gram, Division 5, District Collector Holding No.102, presently known and numbered as 45B, Kankulia Road, Police Station - Gariahat, Post Office Sarat Bose Road, Kolkata - 700029, under Ward No.90 under K.M.C., being butted and bounded in the following manner:-

- On the North : 4/1/1, Kankulia Road.
On the South : 46, Kankulia Road.
On the East : 18/4G & 18/4F, Kankulia Road.
On the West : 8' feet wide Road.



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Addl. Dist. Sub-Registrar
Kolkata
13 FEB 2023
South 24 Parganas
Kolkata-700047

THE SCHEDULE 'B' ABOVE REFERRED TO

(Description of the property of the Party of the Second Part)

ALL THAT piece and parcel of land measuring **2 (two) Cottahs 13 (thirteen)** Square Feet approx along with a passage measuring 46 feet long and 8 feet wide (368 Square Feet) right on the southern side, making up a total area of **2 Cottahs 8 Chittaks 19 square Feet i.e. 1819 Square Feet** of land be the same a little more or less together with **60 years** old two storied dilapidated building measuring about **2800 Square Feet** out of which each floor measuring 1400 Square Feet with cemented floor coming under Gariahat Police Station and within the ambit of the Kolkata Municipal Corporation, Ward No.90, being Premises No.45A, Kankulia Road, Post Office Ballygunge, Kolkata - 700029, being butted and bounded in the following manner:-

- On the North : 4/1/1, Kankulia Road.
- On the South : 46' feet long and 8' feet wide passage.
- On the East : 45A, Kankulia Road.
- On the West : By Kankulia Road (7687 mm).

THE SCHEDULE 'C' REFERRED TO ABOVE

(Description of the Amalgamated Property)

ALL THAT piece and parcel of land measuring **4 (four) Cottahs 8 (eight)** Chittaks **28 (twenty eight) Square Feet** more or less together with two numbers of two storied building with cemented floor measuring about 4200 Square Feet out of which one building measuring about 1400 Square Feet and another building measuring 2800 Square Feet standing thereon, lying and situate at Premises Nos.45A & 45B, Kankulia Road, Police Station - Gariahat, Kolkata - 700029, within the limits of the Kolkata Municipal Corporation, Ward No.90, vide Assessee No.11-090-17-0001-1 & 11-090-17-0114-3, A.D.S.R. Office Alipore, District: South 24-Parganas, being butted and bounded in the following manner:-



Addl. Dist. Sub-Registrar
Alipore
- 3 FEB 2023
South 24 Parganas
Kolkata- 700027

- On the North : Premises No.4/1/1, Kankulia Road.
On the South : Premises No.46, Kankulia Road.
On the East : Premises Nos.18/4G & 18/4F, Kankulia Road.
On the West : K.M.C. Road known as Kankulia Road (7687 mm) .

IN WITNESS WHEREOF the parties have hereunto set and subscribed their respective hands, seals and signature on the day, month and year first above written.

WITNESSES:-

1. Inspector (in Charge)
Alipore Police Court
K.M.C. - 700027

2. Kartic C. Ghosh
of Alipore Judge Court.
K.M.C. - 700027

P.S. REALTORS

(Signature)
Partner
(SAUNDIP SINHA)

P.S. REALTORS

(Signature)
Partner
(Partha Ghosh)

Signature of the First Party

Satyajit Bose

Pratikha Bose

Sukalyan Bose

Sharmistha Bose

Signature of the Second Party

Drafted by me:

Pradip Saha
WB-174/02

Advocate,
Alipore Police Court, Kolkata - 700 027.












Computer typed by me:

Ranjit Bose
Alipore Police Court, Kolkata - 700 027.














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Addl. Dist. Sub-Registrar
Alipore
- 3 FEB 2023
South 24 Parganas
Kolkata- 700027

	Thumb	1st finger	middle finger	ring finger	small finger	
	left hand					
	right hand					






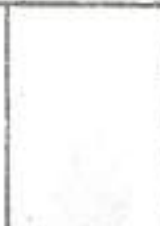




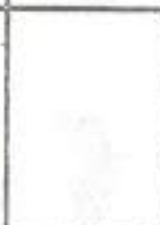
Name SANDIP SINHA

Signature 


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	left hand					
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Name Partha Ghosh

Signature 

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	left hand					
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Name Satyajit Bose

Signature 









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Addl. Dist. Sub-Registrar
Alipore
23 FEB 2023
South 24 Parganas
Kolkata-700027

	Thumb	1st finger	middle finger	ring finger	small finger
	left hand				
	right hand				








Name PROTIVA BOSE

Signature Protiva Bose

	Thumb	1st finger	middle finger	ring finger	small finger
	left hand				
	right hand				

Name SURALYAN BOSE

Signature Suralyan Bose

	Thumb	1st finger	middle finger	ring finger	small finger
	left hand				
	right hand				

Name SHARMISTA BOSE

Signature Sharmista Bose

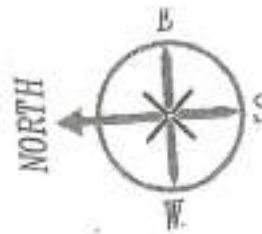
Handwritten text in the top right corner, possibly a date or reference number.



Handwritten signature in black ink.

Ardi, Dist. Sub-Registrar
Bangalore
- 3 FEB 2023
South 21 Pergahat
Kolkata-700027

SITE PLAN OF
PRES. NO. : 45 A & B, KANKULIA ROAD
KOLKATA : 700029



AREA OF TOTAL LAND : - 4 Ka. 8 ch. 28 sft
AREA OF 45A :- 2 ka. 8ch. 19 sft
AREA OF 45B :- 2ka 9 sft.



P.S. REALTORS
Chitra
 Partner

P.S. REALTORS
P. J. D.
 Partner

Satyajit Bose
 P. J. D.
 Sukalyan Bose
 Sharmistha Bose

DRAWN:- ANIRUDEEP DEY CHECKED:- SRISEKHU DEY
 DRAWN DATE:- 12-1-2023 CHECKED DATE:- 20.01.2023
DEY ASSOCIATES
 71/5/1, THAKUR BANERJEE LANE, HOWRAH-711114
 PHONE:- 9831319863 & 9231841508
 MAIL ID:- deysrinendu100@gmail.com

7687 mm. wide KANKULIA ROAD

NOTE :-
 1. ALL DIMENSIONS ARE IN MM.
 2. PROPERTY LINES AS SHOWN BY THE PARTY ARE SHOWN THUS ---



[Handwritten signature]

Adtl. Dist. Sub-Registrar
Alipore
- 3rd FEB 2023
South 24 Parganas
Kolkata-700027



Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192022230277300998

GRN Details

GRN:	192022230277300998	Payment Mode:	SBI Epay
GRN Date:	02/02/2023 11:16:23	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	3671116567735	BRN Date:	02/02/2023 11:17:12
Gateway Ref ID:	230332312334	Method:	HDFC Retail Bank NB
GRIPS Payment ID:	020220232027730097	Payment Init. Date:	02/02/2023 11:16:23
Payment Status:	Successful	Payment Ref. No:	3000268401/3/2023

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mrs RITA SINHA
Address:	16/2/S BALLYGUNGE STATION ROAD
Mobile:	9830096694
Period From (dd/mm/yyyy):	02/02/2023
Period To (dd/mm/yyyy):	02/02/2023
Payment Ref ID:	3000268401/3/2023
Dept Ref ID/DRN:	3000268401/3/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	3000268401/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	86246
2	3000268401/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	182467
			Total	268713

IN WORDS: TWO LAKH SIXTY EIGHT THOUSAND SEVEN HUNDRED THIRTEEN ONLY.

PAID



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



020220232027730097

GRIPS Payment Detail

GRIPS Payment ID:	020220232027730097	Payment Init. Date:	02/02/2023 11:16:23
Total Amount:	268713	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	3671116567735	BRN Date:	02/02/2023 11:17:12
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mrs RITA SINHA
Mobile: 9830096694

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230277300998	Directorate of Registration & Stamp Revenue	268713
Total			268713

IN WORDS: TWO LAKH SIXTY EIGHT THOUSAND SEVEN HUNDRED THIRTEEN ONLY.
DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.



Major Information of the Deed

Deed No :	I-1605-00141/2023	Date of Registration	03/02/2023
Query No / Year	1605-3000268401/2023	Office where deed is registered	
Query Date	01/02/2023 2:41:05 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	Subhas Chandra Chakraborty Alipore Police Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9831853606, 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. 2,00,000/-	Rs. 1,82,45,261/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 91,246/- (Article:23)	Rs. 1,82,467/- (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:- Gariahat, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kankulia Road, Road Zone : (Moni Mukherjee Road Crossing – Jyoti Housing (Premises no. 41-59, 96-149)) , , Premises No: 45B, , Ward No: 090 Pin Code : 700029

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	2 Katha 9 Sq Ft	90,000/-	73,35,562/-	Width of Approach Road: 8 Ft.,

District: South 24-Parganas, P.S.- Gariahat, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kankulia Road, Road Zone : (Moni Mukherjee Road Crossing – Jyoti Housing (Premises no. 41-59, 96-149)) , , Premises No: 45A, , Ward No: 090 Pin Code : 700029



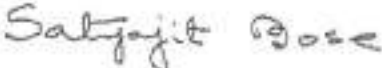



Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	(RS :-)		Bastu	1819 Sq Ft	90,000/-	92,08,699/-	Width of Approach Road: 8 Ft.,
Grand Total :				7.4892Dec	1,80,000 /-	165,44,261 /-	






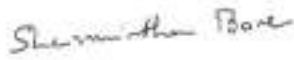
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1400 Sq Ft.	10,000/-	5,67,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 700 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 700 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
S2	On Land L2	2800 Sq Ft.	10,000/-	11,34,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 1400 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 1400 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 60 Years, Roof</p>					



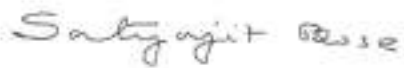
	Total :	4200 sq ft	20,000 /-	17,01,000 /-	
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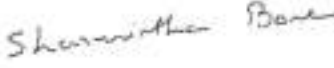
Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	P S Realtors 16/2/s, Ballygunge Station Road, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: aaxxxxxx3q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative			
2	Name Mr Satyajit Bose (Presentant) Son of Late Sangit Kumar Bose Executed by: Self, Date of Execution: 03/02/2023 , Admitted by: Self, Date of Admission: 03/02/2023 ,Place : Office	Photo  <small>03/02/2023</small>	Finger Print  <small>LTI 03/02/2023</small>	Signature  <small>03/02/2023</small>
	12, Dover Lane, City:- , P.O:- Sarat Bose Road, P.S:-Gariahat, District:-South24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: adxxxxxx2h,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 03/02/2023 , Admitted by: Self, Date of Admission: 03/02/2023 ,Place : Office			
3	Name Mrs Protiva Bose Wife of Late Sarit Kumar Bose Executed by: Self, Date of Execution: 03/02/2023 , Admitted by: Self, Date of Admission: 03/02/2023 ,Place : Office	Photo  <small>03/02/2023</small>	Finger Print  <small>LTI 03/02/2023</small>	Signature  <small>03/02/2023</small>
	45a, Kankulia Road, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: aoxxxxxx2m,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 03/02/2023 , Admitted by: Self, Date of Admission: 03/02/2023 ,Place : Office			



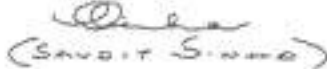


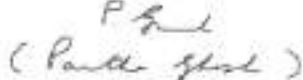
4	Name	Photo	Finger Print	Signature
	Mr Sukalyan Bose Son of Late Sarit Kumar Bose Executed by: Self, Date of Execution: 03/02/2023 , Admitted by: Self, Date of Admission: 03/02/2023 ,Place : Office			
		03/02/2023	LTI 03/02/2023	03/02/2023
45a, Kankulia Road, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: afxxxxx5d,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 03/02/2023 , Admitted by: Self, Date of Admission: 03/02/2023 ,Place : Office				
5	Name	Photo	Finger Print	Signature
	Ms Sharmistha Bose Daughter of Late Sarit Kumar Bose Executed by: Self, Date of Execution: 03/02/2023 , Admitted by: Self, Date of Admission: 03/02/2023 ,Place : Office			
		03/02/2023	LTI 03/02/2023	03/02/2023
45a, Kankulia Road, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ahxxxxx8k,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 03/02/2023 , Admitted by: Self, Date of Admission: 03/02/2023 ,Place : Office				

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	P S Realtors 16/2/s, Ballygunge Station Road, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: aaxxxxx3q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			
2	Name	Photo	Finger Print	Signature
	Mr Satyajit Bose Son of Late Sangit Kumar Bose Executed by: Self, Date of Execution: 03/02/2023 , Admitted by: Self, Date of Admission: 03/02/2023 ,Place : Office			
		03/02/2023	LTI 03/02/2023	03/02/2023
Son of Late Sangit Kumar Bose 12, Dover Lane, City:- , P.O:- Sarat Bose Road, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: adxxxxx2h,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 03/02/2023 , Admitted by: Self, Date of Admission: 03/02/2023 ,Place : Office				

3	Name	Photo	Finger Print	Signature
	Mrs Protiva Bose Wife of Late Sarit Kumar Bose Executed by: Self, Date of Execution: 03/02/2023 , Admitted by: Self, Date of Admission: 03/02/2023 ,Place : Office			
	03/02/2023	LTI 03/02/2023	03/02/2023	
Wife of Late Sarit Kumar Bose 45a, Kankulia Road, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: aoxxxxxx2m,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 03/02/2023 , Admitted by: Self, Date of Admission: 03/02/2023 ,Place : Office				
4	Name	Photo	Finger Print	Signature
	Mr Sukalyan Bose Son of Late Sarit Kumar Bose Executed by: Self, Date of Execution: 03/02/2023 , Admitted by: Self, Date of Admission: 03/02/2023 ,Place : Office			
	03/02/2023	LTI 03/02/2023	03/02/2023	
Son of Late Sarit Kumar Bose 45a, Kankulia Road, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: afxxxxxx5d,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 03/02/2023 , Admitted by: Self, Date of Admission: 03/02/2023 ,Place : Office				
5	Name	Photo	Finger Print	Signature
	Ms Sharmistha Bose Daughter of Late Sarit Kumar Bose Executed by: Self, Date of Execution: 03/02/2023 , Admitted by: Self, Date of Admission: 03/02/2023 ,Place : Office			
	03/02/2023	LTI 03/02/2023	03/02/2023	
Daughter of Late Sarit Kumar Bose 45a, Kankulia Road, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700029 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ahxxxxxx8k,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 03/02/2023 , Admitted by: Self, Date of Admission: 03/02/2023 ,Place : Office				

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Sandip Sinha Son of Late Shib Sankar Sinha Date of Execution - 03/02/2023, , Admitted by: Self, Date of Admission: 03/02/2023, Place of Admission of Execution: Office	 Feb 3 2023 2:09PM	 LTI 03/02/2023	 (Sandip Sinha) 03/02/2023
	16/2/s, Ballygunge Station Road, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ALxxxxxx6G,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : P S Realtors (as partner), P S Realtors (as partner)			
2	Name Mr Partha Ghosh Son of Late Taradas Ghosh Date of Execution - 03/02/2023, , Admitted by: Self, Date of Admission: 03/02/2023, Place of Admission of Execution: Office	 Feb 3 2023 2:11PM	 LTI 03/02/2023	 (Partha Ghosh) 03/02/2023
	19, Dover Lane, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ABxxxxxx9J,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : P S Realtors (as partner), P S Realtors (as partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Subhas Chandra Chakraborty Son of Late P C Chakraborty Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 03/02/2023	 03/02/2023	 03/02/2023
Identifier Of Mr Satyajit Bose, Mrs Protiva Bose, Mr Sukalyan Bose, Ms Sharmistha Bose, Mr Satyajit Bose, Mrs Protiva Bose, Mr Sukalyan Bose, Ms Sharmistha Bose, Mr Sandip Sinha, Mr Partha Ghosh			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	P S Realtors	P S Realtors-0.132825 Dec,Mr Satyajit Bose-0.132825 Dec,Mrs Protiva Bose-0.132825 Dec,Mr Sukalyan Bose-0.132825 Dec,Ms Sharmistha Bose-0.132825 Dec
2	Mr Satyajit Bose	P S Realtors-0.132825 Dec,Mr Satyajit Bose-0.132825 Dec,Mrs Protiva Bose-0.132825 Dec,Mr Sukalyan Bose-0.132825 Dec,Ms Sharmistha Bose-0.132825 Dec
3	Mrs Protiva Bose	P S Realtors-0.132825 Dec,Mr Satyajit Bose-0.132825 Dec,Mrs Protiva Bose-0.132825 Dec,Mr Sukalyan Bose-0.132825 Dec,Ms Sharmistha Bose-0.132825 Dec
4	Mr Sukalyan Bose	P S Realtors-0.132825 Dec,Mr Satyajit Bose-0.132825 Dec,Mrs Protiva Bose-0.132825 Dec,Mr Sukalyan Bose-0.132825 Dec,Ms Sharmistha Bose-0.132825 Dec

5	Ms Sharmistha Bose	P S Realtors-0.132825 Dec,Mr Satyajit Bose-0.132825 Dec,Mrs Protiva Bose-0.132825 Dec,Mr Sukalyan Bose-0.132825 Dec,Ms Sharmistha Bose-0.132825 Dec
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Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	P S Realtors	P S Realtors-0.166742 Dec,Mr Satyajit Bose-0.166742 Dec,Mrs Protiva Bose-0.166742 Dec,Mr Sukalyan Bose-0.166742 Dec,Ms Sharmistha Bose-0.166742 Dec
2	Mr Satyajit Bose	P S Realtors-0.166742 Dec,Mr Satyajit Bose-0.166742 Dec,Mrs Protiva Bose-0.166742 Dec,Mr Sukalyan Bose-0.166742 Dec,Ms Sharmistha Bose-0.166742 Dec
3	Mrs Protiva Bose	P S Realtors-0.166742 Dec,Mr Satyajit Bose-0.166742 Dec,Mrs Protiva Bose-0.166742 Dec,Mr Sukalyan Bose-0.166742 Dec,Ms Sharmistha Bose-0.166742 Dec
4	Mr Sukalyan Bose	P S Realtors-0.166742 Dec,Mr Satyajit Bose-0.166742 Dec,Mrs Protiva Bose-0.166742 Dec,Mr Sukalyan Bose-0.166742 Dec,Ms Sharmistha Bose-0.166742 Dec
5	Ms Sharmistha Bose	P S Realtors-0.166742 Dec,Mr Satyajit Bose-0.166742 Dec,Mrs Protiva Bose-0.166742 Dec,Mr Sukalyan Bose-0.166742 Dec,Ms Sharmistha Bose-0.166742 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	P S Realtors	P S Realtors-56.00000000 Sq Ft,Mr Satyajit Bose-56.00000000 Sq Ft,Mrs Protiva Bose-56.00000000 Sq Ft,Mr Sukalyan Bose-56.00000000 Sq Ft,Ms Sharmistha Bose-56.00000000 Sq Ft
2	Mr Satyajit Bose	P S Realtors-56.00000000 Sq Ft,Mr Satyajit Bose-56.00000000 Sq Ft,Mrs Protiva Bose-56.00000000 Sq Ft,Mr Sukalyan Bose-56.00000000 Sq Ft,Ms Sharmistha Bose-56.00000000 Sq Ft
3	Mrs Protiva Bose	P S Realtors-56.00000000 Sq Ft,Mr Satyajit Bose-56.00000000 Sq Ft,Mrs Protiva Bose-56.00000000 Sq Ft,Mr Sukalyan Bose-56.00000000 Sq Ft,Ms Sharmistha Bose-56.00000000 Sq Ft
4	Mr Sukalyan Bose	P S Realtors-56.00000000 Sq Ft,Mr Satyajit Bose-56.00000000 Sq Ft,Mrs Protiva Bose-56.00000000 Sq Ft,Mr Sukalyan Bose-56.00000000 Sq Ft,Ms Sharmistha Bose-56.00000000 Sq Ft
5	Ms Sharmistha Bose	P S Realtors-56.00000000 Sq Ft,Mr Satyajit Bose-56.00000000 Sq Ft,Mrs Protiva Bose-56.00000000 Sq Ft,Mr Sukalyan Bose-56.00000000 Sq Ft,Ms Sharmistha Bose-56.00000000 Sq Ft

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	P S Realtors	P S Realtors-112.00000000 Sq Ft,Mr Satyajit Bose-112.00000000 Sq Ft,Mrs Protiva Bose-112.00000000 Sq Ft,Mr Sukalyan Bose-112.00000000 Sq Ft,Ms Sharmistha Bose-112.00000000 Sq Ft
2	Mr Satyajit Bose	P S Realtors-112.00000000 Sq Ft,Mr Satyajit Bose-112.00000000 Sq Ft,Mrs Protiva Bose-112.00000000 Sq Ft,Mr Sukalyan Bose-112.00000000 Sq Ft,Ms Sharmistha Bose-112.00000000 Sq Ft
3	Mrs Protiva Bose	P S Realtors-112.00000000 Sq Ft,Mr Satyajit Bose-112.00000000 Sq Ft,Mrs Protiva Bose-112.00000000 Sq Ft,Mr Sukalyan Bose-112.00000000 Sq Ft,Ms Sharmistha Bose-112.00000000 Sq Ft
4	Mr Sukalyan Bose	P S Realtors-112.00000000 Sq Ft,Mr Satyajit Bose-112.00000000 Sq Ft,Mrs Protiva Bose-112.00000000 Sq Ft,Mr Sukalyan Bose-112.00000000 Sq Ft,Ms Sharmistha Bose-112.00000000 Sq Ft
5	Ms Sharmistha Bose	P S Realtors-112.00000000 Sq Ft,Mr Satyajit Bose-112.00000000 Sq Ft,Mrs Protiva Bose-112.00000000 Sq Ft,Mr Sukalyan Bose-112.00000000 Sq Ft,Ms Sharmistha Bose-112.00000000 Sq Ft

On 01-02-2023

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 1,82,45,261/-



MANIMALA CHAKRABORTY
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

On 03-02-2023

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(1),W.B. Registration Rules,1962)

Presented for registration at 13:47 hrs on 03-02-2023, at the Office of the A.D.S.R. ALIPORE by Mr Satyajit Bose , one of the Executants.

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

Execution is admitted on 03/02/2023 by 1. Mr Satyajit Bose, Son of Late Sangit Kumar Bose, 12, Dover Lane, P.O: Sarat Bose Road, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Retired Person, 2. Mrs Protiva Bose, Wife of Late Sarit Kumar Bose, 45a, Kankulia Road, P.O: Ballygunge, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession House wife, 3. Mr Sukalyan Bose, Son of Late Sarit Kumar Bose, 45a, Kankulia Road, P.O: Ballygunge, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Service, 4. Ms Sharmistha Bose, Daughter of Late Sarit Kumar Bose, 45a, Kankulia Road, P.O: Ballygunge, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Others, 5. Mr Satyajit Bose, Son of Late Sangit Kumar Bose, 12, Dover Lane, P.O: Sarat Bose Road, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Retired Person, 6. Mrs Protiva Bose, Wife of Late Sarit Kumar Bose, 45a, Kankulia Road, P.O: Ballygunge, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession House wife, 7. Mr Sukalyan Bose, Son of Late Sarit Kumar Bose, 45a, Kankulia Road, P.O: Ballygunge, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Service, 8. Ms Sharmistha Bose, Daughter of Late Sarit Kumar Bose, 45a, Kankulia Road, P.O: Ballygunge, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Others

Identified by Mr Subhas Chandra Chakraborty, , Son of Late P C Chakraborty, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 03-02-2023 by Mr Sandip Sinha, partner, P S Realtors (Partnership Firm), 16/2/s, Ballygunge Station Road, City:- , P.O:- Ballygunge, P.S:-Gariahat, District-South 24-Parganas, West Bengal, India, PIN:- 700019, partner, P S Realtors (Partnership Firm), 16/2/s, Ballygunge Station Road, City:- , P.O:- Ballygunge, P.S:-Gariahat, District-South 24-Parganas, West Bengal, India, PIN:- 700019

Identified by Mr Subhas Chandra Chakraborty, , Son of Late P C Chakraborty, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 03-02-2023 by Mr Partha Ghosh, partner, P S Realtors (Partnership Firm), 16/2/s, Ballygunge Station Road, City:- , P.O:- Ballygunge, P.S:-Gariahat, District-South 24-Parganas, West Bengal, India, PIN:- 700019; partner, P S Realtors (Partnership Firm), 16/2/s, Ballygunge Station Road, City:- , P.O:- Ballygunge, P.S:-Gariahat, District-South 24-Parganas, West Bengal, India, PIN:- 700019

Identified by Mr Subhas Chandra Chakraborty, , Son of Late P C Chakraborty, 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 1,82,467.00/- (A(1) = Rs 1,82,453.00/- , E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 1,82,467/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 02/02/2023 11:17AM with Govt. Ref. No: 192022230277300998 on 02-02-2023, Amount Rs: 1,82,467/-,
Bank: SBI EPay (SBlePay), Ref. No. 3671116567735 on 02-02-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 91,246/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 86,246/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 191, Amount: Rs.5,000.00/-, Date of Purchase: 02/02/2023, Vendor name: Tanmoy Kumar Purakayastha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 02/02/2023 11:17AM with Govt. Ref. No: 192022230277300998 on 02-02-2023, Amount Rs: 86,246/-, Bank: SBI EPay (SBlePay), Ref. No. 3671116567735 on 02-02-2023, Head of Account 0030-02-103-003-02



MANIMALA CHAKRABORTY
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2023, Page from 3815 to 3844

being No 160500141 for the year 2023.



Digitally signed by MANIMALA
CHAKRABORTY

Date: 2023.02.03 16:13:25 +05:30

Reason: Digital Signing of Deed.

(MANIMALA CHAKRABORTY) 2023/02/03 04:13:25 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. ALIPORE

West Bengal.

(This document is digitally signed.)
