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L-1159/H/23

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

K 839038

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

[Signature]
District Sub-Register-III
Alipore, South 24-parganas

28-07

DEED OF AMALGAMATION


THIS DEED OF AMALGAMATION is made on this 27th day of

July, Two Thousand And Twenty Three (2023)

BETWEEN

21-7-23
T-07
6-2 1885867

Sl. No. 11233 Date 25/07/2023
Sold to Protima Roy & anoth,
of 19 E, Baghajatin E Block East, Kol-700086.
Rupees 5000/-



Stamp Vendor
Alipore Police Court
South 24 Pgs., Kol-27

Sl. No. 11233 — Rs. 5000/- (Rupees Five Thousand only)

- Protima Roy

 8095

- Protima Roy

 8096

স্বাক্ষরিত করিয়া এখান

 8097

= Identifier:

Surya Prasad Datta
Adv.
Alipore Judges' Court,
Kolkata-700027.



DISTRICT SUB REGISTRAR-III
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SMT. PROTIMA ROY, PAN : ACHPR6581J, Aadhaar No. 7719 4476 4950, daughter of Late Birendra Lal Roy, by Nationality - Indian, by faith - Hindu, by occupation - Household Work, residing at 19E, Baghajatin 'E' Block East, Post Office - Baghajatin, Police Station - Patuli, Kolkata - 700086, hereinafter called and referred to as the "**FIRST PARTY**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to include her legal heirs, successors, executors, administrators, legal representatives and assigns) of the **FIRST PART.**

AND

SMT. MADHURI LATA ROY, PAN : FTTPR1856L, Aadhaar No. 2321 8500 3944, wife of Late Birendra Lal Roy, by Nationality - Indian, by faith - Hindu, by occupation - Household Work, residing at 19E, Baghajatin 'E' Block East, Post Office - Baghajatin, Police Station - Patuli, Kolkata - 700086, hereinafter called and referred to as the "**SECOND PARTY**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to include her legal heirs, successors, executors, administrators, legal representatives and assigns) of the **SECOND PART.**

WHEREAS one **Sri Sashi Kumar Biswas**, by virtue of a registered *Kobala* (Bengali Sale Deed) dated **03/03/1956** sold, transferred and conveyed a plot of land measuring an area of **02 Cottahs and 08 Chittacks** more or less, lying and situated at Mouza - Bademasar, J.L. No. 31, Pargana - Khaspur, R.S. No. 17, Touzi Nos. 246, 1516 - 1518, comprised in Dag No. 109, appertaining to Khatian No. 136, under Khatian No. 135, within tire limits of the then the



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Calcutta Municipal Corporation now the Kolkata Municipal Corporation, under Police Station – Tollygunj thereafter Jadavpur now Patuli, in the District 24-Parganas now District South 24-Parganas, in favour of **Sri Birendra Lal Roy** (s/o Late Binode Behari Roy), which deed was duly registered in the office of the Joint Sub-Registrar of Alipore at Behala, 24-Parganas and recorded in Book No. I, Volume No. 12, Pages 159 to 162, **Being No. 626, for the year 1956;**

AND WHEREAS by way of aforesaid Bengali Kobala, the said Sri Birendra Lal Roy (since deceased) became the absolute sole owner of land measuring an area of 02 Cottahs and 08 Chittacks more or less, lying and situated at Mouza - Bademasar, J.L. No. 31, Pargana - Khaspur, R.S. No. 17, Touzi Nos. 246, 1516 - 1518, comprised in Dag No 109, appertaining to Khatian No. 136, under Khatian No. 135, within the limits of the then the Calcutta Municipal Corporation now the Kolkata Municipal Corporation, being Premises No. 242, Baghajatin 'E' Block East, under Police Station - Tollygunge then Jadavpur now Patuli, in the District 24-Parganas now District South 24-Parganas and enjoying the absolute right, title and interest over the said plot of land, by construct a tile shed structure thereon;

AND WHEREAS while having enjoying the aforesaid plot of land, the said Birendra Lal Roy **died** intestate on 11/08/1967, leaving behind his surviving wife Smt. Madhuri Lata Roy (the Second Party herein) and daughter namely Smt. Protima Roy (the First Party herein), who jointly inherited the aforesaid property measuring an area of 02 Cottahs and 08 Chittacks more or less of said Birendra Lal Roy, according to the Hindu Succession Act, 1956 and each had undivided 50% share on the



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aforesaid property i.e. undivided 01 Cottahs and 04 Chittacks more or less;

AND WHEREAS while enjoying the aforesaid inherited undivided 01 Cottahs and 04 Chittacks more or less plot of land, Smt. Madhuri Lata Roy gifted conveyed and transferred her said plot of land in favour of her said daughter Smt. Protima Roy, by a registered **Deed of Gift**, dated **14/08/2003**, which was duly registered in the office of the A.D.S.R. at Alipore, South 24-Parganas and recorded in Book No. I. Volume No. 389, Pages No. 265 to 280, **Being No. 05890, for the year 2003**;

AND WHEREAS by way of aforesaid Deed of Gift, the said Smt. Protima Roy, the First Party herein, became the absolute **sole owner** of ALL THAT piece and parcel of land measuring an area of 02 Cottahs and 08 Chittacks more or less, lying and situated in Dag No 109, appertaining to Khatian No. 136, under Khatian No. 135, at Mouza - Bademasar, J.L. No. 31, Pargana - Khaspur, R.S. No. 17, Touzi Nos. 246, 1516 - 1518, within the limits of the Kolkata Municipal Corporation, being Premises No. 242, Baghajatin 'E' Block (East), under Police Station - Patuli, in the District South 24-Parganas and enjoying the absolute right, title, interest and possessed over the said landed property, free from all sorts of encumbrances;

AND WHEREAS while having enjoying the aforesaid landed property, Smt. Protima Roy divided her said land measuring an area of 02 Cottahs and 08 Chittacks more or less in two plots each measuring an area of 01 Cottahs and 04 Chittacks more or less, and she mutated her name in the assessment records of the Kolkata Municipal Corporation, as absolute sole owner in respect of the one of aforesaid



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demarcated landed property, measuring an area of 01 Cottahs and 04 Chittacks more or less and the said landed property was known and numbered as the K.M.C. Premises No. 242/1, Baghajatin 'E' Block East, (Mailing address 19E, Baghajatin 'E' Block East), Assessee No. 31- 101-05-0336-3, within the K.M.C. Ward No. 101, Police Station - Patuli, Kolkata - 700086, and since then Smt. Protima Roy pays the relevant rates and taxes to the concerned authority without delay of default;

AND WHEREAS Smt. Protima Roy, subsequently filed an application before the B.L. & L.R.O. Office at Kolkata for necessary Mutation and the concerned B.L. & L.R.O. Department after physical inspection and also after verifying all the papers and documents **mutated** Smt. Protima Roy's name in respect of the afore mentioned land in the L.R. Record of Right and in the L.R. Parcha, it has been categorically mentioned that the aforesaid land is lying and situated only in L.R. Dag No. 154, under L.R. Khatian No. 406 of Mouza - Bademasar, J.L. No. 31, District : South 24-Parganas. Thereafter Smt. Protima Roy, **converted** the nature of the said land from 'Shali' to 'Bastu' from the Kolkata B.L. & L.R.O. vide Conversion Case No. CN/2022/1630/2218 (Memo No. 17/2560/BL & LRO/Kol/2022 dated 28/07/2022) for her ownership aforesaid plot of land situated in L.R. Dag No. 154, under L.R. Khatian No. 406 of Mouza - Bademasar, J.L. No. 31, in accordance with law;

AND WHEREAS in pursuance of the aforesaid facts, **Smt. Protima Roy**, the **First Party** herein, became the absolute **sole owner** of ALL THAT piece and parcel of land measuring an area of 01 Cottahs and 04 Chittacks more or less, lying and situated in Dag No 109, appertaining to Khatian No. 136, under Khatian No. 135,



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corresponding to L.R. Dag No. 154, under L.R. Khatian No. 406, at Mouza - Bademasar, J.L. No. 31, Pargana - Khaspur, R.S. No. 17, Touzi Nos. 246, 1516 - 1518, within the limits of the Kolkata Municipal Corporation, being the **K.M.C. Premises No. 242/1, Baghajatin 'E' Block East**, Assessee No. 31- 101-05-0336-3, within the K.M.C. Ward No. 101, Mailing address 19E, Baghajatin 'E' Block East, P.O. Baghajatin, Kolkata - 700086, under Police Station - Patuli, District Sub-Registrar Office at Alipore, in the District South 24-Parganas, more fully and particularly described in the **First Schedule** hereunder written, and enjoying the absolute right, title, interest and possessed over the said landed property, without any kind of claim and/or demand whatsoever, free from all encumbrances;

AND WHEREAS after the partition of India a large number of persons residents from former East Pakistan now Bangladesh crossed over and came to the territory of the State of West Bengal from time to time due to force of circumstances beyond their control;

AND WHEREAS the Government of West Bengal offered all reasonable facilities to such person for residence in West Bengal. A considerable number of such people were compelled by circumstances to use vacant lands in the urban areas for homestead purposes;

AND WHEREAS Smt. Madhuri Lata Roy (w/o Late Birendra Lal Roy), the Second Party herein, who had come from East Pakistan now called as Bangladesh as a refugee displaced from there and to use and occupy a piece and parcel of homestead land measuring about 04 Cottahs, 08 Chittacks and 18 Square Feet more or less, lying and situated in E.P. No. 25, R.S. Plot Nos. 153(P) & 789(P), at Mouza -



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Bademasur, J.L. No. 31, Police Station - Jadavpur now Patuli, in the District of South 24-Parganas, and approached the Government of West Bengal for the said land for her rehabilitation purpose;

AND WHEREAS by virtue of a registered **Deed of Gift** dated **18/04/1990** the Government of West Bengal with the intent to rehabilitate the Refugees, had made a gift the aforesaid plot of homestead land measuring about 04 Cottahs, 08 Chittacks and 18 Square Feet more or less in favour of Smt. Madhuri Lata Roy and the said Deed of Gift was duly registered at Office of the Additional District Registrar at Alipore, South 24-Parganas and recorded in Book No. I, Volume No. 4, Pages from 265 to 268, **Being No. 442, for the year 1990;**

AND WHEREAS while having seized and possessed the aforesaid plot of land, the Smt. Madhuri Lata Roy, **mutated** her name in the assessment records of the Kolkata Municipal Corporation, as absolute sole owner in respect of the aforesaid demarcated landed property, measuring an area of 04 Cottahs, 08 Chittacks and 18 Square Feet more or less and the said landed property known and numbered as the K.M.C. Premises No. 44, Baghajatin 'E' Block East, (Mailing address 19E, Baghajatin 'E' Block East), Assessee No. 31-101-05-0044-1, within the K.M.C. Ward No. 101, Police Station - Patuli, Kolkata - 700086, and since then Madhuri Lata Roy pays the relevant rates and taxes to the concerned authority without delay of default;

AND WHEREAS in pursuance of the aforesaid facts, **Smt. Madhuri Lata Roy**, the **Second Party** herein, became the absolute **sole owner** of ALL THAT piece and parcel of land measuring an area of 04 Cottahs, 08 Chittacks and 18 Square Feet more or less, lying and



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situated in E.P. No. 25, R.S. Plot Nos. 153(P) & 789(P), at Mouza - Bademasur, J.L. No. 31, within the limits of the Kolkata Municipal Corporation, being the **K.M.C. Premises No. 44, Baghajatin 'E' Block East**, Assessee No. 31-101-05-0044-1, within the K.M.C. Ward No. 101, Mailing address 19E, Baghajatin 'E' Block East, P.O. Baghajatin, Kolkata - 700086, under Police Station - Patuli, District Sub-Registrar Office at Alipore, in the District : South 24-Parganas, more fully and particularly described in the **Second Schedule** hereunder written and enjoying the absolute right, title, interest and possessed over the said landed property, without any kind of claim and/or demand whatsoever, free from all encumbrances;

AND WHEREAS the aforesaid two plots of land, i.e. the land at the K.M.C. Premises No. 242/1, Baghajatin 'E' Block East and the land at the K.M.C. Premises No. 44, Baghajatin 'E' Block East are situated side by side adjacent to each other;

AND WHEREAS for more benefit use, occupation and enjoyment the adjacent two plots as a single unit, Smt. Protima Roy and Smt. Madhuri Lata Roy (the parties herein) applied for the amalgamation the said two plots of land into one single plot of land before the Kolkata Municipal Corporation, subsequently the Kolkata Municipal Corporation **Assessee Amalgamated** the said two plots of land into single unit and the said two plots of land became the single plot of land total measuring an area of **05 Cottahs 12 Chittacks and 18 Square Feet** more or less and renumbered the said plot of land and known as the **K.M.C. Premises No. 44, Baghajatin 'E' Block East**, Assessee No. 31-101-05-0044-1, under the K.M.C. Ward No. 101, mailing address 19E,



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Baghajatin 'E' Block East, Police Station - Patuli, Kolkata - 700086 and since then said Smt. Protima Roy and Smt. Madhuri Lata Roy (the parties herein) jointly enjoying the absolute right, title, interest and possessed over the said landed property, without any kind of claim and/or demand whatsoever, free from all encumbrances;

AND WHEREAS the parties herein were very much desirous to construct a multi-storied building on their aforesaid land but due to lack of experience, they cannot do the same and they approached one Developer concern namely **SAP CONSTRUCTION**, a partnership firm having its office at 16, Baghajatin Station Road, Post Office - Jadavpur University, Police Station - Jadavpur, Kolkata - 700032, carrying on business of development and dealing of all property matters and construction job, represented and constituted by its partners namely **(1) Sri Prabal Chowdhury**, son of Late Anil Baran Chowdhury, residing at 706, S.P.D. Block, Baghajatin, Post Office - Baghajatin, Police Station - Patuli, Kolkata - 700086, **and (2) Sri Swapan Kumar Panda**, son of Sri Sasanka Sekhar Panda, residing at 43, Sibaji Road, West Rajapur, Post Office - Jadavpur University, Police Station - Jadavpur, Kolkata - 700032, for development of the aforesaid land as per building plan to be sanctioned by the Kolkata Municipal Corporation (K.M.C.) and relying on the aforesaid representation of the parties herein, the said developer concern agreed to develop the aforesaid land and they entered into a **Development Agreement** executed on **10/08/2022** and registered at the office of the D.S.R.-IV at Alipore, South 24-Parganas and recorded in Book No. I, Volume No. 1604-2022, Pages from 284504 to 284559, **being No. 160409703, for the year 2022**, under certain terms and conditions and their respective allocation mentioned therein, and also a



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Development Power of Attorney executed on **23/08/2022** and registered at the office of the D.S.R.-IV at Alipore, South 24-Parganas and recorded in Book No. I, Volume No. 1604-2022, Pages from 284560 to 284590, **being No. 160409834, for the year 2022**, in favour of the said developer concern by the parties herein as the Land Owners therein, in respect of the aforesaid land for smooth construction therein and sell out the said Developer's allocation in proposed building. Thereafter the said developer concern obtained a building permit vide No. 2022120328 dated 28/09/2022, sanctioned by the Kolkata Municipal Corporation Borough No. XII and has started construction work of a G+III storied building on the aforesaid amalgamated land as per said Development Agreement dated 10/08/2022;

AND WHEREAS Smt. Protima Roy and Smt. Madhuri Lata Roy, the Parties herein, in order to avoid any possibilities of litigations and also they are also desirous to registration of their aforesaid Assessee Amalgamated entire land under the law; and both the parties hereto have agreed mutually to amalgamate of the said two properties in between themselves that the **First Party** shall convey her 01 (one) Cottahs 04 (four) Chittacks 00 (zero) Sq.ft. land more or less, being the K.M.C. Premises No. 242/1, Baghajatin 'E' Block East, within the K.M.C. Ward No. 101, Police Station - Patuli, Kolkata – 700086, more fully and particularly described in the **First Schedule** hereunder written, with the **Second Party** who will convey in lieu thereof her 04 (four) Cottahs 08 (eight) Chittacks 18 (eighteen) Sq.ft. land more or less, being the K.M.C. Premises No. 44, Baghajatin 'E' Block East, within the K.M.C. Ward No. 101, Police Station - Patuli, Kolkata – 700086, more fully and particularly described in the **Second Schedule** hereunder written, with



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the **First Party**, **TO HAVE AND TO HOLD** the same jointly with each other forever free from all encumbrances the said property.

NOW THIS DEED OF AMALGAMATION WITNESSETH as follows :-

1) That the First Party herein is absolute sole owner, seize and possess of 01 (one) Cottahs 04 (four) Chittacks 00 (zero) Sq.ft. land more or less, being the K.M.C. Premises No. 242/1, Baghajatin 'E' Block East, Assessee No. 31- 101-05-0336-3, within the K.M.C. Ward No. 101, Police Station - Patuli, Kolkata – 700086, more fully and particularly described in the First Schedule hereunder written.

2) That the Second Party herein is absolute sole owner, seize and possess of 04 (four) Cottahs 08 (eight) Chittacks 18 (eighteen) Sq.ft. land more or less, being the K.M.C. Premises No. 44, Baghajatin 'E' Block East, Assessee No. 31-101-05-0044-1, within the K.M.C. Ward No. 101, Police Station - Patuli, Kolkata – 700086, more fully and particularly described in the Second Schedule hereunder written.

3) That the aforesaid two properties are situated contiguous to each other.

4) That both the Parties herein amalgamate the said two properties as a single premises/unit by way of amalgamation with a view to proper utilization of the said two properties for better use and enjoyment.

5) That both the Parties hereinafter use the aforesaid two properties as a **single unit** as on amalgamation of the aforesaid two properties as



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a single unit, more fully and particularly described in the **Third Schedule** hereunder written.

6) That the First Party and the Second Party herein, as aforesaid, after this amalgamation of their respective First Schedule and Second Schedule mentioned property, comprised **total** area of land measuring about **05 (five) Cottahs 12 (twelve) Chittacks 18 (eighteen) Sq.ft.** more or less, shall be treated as **single premises** amalgamated property of both the parties, which is more fully and particularly described in the **THIRD SCHEDULE** hereunder written and both the parties shall hereafter use and enjoy the said amalgamated single premises as the **joint owners**.

7) That upon execution of this present, both the parties herein amalgamate their aforesaid two separate properties described in the First Schedule and the Second Schedule hereunder written, into a single premises/unit more fully and particularly described in the Third Schedule hereunder written.

8) That henceforth the property of the First Schedule and the Second Schedule below shall be treated as a single premises/unit more fully and particularly described in the Third Schedule hereunder written, and both the Parties hereinafter shall become absolute joint owners and shall have proportionate undivided share in respect of the entire Third Schedule property.

9) That both the Parties at all times hereafter shall peacefully and quietly hold, possess and enjoy the same jointly as single holding premises without any claim, demand or interruption by the other and will.



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- 10) That this Deed shall not be reopened nor challenged under any circumstances by reason of any error or omission whatsoever, but the parties shall execute and register such further deed or writings as may be necessary to rectify the error or errors or implement the omission or commissions.
- 11) That both the Parties hereof shall be entitled to cause the mutation of their names with the concerned office including the Kolkata Municipal Corporation, at and upon the amalgamation made herein, as the absolute joint owners of the said amalgamated property as described in the Third Schedule hereunder written, if required and the subject property already assessee amalgamated and known and numbered as the K.M.C. Premises No. 44, Baghajatin 'E' Block East, Assessee No. 31-101-05-0044-1, within the K.M.C. Ward No. 101, Police Station - Patuli, Kolkata – 700086 and the Parties pay property taxes regularly.
- 12) That both the Parties hereof shall be entitled to make constructions, erections, developments, promotions and buildings at and upon their single holding premises after this amalgamation.
- 13) That both the Parties herein shall have full right and absolute authority to sell, transfer, convey, mortgage, lease, gift and otherwise deal with or dispose of the said amalgamated property as a single unit which is more fully and particularly described in the **Third Schedule** hereunder written as the **joint owners** and both the Parties herein confirm the terms and conditions and their respective allocation with the said Developer mentioned in the aforesaid Development Agreement dated 10/08/2022, are unchanged and unaltered and are enforceable.



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

THE FIRST SCHEDULE AS REFERRED TO ABOVE

(Description of the property of the First Party)

(Value of the property Rs.14,57,500/-)

ALL THAT piece and parcel of homestead land measuring about **01 (one) Cottahs 04 (four) Chittacks 00 (zero) Sq.ft.** more or less, lying and situated in Dag No 109, appertaining to Khatian No. 136, under Khatian No. 135, corresponding to L.R. Dag No. 154, under L.R. Khatian No. 406, at Mouza - Bademasar, J.L. No. 31, Pargana - Khaspur, R.S. No. 17, Touzi Nos. 246, 1516 - 1518, within the limits of the Kolkata Municipal Corporation, being the **K.M.C. Premises No. 242/1, Baghajatin 'E' Block East**, Assessee No. 31- 101-05-0336-3, within the **K.M.C. Ward No. 101**, Mailing address 19E, Baghajatin 'E' Block East, P.O. Baghajatin, Kolkata - 700086, under **Police Station - Patuli**, District Sub-Registrar Office at Alipore, in the District South 24-Parganas, with right to take electricity, tap water, gas, telephone connections and of all other amenities through the adjacent road/ passage, with all easement rights thereto and the entire property marked as **Plot 'A'** in the map or plan annexed hereto and depicted by "**GREEN**" border lines, being presently butted and bounded as follows:-

ON THE NORTH BY : 64 & 65, Baghajatin 'E' Block East;

ON THE SOUTH BY : E.P. No. 1;



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ON THE EAST BY : K.M.C. Premises No. 44, Baghajatin 'E' Block East and 6'-0" wide Common Passage;

ON THE WEST BY : 20E, Baghajatin 'E' Block East.

THE SECOND SCHEDULE AS REFERRED TO ABOVE

(Description of the property of the Second Party)

(Value of the property Rs.52,76,500/-)

ALL THAT piece and parcel of homestead land measuring about **04 (four) Cottahs 08 (eight) Chittacks 18 (eighteen) Sq.ft.** more or less, lying and situated in E.P. No. 25, R.S. Plot Nos. 153(P) & 789(P), at Mouza - Bademasur, J.L. No. 31, within the limits of the Kolkata Municipal Corporation, being the **K.M.C. Premises No. 44, Baghajatin 'E' Block East**, Assessee No. 31-101-05-0044-1, within the **K.M.C. Ward No. 101**, Mailing address 19E, Baghajatin 'E' Block East, P.O. Baghajatin, Kolkata - 700086, under **Police Station - Patuli**, District Sub-Registrar Office at Alipore, in the District : South 24-Parganas, with right to take electricity, tap water, gas, telephone connections and of all other amenities through the adjacent road/passage, with all easement rights thereto and the entire property marked as **Plot 'B'** in the map or plan annexed hereto and depicted by "**BLUE**" border lines, being presently butted and bounded as follows:-

ON THE NORTH BY : 64 & 65, Baghajatin 'E' Block East;

ON THE SOUTH BY : 12'-0" wide Road and 6'-0" wide Common Passage;

ON THE EAST BY : 18E, Baghajatin 'E' Block East in E.P. No. 24;

ON THE WEST BY : K.M.C. Premises No. 242/1, Baghajatin 'E' Block East.



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THE THIRD SCHEDULE AS REFERRED TO ABOVE

(Description of the property after amalgamation of the FIRST SCHEDULE and the SECOND SCHEDULE PROPERTY)

ALL THAT piece and parcel of homestead land containing a net land area of **05 (five) Cottahs 12 (twelve) Chittacks 18 (eighteen) Sq.ft.** more or less, lying and situated in Dag No 109, appertaining to Khatian No. 136, under Khatian No. 135, corresponding to L.R. Dag No. 154, under L.R. Khatian No. 406, at Mouza - Bademasar, J.L. No. 31, Pargana - Khaspur, R.S. No. 17, Touzi Nos. 246, 1516 - 1518, AND E.P. No. 25, R.S. Plot Nos. 153(P) & 789(P), at Mouza - Bademasur, J.L. No. 31, within the limits of the Kolkata Municipal Corporation, and the entire property is now known and numbered as the **K.M.C. Premises No. 44, Baghajatin 'E' Block East**, Assessee No. 31-101-05-0044-1, within the **K.M.C. Ward No. 101**, Mailing address 19E, Baghajatin 'E' Block East, P.O. Baghajatin, Kolkata - 700086, under **Police Station - Patuli**, District Sub-Registrar Office at Alipore, in the District : South 24-Parganas, with right to take electricity, tap water, gas, telephone connections and of all other amenities through the adjacent road/passage, with all easement rights thereto and the entire property is delineated in the map or plan annexed hereto and depicted by "RED" border lines, being presently butted and bounded as follows:-

- ON THE NORTH BY** : 64 & 65, Baghajatin 'E' Block East;
- ON THE SOUTH BY** : 12'-0" wide Road, 6'-0" wide Common Passage and E.P. No. 1;
- ON THE EAST BY** : 18E, Baghajatin 'E' Block East in E.P. No. 24;
- ON THE WEST BY** : 20E, Baghajatin 'E' Block East.



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IN WITNESSES WHEREOF the parties hereto set, sealed and subscribed their respective hands and seals on this day, month and year first above written.

SIGNED, SEALED AND DELIVERED

by the **PARTIES** herein at Kolkata in presence of following **WITNESSES** :

1. AMAL ROY
19/E-BLOCK-EAST
BAGHAJATIN '
PO - BAGHAJATIN '
KOLKATA - 700086.

Pratima Roy

Signature of the First Party

2. Swapan Kumar Panda.
43, Shibaji Road
West Rajapur, Takarpur
Kol - 700032

Swapan Kumar Panda

Signature of the Second Party

*Readover and Explained,
Prepared as per instruction by*

the parties herein & Drafted by:

[Signature]
WB/753/2002

Surya Prasad Datta Roy
Advocate

Alipore Judges' Court,
Kolkata - 700027.



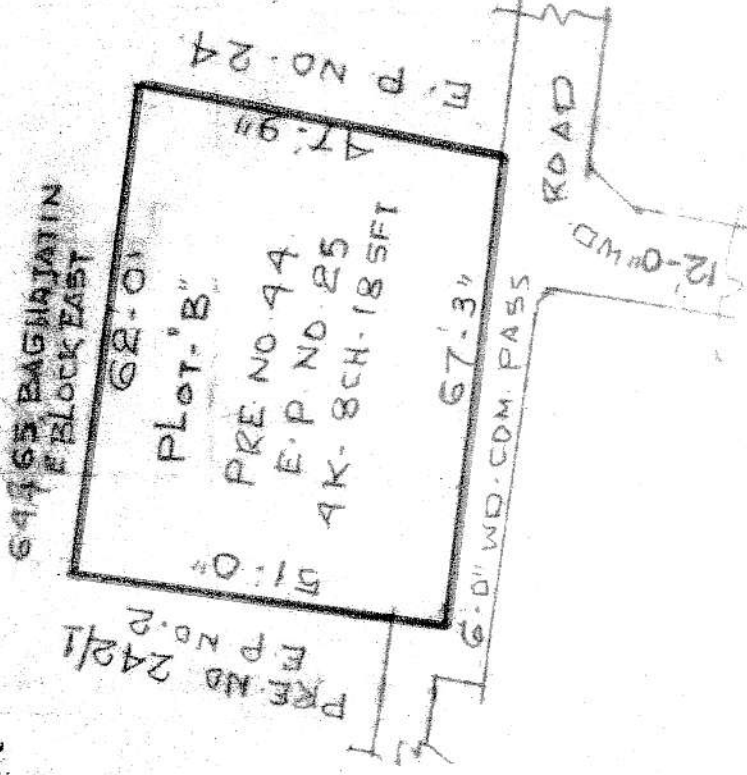
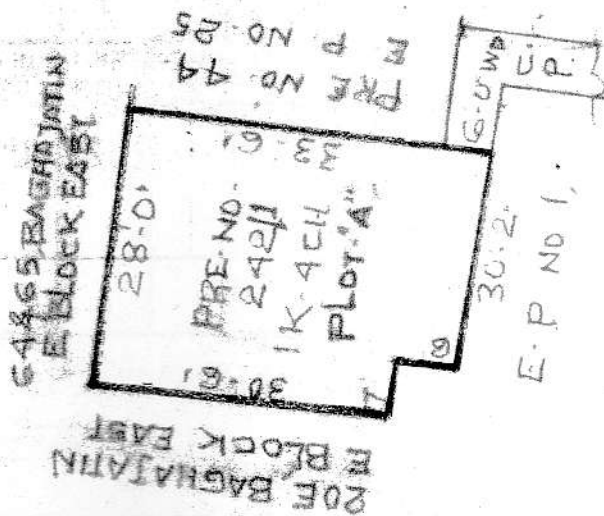
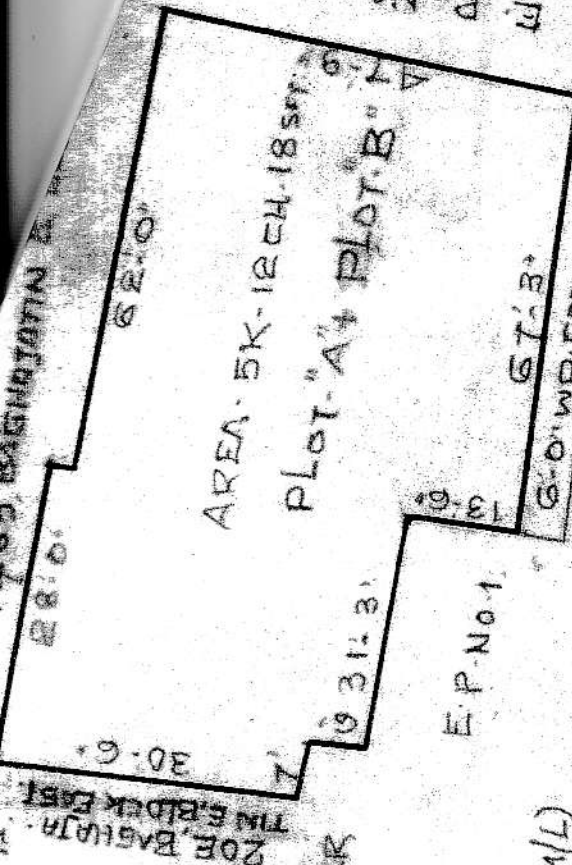
DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS. ALIPORE
27 JUL 2023

BAGHAJATIN 'E' BLOCK EAST KOLKATA 700086,
 MOUZA BADEMASUR, I.L. NO 31 L.R. DAG NO
 154, E.P. NO. 44, P.S. PATULI, UNDER
 K.M.C. WARD NO 101, BOROUGH XII, DIST.
 24 PGS. (5).

PRE. NO 44, LAND AREA. 4K-8CH-18 SFT (M/L)
 SHOWN IN BLUE BORDER

PRE. NO 242/1 LAND AREA. 1K-4CH-(M/L)
 SHOWN IN GREEN

AMALGAMATED LAND AREA. 5K-12CH-18 SFT (M/L)
 SHOWN IN RED BORDER



Protona Ray
 SIG. OF 1ST PARTY

TRACED BY
S. M. M. MONTY
 CIVIL ENGINEER
 DEVELOPER

SIG. OF 2ND PARTY



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS, ALIPORE
27 JUL 2023

Thumb

1st finger

middle finger

ring finger

small finger



left hand					
right hand					

Name... PROTIMA ROY

Signature... Protima Roy

Thumb

1st finger

middle finger

ring finger

small finger



left hand					
right hand					

Name... MADHURI LATA ROY,

Signature... Madhuri Lata Roy

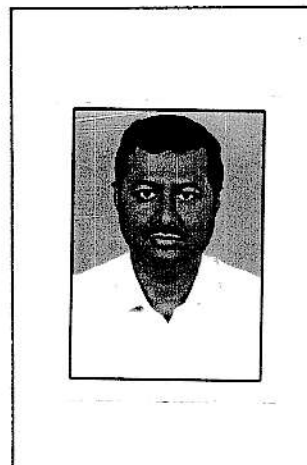
Thumb

1st finger

middle finger

ring finger

small finger



left hand					
right hand					

Name... SURYA PRASAD DATTA ROY (Identifier)

Signature... Surya Prasad Datta Roy



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS. ALIPORE

27 JUL 2023



IDENTITY CARD
ALIPORE BAR ASSOCIATION

(AFFILIATED UNDER BAR COUNCIL OF WEST BENGAL)
KOLKATA - 700 027

PHONE : CIVIL : 2479-9335/7330, CRIMINAL : 2479-1477

Card No. : I/C/846



Name SURYA PRASAD DATTA ROY Advocate

Father's/Husband's name Late Samir Kumar Datta Roy

Address Datta - Villa ; 63, Baghajatin E. Block East,
Baghajatin Station Road Kolkata-700 086

Ph. No. 98318 32151/94332 13723/2425-9830

W.B. Bar Council Enrolment No. WB/753/2002

Indranil Roy
SECRETARY

Surya Prasad

Major Information of the Deed

No :	I-1603-11347/2023	Date of Registration	28/07/2023
Query No / Year	1603-2001885867/2023	Office where deed is registered	
Query Date	24/07/2023 3:55:56 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SURYA PRASAD DATTA ROY Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9831832151, Status : Advocate		
Transaction	Additional Transaction		
[1301] Merger/Demerger, Amalgamation (Other than company amalgamation)	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 67,34,000/-	Rs. 67,34,332/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 33,692/- (Article:23)	Rs. 67,389/- (Article:A(1), E, M)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Patuli, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Baghajatin G&E Block, , Premises No: 242/1, , Ward No: 101 Pin Code : 700086

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	1 Katha 4 Chatak	14,57,500/-	14,57,648/-	Width of Approach Road: 12 Ft.,

District: South 24-Parganas, P.S:- Patuli, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Baghajatin G&E Block, , Premises No: 44, , Ward No: 101 Pin Code : 700086

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	4 Katha 8 Chatak 18 Sq Ft	52,76,500/-	52,76,684/-	Width of Approach Road: 12 Ft.,
Grand Total :				9.5288Dec	67,34,000 /-	67,34,332 /-	

er Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Smt PROTIMA ROY (Presentant) Daughter of Late Birendra Lal Roy 19E, Baghajatin E Block East, City:- , P.O:- Baghajatin, P.S:-Patuli, District:- South 24-Parganas, West Bengal, India, PIN:- 700086 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ACxxxxxx1J, Aadhaar No: 77xxxxxxx4950, Status :Individual, Executed by: Self, Date of Execution: 27/07/2023 , Admitted by: Self, Date of Admission: 27/07/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/07/2023 , Admitted by: Self, Date of Admission: 27/07/2023 ,Place : Pvt. Residence</p>

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Smt MADHURILATA ROY Wife of Late Birendra Lal Roy 19E, Baghajatin E Block East, City:- , P.O:- Baghajatin, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: FTxxxxxx6L, Aadhaar No: 23xxxxxxx3944, Status :Individual, Executed by: Self, Date of Execution: 27/07/2023 , Admitted by: Self, Date of Admission: 27/07/2023 ,Place : Pvt. Residence</p>

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mr Surya Prasad Datta Roy Son of Late S K Datta Roy Alipore Judges Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027</p>			
Identifier Of Smt PROTIMA ROY, Smt MADHURILATA ROY,			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt PROTIMA ROY	Smt MADHURILATA ROY-2.0625 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Smt PROTIMA ROY	Smt MADHURILATA ROY-7.46625 Dec

Endorsement For Deed Number : I - 160311347 / 2023

27-07-2023

Representation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 19:09 hrs on 27-07-2023, at the Private residence by Smt PROTIMA ROY ,Executant.

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

Execution is admitted on 27/07/2023 by 1. Smt PROTIMA ROY, Daughter of Late Birendra Lal Roy, 19E, Baghajatin E Block East, P.O: Baghajatin, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700086, by caste Hindu, by Profession Others, 2. Smt MADHURILATA ROY, Wife of Late Birendra Lal Roy, 19E, Baghajatin E Block East, P.O: Baghajatin, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700086, by caste Hindu, by Profession Others

Indetified by Mr Surya Prasad Datta Roy, , , Son of Late S K Datta Roy, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate



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

On 28-07-2023

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.

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 67,34,332/-

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 67,389.00/- (A(1) = Rs 67,343.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 67,357/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/07/2023 12:00AM with Govt. Ref. No: 192023240142564052 on 25-07-2023, Amount Rs: 67,357/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90003638 on 26-07-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 33,692/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 28,692/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 11233, Amount: Rs.5,000.00/-, Date of Purchase: 25/07/2023, Vendor name: Samiran Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/07/2023 12:00AM with Govt. Ref. No: 192023240142564052 on 25-07-2023, Amount Rs: 28,692/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90003638 on 26-07-2023, 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 314443 to 314467

being No 160311347 for the year 2023.



Dhar

Digitally signed by Debasish Dhar
Date: 2023.08.01 17:58:41 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/08/01 05:58:41 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)