

05/07/23

Z-5587



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AP 257855

भारतीय गैर न्यायिक
 स्टैम्प का उपयोग केवल
 न्यायिक प्रयुक्त नहीं है।
 यह केवल एक प्रतीक है।

12 MAY 2023

DEED OF AMALGAMATION

THIS DEED OF AMALGAMATION is made this the /2nd day of MAY, 2023 (Two Thousand and Twenty Three)

BETWEEN

10 MAY 2023

7588

No.....Rs. 100/- Date.....

Name : Anjishu Banerjee chowdhury.

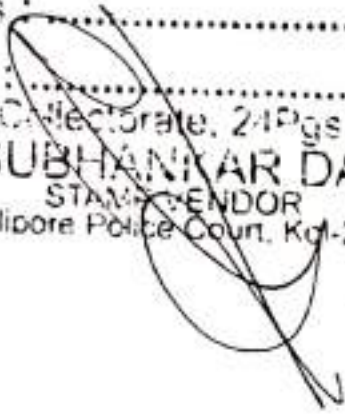
Address : Advocate
Alipur Police Court
Kolkata- 27

Vendor :
Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, Kcl-27



Identified by me
Pranoy Kumar Mondal
Late Biswanath Mondal
Occupation - Business
Mitra Colony Behala
Kolkata - 700034

Stamp with date 102 MAY 2023

- 1) **"M/S. E SQUARE DEVELOPER"**, a Proprietorship Concern, having its Office at 2/2 Siddhinath Chatterjee Road, P.O. Behala, P.S. Parnasree, Kolkata- 700034, District South 24 Parganas, represented by its sole Proprietor **SRI ANJAN DUTTA(PAN AEIPD1170Q) (AADHAAR No. 5882 4555 6253)**, son of Late Ashim Kumar Dutta, by Faith- Hindu, by Nationality: Indian, by Occupation: Business, residing at "PRERONA", 211E, Unique Park, P.O. Behala, P.S. Parnasree. Kolkata- 700034, District South 24 Parganas,
- 2) **SRI DEBABRATA BANERJEE CHOWDHURY** (PAN AFZPC6172K) (AADHAAR No. 6964 1370 8531), son of Late Suhas Banerjee Chowdhury
- 3) **SRI PRIYABRATA BANERJEE CHOWDHURY** (PAN AJVPB6950G) (AADHAAR No. 9915 9854 9387), son of Late Suhas Banerjee Chowdhury,
- 4) **SMT. DEBAPRIYA BANERJEE CHOWDHURY** alias **SMT. DEBAPRIYA BAKSHI** (PAN ERDP82664F) (AADHAAR No. 9016 2215 2720), wife of Sri Biswajit Bakshi and daughter of Late Suhas Banerjee Chowdhury, all are by Faith Hindu, by Nationality Indian, by Occupation- Nos. 2 and 3 Consultant and No. 4 Housewife respectively, all are residing at Mondal Para Road, P.O. Behala, Police Station Behala, Kolkata- 700034, District: South 24 Parganas, Nos. 2 - 4 are being represented by their Constituted Attorney **"M/S. E SQUARE DEVELOPER"**, a Proprietorship Concern, having its Office at 2/2, Siddhinath Chatterjee Road, P.O. Behala. P.S. Parnasree, Kolkata- 700034, District- South 24 Parganas, represented by its sole Proprietor **SRI ANJAN DUTTA (PAN AEIPD1170Q) (AADHAAR No. 5882 4555 6253)**, son of Late Ashim Kumar Dutta, by Faith Hindu, by Nationality- Indian, by Occupation- Business, residing at "PRERONA",

211E, Unique Park, P.O. Behala, P.S. Parnasree, Kolkata- 700034, District, South 24 Parganas, nominated and appointed by virtue of a Registered Development Power Of Attorney dated 12th day of May, 2022, registered at the Office of A.D.S.R. Behala, South 24 Parganas and duly recorded in Book No. 1, Volume No. 1607-2022, Page from 223806 to 223824, Being No. 160706785 for the year 2022, and

- 5) **SRI NILADRI BANERJEE CHOWDHURY (PAN AYIPB6761H)** (AADHAAR No. 6619 4451 1589), son of Sri Goutam Banerjee Chowdhury, by Faith-indu, by Nationality Indian, by Occupation Business, residing at 8, Mondal Para Road, P.O. Behala, Police Station-Behala, Kolkata- 700034, District- South 24 Parganas, is being represented by his Constituted Attorney "**M/S. E SQUARE DEVELOPER**", a Proprietorship Concern, having its Office at 2/2, Siddhinath Chatterjee Road, P.O. Behala, P.S. Parnasree, Kolkata- 700034, District South 24 Parganas, represented by its sole Proprietor **SRI ANJAN DUTTA (PAN AEIPD1170Q) (AADHAAR No. 5882 4555 6253)**, son of Late Ashim Kumar Dutta, by Faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at "PRERONA", 211E, Unique Park, P.O. Behala, P.S. Parnasree, Kolkata- 700034, District- South 24 Parganas, nominated and appointed by virtue of a Registered Agreement For Development Together With General Power Of Attorney dated 27th day of December, 2019, registered at the Office of A.D.SR. Behala, South 24 Parganas and duly recorded in Book No. 1, Volume No. 1607-2020, Page from 809 to 846, Being No. 160713597 for the year 2019.

hereinafter collectively called and referred to the '**DECLARANTS**' (which term or expression shall unless excluded by or repugnant to the subject, context or

meaning thereof be deemed to include each of their respective legal heirs, successors, executors, administrators, legal representatives and assigns) of the **FIRST PART.**

AND

SRI SOMESWAR BANERJEE CHOWDHURY (PAN AHQPB9365C) (AADHAAR No. 6809 3313 3981), son of Late Dinendra Kanta Banerjee Chowdhury, by Faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at 8, Mondal Para Road, Jayashree Park, P.O. Behala, Police Station- Behala, Kolkata- 700034, District- South 24 Parganas, being represented by his Constituted Attorney "**M/S. E SQUARE DEVELOPER**", a Proprietorship Concern, having its Office at 2/2, Siddhinath Chatterjee Road, P.O. Behala. P.S. Parnasree, Kolkata- 700034, District- South 24 Parganas, represented by its sole Proprietor **SRI ANJAN DUTTA (PAN AEIPD1170Q) (AADHAAR No. 5882 4555 6253)**, son of Late Ashim Kumar Dutta, by Faith Hindu, by Nationality- Indian, by Occupation- Business, residing at "PRERONA", 211E, Unique Park, P.O. Behala, P.S. Parnasree, Kolkata- 700034, District, South 24 Parganas, nominated and appointed by virtue of a Registered Development Power Of Attorney dated 25th day of April, 2023, registered at the Office of D.S.R-IV, South 24 Parganas and duly recorded in Book No. 1, Volume No. 1604-2023, Page from 139295 to 139314, Being No. 160404874 for the year 2023.

hereinafter collectively called and referred to the '**DECLARANT**' (which term or expression shall unless excluded by or repugnant to the subject, context or meaning thereof be deemed to include each of their respective legal heirs, successors, executors, administrators, legal representatives and assigns) of the **SECOND PART.**

AND

SRI BIRESWAR BANERJEE alias **SRI BIRESWAR BANERJEE CHOWDHURY** (PAN AYPPB3302B) (AADHAAR No. 2761 3305 9632), son of Late Dinendra Kanta Banerjee Chowdhury by Faith- Hindu, by Nationality- Indian, by Occupation- Business, both are residing at 8, Mondal Para Road, Jayashree Park, P.O. Behala, Police Station- Behala, Kolkata- 700034, District- South 24 Parganas, being represented by his Constituted Attorney "**M/S. E SQUARE DEVELOPER**", a Proprietorship Concern, having its Office at 2/2, Siddhinath Chatterjee Road, P.O. Behala, P.S. Parnasree, Kolkata- 700034, District- South 24 Parganas, represented by its sole Proprietor **SRI ANJAN DUTTA** (PAN AEIPD1170Q) (AADHAAR No. 5882 4555 6253), son of Late Ashim Kumar Dutta, by Faith Hindu, by Nationality- Indian, by Occupation- Business, residing at "PRERONA", 211E, Unique Park, P.O. Behala, P.S. Parnasree, Kolkata- 700034, District, South 24 Parganas, nominated and appointed by virtue of a Registered Development Power Of Attorney dated 25th day of April, 2023, registered at the Office of D.S.R-IV, South 24 Parganas and duly recorded in Book No. 1, Volume No. 1604-2023, Page from 139441 to 139460, Being No. 160404882 for the year 2023.

hereinafter collectively called and referred to the '**DECLARANT**' (which term or expression shall unless excluded by or repugnant to the subject, context or meaning thereof be deemed to include each of their respective legal heirs, successors, executors, administrators, legal representatives and assigns) of the

THIRD PART.

I. WHEREAS

1. 1) Sri Rajesh Banerjee Chowdhury, son of Late Subhas Chandra Banerjee Chowdhury alias Late Subhas Banerjee, 2) Sri Shantanu Banerjee alias Sri Shantanu Banerjee Chowdhury, son of Late Subhas Chandra Banerjee Chowdhury alias Late Subhas Banerjee, 3) Smt. Sarbari Das alias Smt. Sarbari Banerjee Chowdhury, wife of Sri Bhombal Das and daughter of Late Subhas Chandra Banerjee Chowdhury alias Late Subhas Banerjee and 4) Smt. Mithu Kayal alias Smt. Mithu Banerjee Chowdhury, wife of Sri Sudipto Kayal and daughter of Late Subhas Chandra Banerjee Chowdhury alias Late Subhas Banerjee, became the owner of **ALL THAT** piece and parcel of Bastu Land measuring more or less 1 (One) Cottah 10 (Ten) Chittacks 42 (Forty Two) sq.ft. along with a Single Storied Structure measuring 700 sq.ft. more or less standing thereon, lying and situated at Mouza- Mondal Para, Pargana- Magura, J.L. No. 6, R.S. No. 190. Touzi No. 1508, R.S. Khatian No. 168, L.R. Khatian No. 1052, R.S. Dag No. 415, L.R. Dag No. 415, being Municipal Premises No. 34, Mondal Para Road, P.O. Behala, P.S. Behala, Kolkata- 700034, District South 24 Parganas and Mailing Address 8, Mondal Para Road, P.O. Behala, Police Station- Behala, Kolkata- 700034, District- South 24 Parganas, within the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No. 121 vide Assessee No. 41-121-08- 0034-0, A.D.S.R. Behala, South 24 Parganas by virtue of a Registered Deed of Gift dated 9th day of August, 2004, registered at the Office of the A.D.S.R. Behala, South 24 Parganas and recorded in Book No. 1, CD Volume No. 20, Pages 4522 to 4539, Being No. 06390 for the year 2014.

2. The said 1) Sri Rajesh Banerjee Chowdhury, 2) Sri Shantanu Banerjee alias Sri Shantanu Banerjee Chowdhury, 3) Smt. Sarbari Das alias Smt. Sarbari Banerjee Chowdhury and 4) Smt. Mithu Kayal alias Smt. Mithu Banerjee Chowdhury, the absolute joint Owners of the said property sold transfer and convey their property unto and in favour of M/S, E SQUARE DEVELOPER by virtue of a Registered Deed of Conveyance dated 28th day of April, 2022, duly registered at the Office of the A.D.S.R. Behala, South 24 Parganas and recorded in Book No. 1, Volume No. 1607-2022, Page from 211877 to 211904, Being No. 160706186 for the year 2022.

3. The Said M/S, E SQUARE DEVELOPER by paying R.O.R. in Land Revenue duly mutated and recorded his name in respect of his above-mentioned land in the records of BL and LRO operation under LR. Khatian Nos. 1165, L.R. Dag No. 415 to be the recorded Owner of the said land mutated his names in the Assessment Records of the Kolkata Municipal Corporation (S.S. Unit) and the said property being known and numbered as of Municipal Premises No. 34, Mondal Para Road, P.O. Behala, P.S. Behala, Kolkata- 700034, District- South 24 Parganas and Mailing Address 8, Mondal Para Road, P.O. Behala, Police Station- Behala, Kolkata- 700034, District South 24 Parganas, within the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No. 121 vide Assessee No-41-121-08- 0034-0, A.D.S.R. Behala, South 24 Parganas.

II. AND WHEREAS

1. One Sri Suhas Banerjee Chowdhury (since deceased), son of Late Bhupendra Kanta Banerjee Chowdhury became the absolute owner of ALL THAT piece and parcel of Bastu Land measuring more or less 1 (One) Cottah 10 (Ten) Chittacks 42 (Forty Two) sq. ft. along with a Single Storied Structure measuring 400 sq. ft. more or less standing thereon, lying and situated at Mouza- Mondal Para, Pargana- Magura, J.L. No. previously 6 now 106, R.S. No. 190, Touzi No. 1508, R.S. Khatian No. 32, R.S. Dag No. 415 by virtue of a Registered Deed of Gift dated 9th day of August, 2004, registered in the Office of the A.D.S.R. Behala, South 24 Parganas and recorded in Book No. 1, CD Volume No: 20, Pages 4540 to 4557, Being No. 06391 for the year 2014.

2. While seized and possessed of the said property, the said Suhas Banerjee Chowdhury died intestate on 04.01.2015, leaving behind his wife namely Smt. Susmita Banerjee Chowdhury (since deceased), his two sons namely 1) Sri Debabrata Banerjee Chowdhury and 2) Sri Priyabrata Banerjee Chowdhury and his one married daughter namely Smt. Debapriya Banerjee Chowdhury alias Smt. Debapriya Bakshi, wife of Sri Biswajit Bakshi, as his legal heirs and successors, who all duly inherited the undivided share of the aforesaid property left by said deceased Suhas Banerjee Chowdhury, as per the HINDU SUCCESSION ACT, 1956 and each one having undivided 1/4th share of the said property.

3. The said 1) Smt. Susmita Banerjee Chowdhury (since deceased), 2) Sri Debabrata Banerjee Chowdhury, 3) Sri Priyabrata Banerjee Chowdhury and 4) Smt. Debapriya Banerjee Chowdhury alias Smt. Debapriya Bakshi, become the absolute joint Owners of the said property and have been possessing the same by mutating their names jointly in the Assessment Records of Kolkata Municipal Corporation (S.S. Unit) and the said property being known and numbered as of Municipal Premises No. 34A, Mondal Para Road, P.O. Behala, P.S. Behala, Kolkata- 700034, District-South 24 Parganas and Mailing Address 8, Mondal Para Road, P.O. Behala, Police Station- Behala, Kolkata 700034, District South 24 Parganas, within the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No. 121 vide Assessee No. 41-121-08-0362-6, A.D.S.R. Behala, South 24 Parganas and paying taxes regularly and had been enjoying the same without any interruption whatsoever.

4. While seized and possessed of the said property, the said 1) Smt. Susmita Banerjee Chowdhury (since deceased), 2) Sri Debabrata Banerjee Chowdhury, 3) Sri Priyabrata Banerjee Chowdhury and 4) Smt. Debapriya Banerjee Chowdhury alias Smt. Debapriya Bakshi, had decided and expressed for development of the said property and construction thereon a Multistoried Building with Lift facility through a Builder/Developer namely "M/S. E SQUARE DEVELOPER", a Proprietorship Concern, having its Office at 2/2, Siddhinath Chatterjee Road, P.O. Behala, P.S. Parnasree, Kolkata- 700034, District South 24 Parganas, represented by its sole Proprietor SRI ANJAN DUTTA, son of Late Ashim Kumar Dutta, by

Faith Hindu, by Nationality Indian, by Occupation- Business, residing at PRERONA, 211E, Unique Park, P.O. Behala, P.S. Parnasree, Kolkata- 700034, District- South 24 Parganas.

5. The said 1) Smt. Susmita Banerjee Chowdhury (since deceased), 2) Sri Debabrata Banerjee Chowdhury, 3) Sri Priyabrata Banerjee Chowdhury and 4) Smt. Debapriya Banerjee Chowdhury alias Smt. Debapriya Bakshi, had entered into a Registered Agreement For Development Together With General Power Of Attorney dated 17th day of February, 2020, with the said Developer, for development of the said property and the said Agreement For Development Together With General Power Of Attorney duly registered at the Office of A.D.S.R. Behala, South 24 Parganas and recorded in Book No. 1, Volume No. 1607-2020, Page from 63790 to 63839, Being No. 160701727 for the year 2020.
6. Thereafter the said Susmita Banerjee Chowdhury died intestate on 24.03.2021, leaving behind her two sons namely 1) Sri Debabrata Banerjee Chowdhury and 2) Sri Priyabrata Banerjee Chowdhury and her one married daughter namely Smt. Debapriya Banerjee Chowdhury alias Smt. Debapriya Bakshi, wife of Sri Biswajit Bakshi, as her legal heirs and successors, who all duly inherited the undivided share of the aforesaid property left by said deceased Susmita Banerjee Chowdhury, as per the HINDU SUCCESSION ACT, 1956 and each one having undivided 1/3rd share of the said property.

7. For the consequences of the sad demise of said Susmita Banerjee Chowdhury, the said Registered Agreement For Development Together With General Power Of Attorney dated 17th day of February, 2020, in favour of said "M/S. E SQUARE DEVELOPER", a Proprietorship Concern, having its Office at 2/2, Siddhinath Chatterjee Road, P.O. Behala, P.S. Parnasree, Kolkata- 700034, District- South 24 Parganas, represented by its sole Proprietor SRI ANJAN DUTTA, son of Late Ashim Kumar Dutta, by Faith- Hindu, by Nationality- Indian, by Occupation Business, residing at "PRERONA". 211E, Unique Park, P.O. Behala, P.S. Parnasree, Kolkata- 700034, District- South 24 Parganas, **stand ceased to exist** from the very moment of her death
8. Now 1) Sri Debabrata Banerjee Chowdhury, 2) Sri Priyabrata Banerjee Chowdhury and 3) Smt. Debapriya Banerjee Chowdhury alias Smt. Debapriya Bakshi become the absolute joint Owners of the said ALL THAT piece and parcel of Bastu Land measuring more or less 1 (One) Cottah 10 (Ten) Chittacks 42 (Forty Two) sq.ft. along with a Single Storied Structure measuring 400 sq.ft. more or less standing thereon, lying and situated at Mouza- Mondal Para, Pargana- Magura, J.L. No. previously 6 now 106, R.S. No. 190, Touzi No. 1508, R.S. Khatian No. 32, R.S. Dag No. 415 and by paying R.O.R. in Land Revenue duly mutated and recorded their names jointly in respect of their above mentioned land in the records of BL and LRO operation under LR. Khatian Nos. 1157, 1158 and 1159, L.R. Dag No. 415 to be the recorded Owner of the said land mutated their names in the Assessment Records of the

Kolkata Municipal Corporation (S.S. Unit) and the said property being known and numbered as of Municipal Premises No. 34A, Mondal Para Road, P.O. Behala, P.S. Behala, Kolkata- 700034, District- South 24 Parganas and Mailing Address B, Mondal Para Road, P.O. Behala, Police Station- Behala, Kolkata- 700034, District South 24 Parganas, within the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No. 121 vide Assessee No. 41-121-08-0362-6, A.D.S.R. Behala, South 24 Parganas.

9. And thereafter the above referred land owners further entered into another Development Agreement dated 12 day of May, 2022 with "M/S. ESQUARE DEVELOPER", a Proprietorship Concern, having its Office at 2/2, Siddhinath Chatterjee Road, P.O. Behala, P.S. Parnasree, Kolkata-700034, District- South 24 Parganas, represented by its sole Proprietor SRI ANJAN DUTTA, son of Late Ashim Kumar Dutta, by Faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at "PRERONA, 211E, Unique Park, P.O. Behala, P.S. Parnasree, Kolkata- 700034, District- South 24 Parganas by virtue of Development Agreement duly registered in the Office of A.D.S.R Behala, South 24 Parganas and recorded in Book No. 1, Volume No. 1607- 2022, Page from 223825 to 223861, Being No. 160706767 for the year 2022, for carry out and executed the construction work of the said building and to enter into any Agreement for Sale with any intending Purchaser/s for the sell of the said Flat and Car Parking Space/s and other Space/s within the Developer's allocation of the said building and to receive earnest money and/or consideration money and/or booking money from the prospective buyer/s inter-alia.

III. AND WHEREAS

1. By virtue of 2 (Two) Nos. of Registered Deed of Gift out of which one Deed of Gift being executed by one Sri Barindra Kanta Banerjee Chowdhury and Others and which was duly registered at the Office of the A.D.S.R. Behala, South 24 Parganas and recorded in Book No. 1, Volume No. 73, Pages 148 to 152, Being No. 03305 for the year 2006 and another Deed of Gift being executed by one Sri Goutam Banerjee Chowdhury and which was duly registered at the Office of the A.D.S.R. Behala, South 24 Parganas and recorded in Book No. 1, Volume No. 1607-2019, Pages 310086 to 310106, Being No. 160709752 for the year 2019, one Sri Niladri Banerjee Chowdhury, become the Owner of **ALL THAT** piece and parcel of Bastu Land measuring more or less 4 (Four) Cottahs along with a Single Storied Structure measuring 700 sq.ft. more or less standing thereon, lying and situated at Mouza Mondal Parà, Pargana-Magura, J.L. No. 6, R.S. No. 190, Touzi No. 1508, R.S. Khatian No. 32, L.R. Khatian Nos. 1050 and 1056, R.S. Dag Nos. 415 and 439, L.R. Dag Nos. 415 and 439, being Municipal Premises No. 97, Mondal Para Road, P.O. Behala, P.S. Behala, Kolkata- 700034, District- South 24 Parganas and Mailing Address 8/2, Mondal Para Road, P.O. Behala, Police Station- Behala, Kolkata- 700034, District South 24 Parganas, within the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No. 121 vide Assessee No. 41-121-08-0097-2, A.D.S.R. Behala, South 24 Parganas.
2. The said Sri Niladri Banerjee Chowdhury, become the absolute Owner of the said property and have been possessing the same by

outfacing his name in the Assessment Records of Kolkata Municipal Corporation (B.B. Unit) and the said property being known and numbered as of Municipal Premises No. 97, Mondal Para Road, Po Behala, P.S. Behala, Kolkata- 700034, District South 24 Parganas and Mailing Address B/2, Mondal Para Road, P.O. Behala, Police Station- Behala, Kolkata- 700034, District South 24 Parganas, within the limits of the Kolkata Municipal Corporation (B.B. Unit) Ward No. 121 vide Assessee No. 41-121-08- 0097-2, A.D.S.B. Behala, South 24 Parganas and paying taxes regularly and has been enjoying the same without any interruption whatsoever.

3. While seized and possessed of the said property, the said Sri Niladri Banerjee Chowdhury, had decided and expressed for development of the said property and construction thereon a Multistoried Building with Lift facility through a Builder/Developer namely "M/B. 8 SQUARE DEVELOPER", a Proprietorship Concern, having its Office at 2/2, Bidhinath Chatterjee Road, P.O. Behala, P.S. Parnasree, Kolkata- 700034, District South 24 Parganas, represented by its sole Proprietor BRI ANJAN DUTTA, son of Late Ashim Kumar Dutta, by Faith Hindu, by Nationality Indian, by Occupation- Business, residing at "PHERONA, 211B, Udaye Park, P.O. Behala, P.S. Parnasree, Kolkata- 700034, District- South 24 Parganas.
4. The said Sri Niladri Banerjee Chowdhury, had entered into a Registered Agreement For Development Together With General Power Of Attorney dated 27 day of December, 2019, with the said Developer and the said Registered Agreement For Development Together With General Power Of Attorney duly registered at the

Office of A.D.S.R. Behala, South 24 Parganas and recorded in Book No. 1, Volume No. 1607-2020, Page from 809 to 846, Being No. 160713597 for the year 2019, for carry out and executed the construction work of the said building and to enter into any Agreement for Sale with any intending Purchaser/s for the sell of the said Flat and Car Parking Space/s and other Space/s within the Developer's allocation of the said building and to receive earnest money and/or consideration money and/or booking money from the prospective buyer/s inter-alia.

IV. AND WHEREAS the aforesaid three separate plots of land are contiguous, adjacent and also under the jurisdiction of the Kolkata Municipal Corporation (S.S. Unit), under Ward No. 121, being Municipal Premises Nos. 34, 34A and 97, Mondal Para Road, P.O. Behala, P.S. Behala, Kolkata-700034, District- South 24 Parganas, within the limits of the Kolkata Municipal Corporation (S.S. Unit), under Ward No. 121 vide Assessee Nos. 41-121-08-0034-0, 41-121-08-0362-6 and 41-121-08-0097-2 respectively, A.D.S.R. Behala, South 24 Parganas for their better enjoyment and have amalgamated the three respective plots without transferring any title by dint of a DEED OF AMALGAMATION duly registered in the office of A.D.S.R - Behala dated 13/07/2022 entered into book no-1 volume no- 1607-2022 being no. 9744 for the year 2022 and amalgamated said three plots into one single plot in Kolkata Municipal Corporation which is now Known and numbered as premisses no. 34, Mondal para Road, having K.M.C Assessee no-41-121-08-00-34-0

V. **AND WHEREAS NOW** the Declarants of the **First part** herein became the joint owners of **ALL THAT** piece and parcel of Land measuring 7 Cottah 5 Chittaks 39 square feet, **TOGETHER WITH** 1800 sqft structure thereon standing lying at Mouza- Mondal Para, Pargana- Magura, J.L. No. previously 6 now 106, R.S. No. 190, Touzi No. 1508, under L.R Dag No. 415, &L.R. Dag No. 439, under L.R Khatiyar- 1157,1158, 1159, 1056, 1165 being Municipal Premises No. 34. Mondal Para Road situated vide assessee no. 41-121-08-00-34-0 at 8, Mondal Para Road, P.O. Behala, Police Station- Behala, Kolkata- 700034, District- South 24 Parganas morefully mentioned in the **First Schedule** hereunder written.

VI. **AND WHEREAS**

1. One Sri Someswar Banerjee Chowdhury, son of Dinendra Kanta Banerjee Chowdhury, Declarant of the Second Part herein became the absolute owner of **ALL THAT** piece and parcel of Bastu land measuring an area more or less 4 Decimals which is equivalent to 2 (Two) Cottahs 4 Chittaks more or less **TOGETHERWITH** a Two Storied Building containing an area in total 800 sq.ft., be the same a little more or less, lying and situated at Mouza- Mondal Para, Pargana- Magura, J.L. No. 6, R.S. No. 190, Touzi No. 1508, R.S. & L.R Dag No. 415, being Premises No. 111, Mondal Para Road, P.O. Behala, P.S. Behala, Kolkata- 700034, under Ward No. 121 vide Assessee No. 41-121-08-0111-3, A.D.S.R. Behala, and Mailing Address 8, Mondal Para Road, P.O. Behala, Police Station- Behala, Kolkata- 700034, District- South 24 Parganas, within the limits of the Kolkata Municipal Corporation (S.S. Unit), South 24 Parganas

by virtue of Deed Of Gift duly executed & registered in the office of D.S.R-VI at Alipore on 21st November 2022, entered into Book no -I, volume no-1604-2022, pages from 447 to 467 being no- 13432 for the year 2022 and have been enjoying the same without any interruption on the part of others in any manner whatsoever, morefully and more specifically mentioned in the **Schedule -B / Second Schedule** hereunder written.

2. The Said Sri Someswar Banerjee Chowdhury by paying R.O.R. in Land Revenue duly mutated and recorded his name in respect of his above-mentioned land in the records of BL and LRO operation under LR. Khatian Nos. 1130, L.R. Dag No. 415 to be the recorded Owner of the said land mutated his names in the Assessment Records of the Kolkata Municipal Corporation (S.S. Unit) and the said property being known and numbered as of Municipal Premises No. 111, Mondal Para Road, P.O. Behala, P.S. Behala, Kolkata-700034, District- South 24 Parganas and Mailing Address 8, Mondal Para Road, P.O. Behala, Police Station- Behala, Kolkata-700034, District South 24 Parganas, within the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No. 121 vide Assessee No. 41-121-08-0111-3, A.D.S.R. Behala, South 24 Parganas.
3. While seized and possessed of the said property, Sri Someswar Banerjee Chowdhury, **the Declarant of Second Part**, had decided and expressed for development of the said property and construction thereon a Multistoried Building with Lift facility through a Builder/Developer namely "M/S. E SQUARE

DEVELOPER", a Proprietorship Concern, having its Office at 2/2, Siddhinath Chatterjee Road, P.O. Behala, P.S. Parnasree, Kolkata-700034, District South 24 Parganas, represented by its sole Proprietor SRI ANJAN DUTTA, son of Late Ashim Kumar Dutta, by Faith Hindu, by Nationality Indian, by Occupation- Business, residing at "PRERONA, 211E, Unique Park, PO. Behala, PS Parnasree, Kolkata- 700034, District- South 24 Parganas and had entered into a Registered Agreement For Development Together With Development Power Of Attorney, dated 25 day of April, 2023, with the said Developer and the said Registered Agreement For Development duly registered at the Office of D.S.R- IV, South 24 Parganas and recorded in Book No. 1, Volume No. 1604-2023, Page from 139645 to 139693, Being No.-160404867 for the year 2023, for carry out and executed the construction work of the said building and to enter into any Agreement for Sale with any intending Purchaser/s for the sell of the said Flat and Car Parking Space/s and other Space/s within the Developer's allocation of the said building and to receive earnest money and/or consideration money and/or booking money from the prospective buyer/s inter-alia.

VII. AND WHEREAS

1. By virtue of a Registered Deed of Gift dated 9th day of August, 2004, one i) Sri Barindra Kanta Banerjee Chowdhury and Others, gifted, transferred and assured **ALL THAT** piece and parcel of Land measuring more or less 1 (One) Cottah 8 (Eight) Chittacks, lying and situated at Mouza- Mondal Para, Pargana- Magura, J.L. No. 6, R.S. No. 190, Touzi No. 1508, R.S. Khatian No. 32, R.S. Dag No. 439, at Mondal Para Road, P.O. Behala, P.S. Behala, Kolkata-

700034, District- South 24 Parganas, within the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No. 121, A.D.S.R. Behala, South 24 Parganas, in favour of said i) Sri Someswar Banerjee Chowdhury, ii) Sri Mihir Kumar Banerjee Chowdhury (since deceased) and iii) Sri Bireswar Banerjee Chowdhury, the Landowner herein and the said Deed Of Gift was duly registered at the Office of the A.D.S.R. Behala, South 24 Parganas and recorded in Book No. 1, Volume No. 96, Pages 375 to 386, Being No. 4446 for the year 2006, which they had already accepted and mutated their names in books of record of Kolkata Municipal Corporation under Ward No. 121, and the said property now being known and numbered as of Municipal Premises No. 195, being Assessee no. 41-121-08-044-61 at 8, Mondalpara Road, Kolkata-700034.

2. While seized and possessed the said undivided property, the said Mihir Kumar Banerjee Chowdhury died intested on 20.10.2020, as bachelor, leaving behind his two cousin brothers namely i) Sri Bireswar Banerjee Chowdhury and ii) Sri Someswar Banerjee Chowdhury, as his only legal heirs and successors, who both duly inherit the $\frac{1}{2}$ undivided share of the aforesaid property left by said deceased Mihir Kumar Banerjee Chowdhury, as per Class II of Schedule of Hindu Succession Act, 1956.
3. By way of such Deed of Gift and inheritance, the said i) Sri Bireswar Banerjee Chowdhury, the **Declarant of the Third Part** herein, and ii) Sri Someswar Banerjee Chowdhury, become the

absolute joint owners of **ALL THAT** piece and parcel of Bastu land measuring an area more or less 1 (One) Cottah 8 (Eight) Chittacks along with a Tiles Shed Structure measuring 200 sq.ft. more or less standing thereon, lying and situated at Mouza- Mondal Para, Pargana- Magura, J.L. No. 6, R.S. No. 190, Touzi No. 1508, R.S. Khatian No. 32, R.S.& L.R. Dag No. 439, appertaining to L.R. khatiyar- 431 being Premises No. 195, Mondal Para Road, being Assessee no. 41-121-08-046-1at 8, Mondal Para Road, P.O. Behala, Police Station- Behala, Kolkata- 700034, District- South 24 Parganas, within the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No. 121 A.D.S.R. Behala, South 24 Parganas and are enjoying the same by payment of rates and taxes to the Appropriate Authorities.

4. Thereafter Sri Someswar Banerjee Chowdhury gifted his entire share of **ALL THAT** piece and parcel of Bastu land measuring an area more or less 1 (One) Cottah 8 (Eight) Chittacks along with a Tiles Shed Structure measuring 200 sq.ft. more or less standing thereon, lying and situated at Mouza- Mondal Para, Pargana- Magura, J.L. No. 6, R.S. No. 190, Touzi No. 1508, R.S. Khatian No. 32, R.S.& L.R. Dag No. 439, under L.R. khatiyar- 431 being Premises No. 195, 8, Mondal Para Road, being Assessee no. 41-121-08-046-1at 8, Mondal Para Road, P.O. Behala, Police Station- Behala, Kolkata- 700034, District- South 24 Parganas, within the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No. 121 A.D.S.R. Behala, to his brother Sri Bireswar Banerjee Chowdhury, **the Declarant no. 3 herein**, by virtue of a Deed Of Gift was duly

registered at the Office of the DSR - IV, South 24 Parganas and recorded in Book No. I, Volume No. 1604-2023, pages from 139477 to 139504 Being No. 160404866 for the year 2023.

5. While seized and possessed of the said property, Sri Bireswar Banerjee Chowdhury, **the Declarant of Third Part**, became the absolute owner of **ALL THAT** piece and parcel of Bastu land measuring an area more or less 1 (One) Cottah 8 (Eight) Chittacks along with a Tiles Shed Structure measuring 200 sq.ft. more or less standing thereon, lying and situated at Mouza- Mondal Para, Pargana- Magura, J.L. No. 6, R.S. No. 190, Touzi No. 1508, R.S. Khatian No. 32, R.S.& L.R Dag No. 439, under L.R khatiyani- 431 being Premises No. 195, 8, Mondal Para Road, being Assessee no. 41-121-08-046-1at 8, Mondal Para Road, P.O. Behala, Police Station- Behala, Kolkata- 700034, District- South 24 Parganas, within the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No. 121 A.D.S.R. Behala, morefully mentioned in the **Schedule -C / Third Schedule** hereunder Written, had decided and expressed for development of the said property and construction thereon a Multistoried Building with Lift facility through a Builder/Developer namely "M/S. E SQUARE DEVELOPER", a Proprietorship Concern, having its Office at 2/2, Siddhinath Chatterjee Road, P.O. Behala, P.S. Parnasree, Kolkata- 700034, District South 24 Parganas, represented by its sole Proprietor SRI ANJAN DUTTA, son of Late Ashim Kumar Dutta, by Faith Hindu, by Nationality Indian, by Occupation- Business, residing at "PRERONA, 211E, Unique Park, PO. Behala, PS

Parnasree, Kolkata- 700034, District- South 24 Parganas and had entered into a Registered Agreement For Development Together With Devolopment Power Of Attorney, on 25th day of April, 2023, with the said Developer and the said Devolopment Agreement For is duly registered at the Office of D.S.R- IV, South 24 Parganas and recorded in Book No. 1, Volume No. 1604-2023, Page from 139315 to 139360 Being No. 160404871 for the year 2023, for carry out and executed the construction work of the said building and to enter into any Agreement for Sale with any intending Purchaser/s for the sell of the said Flat and Car Parking Space/s and other Space/s within the Developer's allocation of the said building and to receive earnest money and/or consideration money and/or booking money from the prospective buyer/s inter-alia.

VIII. AND WHEREAS the aforesaid three separate plots of land are contiguous, adjacent and also under the jurisdiction of the Kolkata Municipal Corporation (S.S. Unit), under Ward No. 121, being Municipal Premises Nos. 34, 111 and 195, Mondal Para Road, P.O. Behala, P.S. Behala, Kolkata- 700034, District- South 24 Parganas, Assessee Nos. 41-121-08-0034-0, 41-121-08-0111-3 and 41-121-08-046-1 respectively, under A.D.S.R. Behala, South 24 Parganas, and all the Declarants herein have been possession the said respective plots of land without any interruption of others.

IX. AND WHEREAS for their better enjoyment as per share of the three groups of Declarants, the Groups shall enjoy their ownership and no title is being transferred between the Declarants and the Declarants herein intend to

amalgamate their aforesaid three respective plots into a single plot and accordingly for avoiding future litigations about the same, all the Declarants herein jointly execute this Deed of Amalgamation under the following terms and conditions.

NOW THIS DEED WITNESSETH as follows:-

1. That upon execution of this present all the Declarants herein. amalgamates their aforesaid three separate plots of land, i.e. ALL THAT piece and parcel of Bastu Land measuring more or less 7 Cottah 5 Chittaks 39 square feet, **TOGETHER WITH** 1800 sqft structure thereon standing lying and situated at Mouza Mondal Para, Pargana Magura, J.L. No. previously 6 now 106, R.S. No. 190, Touzi No, 1508, under L.R. Dag No. 415, & L.R. Dag No. 439, being Municipal Premises No. 34, Mondal Para Road, P.O. Behala, P.S. Behala, Kolkata- 700034, District- South 24 Parganas and Mailing Address 8, Mondal Para Road, P.O. Behala, Police Station- Behala, Kolkata- 700034, District South 24 Parganas, within the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No. 121 vide Assessee No. 41-121-08- 0034-0, A.D.S.R. Behala, South 24 Parganas, more fully and particularly described in the **Schedule "A"/FIRST SCHEDULE** herein below **withALL THAT** piece and parcel of Bastu land measuring an area more or less 4 Decimals which is equivalent to 2 (Two) Cottahs 4 Chittaks more or less **TOGETHERWITH** a Two Storied Building containing an area in total 800 sq.ft., be the same a little more or less, lying and situated at Mouza- Mondal Para, Pargana- Magura, J.L. No. 6, R.S. No. 190, Touzi No. 1508, R.S. Khatian No. 168, R.S. & L.R. Dag No. 415, under L.R. Khatian - 1130, being Premises No.

111, Mondal Para Road, P.O. Behala, P.S. Behala, Kolkata- 700034, under Ward No. 121 vide Assessee No. 41-121-08-0111-3, A.D.S.R. Behala, and Mailing Address 8, Mondal Para Road, P.O. Behala, Police Station- Behala, Kolkata- 700034, District- South 24 Parganas, within the limits of the Kolkata Municipal Corporation (S.S. Unit), South 24 Parganas more fully and particularly described in the **Schedule "B" / Second Schedule** herein below and with **ALL THAT** piece and parcel of Bastu land measuring an area more or less 1 (One) Cottah 8 (Eight) Chittacks along with a Tiles Shed Structure measuring 200 sq.ft. more or less standing thereon, lying and situated at Mouza- Mondal Para, Pargana- Magura, J.L. No. 6, R.S. No. 190, Touzi No. 1508, R.S. Khatian No. 32, R.S. Dag No. 439, being Premises No. 195, 8, Mondal Para Road, being Assessee no. 41-121-08-046-1at 8, Mondal Para Road, P.O. Behala, Police Station- Behala, Kolkata- 700034, District- South 24 Parganas, within the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No. 121 A.D.S.R. Behala, morefully mentioned in the **Schedule -C / Third Schedule** hereunder Writtento a single plot of land measuring an area of 11 (Eleven) Cottahs 1 (one) Chittacks 39 (Thirty Nine) sq.ft. more or less along with a Structure measuring 2800 sq.ft. more or less standing thereon.

2. To their better enjoyment in future, over their respective plots into a single plot of land, the Declarants herein amalgamates the said three respective separate Plots of land into a single Plot of land.
3. That henceforth the property of the Schedule "A", "B" and "C" herein below shall be treated as a single plot under the jurisdiction of the Kolkata Municipal Corporation (S.S. Unit), under Ward No. 121, A.D.S.R. Behala, South 24 Parganas and the Declarants herein, shall become the

- absolute joint owners and shall have proportionate undivided share in respect of the said amalgamated property.
4. That the Declarants herein shall jointly mutate their names in the Assessment Records of the Kolkata Municipal Corporation (S.S. Unit), under Ward No. 121.
 5. That the Declarants herein shall do every such acts, deeds and things as shall reasonably be required for further or more perfectly amalgamating the said 3 (Three) respective separate Plots of land.
 6. That the Declarants herein shall never raise any objection, before the Kolkata Municipal Corporation (S.S. Unit) or any other authority in the case of Amalgamation of the Schedule "A", "B" and "C" property into a single holding
 7. That the Declarants herein of this Deed shall pay the proportionate share of rents and taxes in the concerned offices in respect of the amalgamated property.

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THE FIRST SCHEDULE/ SCHEDULE 'A' OF THE
PROPERTY ABOVE REFERRED TO

(PROPERTY OF THE DECLARANTS OF THE FIRST PART)

ALL THAT piece and parcel of Land measuring 7 Cottah 5 Chittaks 39 square feet, **TOGETHER WITH** 1800 sqft structure thereon standing lying at Mouza- Mondal Para, Pargana- Magura, J.L. No. previously 6 now 106, R.S. No. 190, Touzi No. 1508, under L.R Dag No. 415, 439, appertaining to Khatiyani No. 1165, 1157, 1158 1159 & 1056 being Municipal Premises No. 34. Mondal Para Road situated vide assessee no. 41-121-08-00-34-0 at 8, Mondal Para Road, P.O. Behala, Police Station- Behala, Kolkata- 700034, District- South 24 Parganas within the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No. 121 vide Assessee No. 41-121-08-0034-0, A.D.S.R. Behala, South 24 Parganas and the said property is butted and bounded by:-

ON THE NORTH: By 6- 00" wide Passage and School;

ON THE SOUTH : By 12- 00" wide K.M.C Road;

ON THE EAST: By Mondal Para Road;

ON THE WEST: By Property of Ranjit Biswas;

THE SECOND SCHEDULE/ SCHEDULE 'B' OF THE
PROPERTY ABOVE REFERRED TO
(PROPERTY OF THE DECLARANTS OF THE SECOND PART)

ALL THAT piece and parcel of Bastu land measuring an area more or less 4 Decimals which is equivalent to 2 (Two) Cottahs 4 Chittaks more or less TOGETHERWITH a Structure containing an area in total 800 sq.ft., be the same a little more or less, lying and situated at Mouza- Mondal Para, Pargana- Magura, J.L. No. 6, R.S. No. 190, Touzi No. 1508, R.S. Khatian No. 168, R.S.& L.R Dag No. 415, under L.R khatian-1130, lying at Municipal Premises No. 111, Mondal Para Road, P.O. Behala, P.S. Behala, Kolkata- 700034, vide Assessee No. 41-121-08-0111-3, under Ward No. 121 A.D.S.R. Behala, and Mailing Address 8, Mondal Para Road, P.O. Behala, Police Station- Behala, Kolkata- 700034, within the limits of the Kolkata Municipal Corporation (S.S. Unit), South 24 Parganas, which is butted and bounded in the manner following:-

ON THE NORTH : By Premises of 34 Mondal para road;

ON THE SOUTH : By Premises No. 195;

ON THE EAST : By Mondal Para Road;

ON THE WEST : By Premises of 34 Mondal para road;

THE THIRD SCHEDULE/ SCHEDULE 'C' OF THE
PROPERTY ABOVE REFERRED TO
(PROPERTY OF THE DECLARANTS OF THE THIRD PART)

ALL THAT piece and parcel of Bastu land measuring an area more or less 1 (One) Cottah 8 (Eight) Chittacks along with a Tiles Shed Structure measuring 200 sq.ft. more or less standing thereon, lying and situated at Mouza- Mondal Para, Pargana- Magura, J.L. No. 6, R.S. No. 190, Touzi No. 1508, R.S. Khatian No. 32, R.S. & L.R. Dag No. 439, appertaining to L.R khatiyan- 431 , being KMC Premises No. 195, being Assessee no. 411210804461 at 8, Mondal Para Road, P.O. Behala, Police Station- Behala, Kolkata- 700034, District- South 24 Parganas, within the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No. 121, A.D.S.R. Behala, South 24 Parganas, which is butted and bounded in the manner following:-

ON THE NORTH 1 by premises no .111

ON THE SOUTH 1 12 ft wide KMC road

ON THE EAST 1 By Mondal Para Road,

ON THE WEST 1 by premises no 34, Mondal Para Road

IN WITNESS WHEREOF the parties hereto set and subscribed their respective hand and seal on the day month and year first above written.

SIGNED, SEALED & DELIVERED

In presence of Witnesses:-

1. Pronoy Kumar Mondal
1, Mitra Colony Behala
Kolkata - 700034

ESQUARE DEVELOPER

Anjan Das

Proprietor

.....
Signature Of Declarant No. 1 of
The First Part.

2. *Ishika Choudhury*
19, Lisha Bantam Chandra Road
Kolkata - 34

ESQUARE DEVELOPER

Anjan Das

Proprietor

As Constituted Attorney of

1. Debabrata Banerjee Chowdhury,
2. Priyabrata Banerjee Chowdhury,
3. Debapriya Banerjee Chowdhury alias Debapriya Bakshi,
4. Niladri Banerjee Chowdhury

.....
Signature Of Declarant No 2 to 5
of the First Part

E SQUARE DEVELOPER
Anjanm
Proprietor
As Constituted Attorney of

SOMESWARBANERJEE CHOWDHURY

.....
Signature Of Declarant of the Second Part

E SQUARE DEVELOPER
Anjanm
Proprietor
As Constituted Attorney of

BIRESWAR BANERJEE CHOWDHURY

.....
Signature Of Declarant of the Third Part

Drafted by.

Anjanu Banerjee Chowdhury
Anjanu Banerjee Chowdhury

Advocate

EN- F/1510/1830/2018

ALIPORE POLICE COURT

KOLKATA-700027



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name ANJAN DUITA
 Signature Anjan Duita

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PHOTO	left hand				
	right hand				

Name
 Signature

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand				
	right hand				

Name
 Signature

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PHOTO	left hand				
	right hand				

Name
 Signature



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



120520232005000376

GRIPS Payment Detail

GRIPS Payment ID:	120520232005000376	Payment Init. Date:	12/05/2023 10:18:47
Total Amount:	151795	No of GRN:	1
Bank/Gateway:	State Bank of India	Payment Mode:	Online Payment
BRN:	CKW8953107	BRN Date:	12/05/2023 10:20:31
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

Depositor Details

Depositor's Name: ANJISNU BANERJEE CHOWDHURY
Mobile: 9831155352

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240050003771	Directorate of Registration & Stamp Revenue	151795
Total			151795

IN WORDS: ONE LAKH FIFTY ONE THOUSAND SEVEN HUNDRED NINETY FIVE ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.





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



192023240050003771

GRN Details

GRN: 192023240050003771 Payment Mode: Online Payment
GRN Date: 12/05/2023 10:18:47 Bank/Gateway: State Bank of India
BRN : CKW8953107 BRN Date: 12/05/2023 10:20:31
GRIPS Payment ID: 120520232005000376 Payment Init. Date: 12/05/2023 10:18:47
Payment Status: Successful Payment Ref. No: 2001143443/3/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: ANJISNU BANERJEE CHOWDHURY
Address: ALIPORE POLICE COURT KOLKATA, West Bengal, 700027
Mobile: 9831155352
Depositor Status: Buyer/Claimants
Query No: 2001143443
Applicant's Name: Mr ANJISNU BANERJEE CHOWDHURY
Identification No: 2001143443/3/2023
Remarks: Merger/Demerger, Amalgamation (Other than company amalgamation)
Period From (dd/mm/yyyy): 12/05/2023
Period To (dd/mm/yyyy): 12/05/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001143443/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	50540
2	2001143443/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	101255
Total				151795

IN WORDS: ONE LAKH FIFTY ONE THOUSAND SEVEN HUNDRED NINETY FIVE ONLY.





Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	2001143443/2023	Office where deed will be registered
Query Date	07/05/2023 5:45:40 PM	Deed can be registered in any of the offices mention on Note: 11
Applicant Name, Address & Other Details	ANJISNU BANERJEE CHOWDHURY ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL PIN - 700027, Mobile No. : 9123682671, Status : Advocate	
Transaction	Additional Transaction	
[1301] Merger/Demerger, Amalgamation (Other than company amalgamation)	[4305] Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
	Rs. 1,01,24,064/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 50,640/- (Article:23)	Rs. 1,01,255/- (Article:A(1), E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Mondal Pa Road, , Premises No: 34, , Ward No: 121 JI No: 0, , Pin Code : 700034

Sch No	Plot Number	Khatian Number	Land UseROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	7 Katha 5 Chatak 39 Sq Ft		59,44,462/-	Property is on Road

District: South 24-Parganas, Thana: Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Mondal Pa Road, , Premises No: 111, , Ward No: 121 JI No: 0, , Pin Code : 700034

Sch No	Plot Number	Khatian Number	Land UseROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	(RS :-)		Bastu	2 Katha 4 Chatak		18,15,616/-	Property is on Road

District: South 24-Parganas, Thana: Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Mondal Pa Road, , Premises No: 195, , Ward No: 121 JI No: 0, , Pin Code : 700034

Sch No	Plot Number	Khatian Number	Land UseROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L3	(RS :-)		Bastu	1 Katha 8 Chatak		12,10,411/-	Property is on Road
Grand Total :				18.3425Dec	0/-	89,70,489 /-	



Query No: 2001143443 of 2023, Printed On : May 10 2023 8:35PM, Generated from wregistration.gov.in

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1800 Sq Ft.	0/-	7,29,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L2	800 Sq Ft.	0/-	3,74,625/-	Structure Type: Structure
Gr. Floor, Area of floor : 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete					
S3	On Land L3	200 Sq Ft.	0/-	49,950/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		2800 sq ft	0 /-	11,53,575 /-	

Seller Details :

SI No	Name & address	Status	Execution Admission Details :
1	E SQUARE DEVELOPER (Sole Proprietoship) ,2/2 SISDHINATH CHATTERJEE ROAD, Sidhi Nath chatterjee Road, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 ,Aadhaar No Not Provided by UIDAI>Status :Organization, Executed by: Representative	Organization	Executed by: Representative
2	Mr DEBABRATA BANERJEE CHOWDHURY Son of Late SUHASH BANERJEE CHOWDHURY,8 MONDOLPARA ROAD, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AFxxxxxx2K, Aadhaar No.: 69xxxxxxx8531,Status :Individual, Executed by: Attorney	Individual	Executed by: Attorney
3	Mr Priyabrata Banerjee Chowdhury Son of Mr SUHASH Banerjee Chowdhury,8 MONDAL PARA ROAD, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AJxxxxxx0G, Aadhaar No.: 99xxxxxxx9387,Status :Individual, Executed by: Attorney	Individual	Executed by: Attorney
4	Mrs DEBAPRIYA Banerjee Chowdhury, (Alias: Mr DEBAPRIYA BAKSHI) Daughter of Late SUHASH Banerjee Chowdhury,8 MONDAL PARA ROAD, Mondal Para Road, City:- , P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. ERxxxxxx4F, Aadhaar No.: 90xxxxxxx2720,Status :Individual, Executed by: Attorney	Individual	Executed by: Attorney



5	Mr NILADRI Banerjee Chowdhury Son of Late GOUTAM Banerjee Chowdhury,8, Mondal Para Road, City:- , P.O.- Behala, P.S.-Behala, District.-South 24-Parganas, West Bengal, India, PIN - 700034 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AYxxxxxx1H, Aadhaar No.: 66xxxxxxx1589,Status: Individual, Executed by: Attorney	Individual	Executed by: Attorney
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Buyer Details :

SI No	Name & address	Status	Execution Admission Details :
1	Mr Someswar Banerjee Chowdhury Son of Late DINENDRA KANTA Banerjee Chowdhury,8, Mondal Para Road, City:- , P.O.- Behala, P.S.-Behala, District.-South 24-Parganas, West Bengal, India, PIN - 700034 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AHxxxxxx5C, Aadhaar No.: 68xxxxxxx39B1,Status: Individual, Executed by: Attorney	Individual	Executed by: Attorney
2	Mr BIRESWAR Banerjee Chowdhury Son of Late DINENDRA KANTA Banerjee Chowdhury,8, Mondal Para Road, City:- , P.O.- Behala, P.S.-Behala, District.-South 24-Parganas, West Bengal, India, PIN - 700034 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AYxxxxxx2B, Aadhaar No.: 27xxxxxxx9632,Status: Individual, Executed by: Attorney	Individual	Executed by: Attorney

Attorney Details :

SI No	Name & Address	Attorney of
1	Mr ANJAN DUTTA Son of Late ASHIM KUMAR DUTTAPRERONA, Flat No: 211E, Unique Park, City:- , P.O.- Behala, P.S.-Behala, District.-South 24-Parganas, West Bengal, India, PIN - 700034 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AExxxxxx0Q, Aadhaar No.: 58xxxxxxx6253	Mr DEBABRATA BANERJEE CHOWDHURY, Mr Priyabrata Banerjee Chowdhury, Mrs DEBAPRIYA Banerjee Chowdhury, Mr NILADRI Banerjee Chowdhury, Mr Someswar Banerjee Chowdhury, Mr BIRESWAR Banerjee Chowdhury

Representative Details :

SI No	Name & Address	Representative of
1	Mr ANJAN DUTTA Son of Late ASHIM KUMAR DUTTAPRERONA, Flat No: 211E, Mondal Para Road, City:- , P.O.- Behala, P.S.-Behala, District.-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AExxxxxx0Q, Aadhaar No.: 58xxxxxxx6253	E SQUARE DEVELOPER (as SOLE PROPRIETOR)

Identifier Details :

Name & address
Mr Pranay Mondal Son of Mr Biswanath Mondal 1 Mitra Colony, Mitra Colony, City:- , P.O.- Behala, P.S.-Behala, District.-South 24-Parganas, West Bengal, India, PIN:- 700034, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Identifier Of Mr ANJAN DUTTA, Mr ANJAN DUTTA





भारत सरकार



প্রনয় কুমার মন্ডল
Pronoy Kumar Mondal
জন্মতারিখ/DOB: 16/01/1985
পুরুষ/ MALE



2966 3550 0776

আমার আধার, আমার পরিচয়



राष्ट्रीय विशिष्ट पहचान प्राधिकरण
NATIONAL IDENTITY AUTHORITY OF INDIA

Address

ঠিকানা:
S/O Biswanath Mondal, 1 No, Mitra Colony,
Behala, Kolkata,
পশ্চিম বঙ্গ - 700034

S/O Biswanath Mondal,
1 No, Mitra Colony,
Behala, Kolkata,
West Bengal - 700034



1947
1800 290 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bangalore-560 091

Pronoy Kumar Mondal

Major Information of the Deed

Deed No :	I-1604-05587/2023	Date of Registration	12/05/2023
Query No / Year	1604-2001143443/2023	Office where deed is registered	
Query Date	07/05/2023 5:45:40 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	ANJISNU BANERJEE CHOWDHURY ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9123682671, 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. 1,01,24,064/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50,640/- (Article:23)	Rs. 1,01,287/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Mondal Para Road, , Premises No: 34, , Ward No: 121 JI No: 0, Pin Code : 700034

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	7 Katha 5 Chatak 39 Sq Ft		59,44,462/-	Property is on Road

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Mondal Para Road, , Premises No: 111, , Ward No: 121 JI No: 0, Pin Code : 700034

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	2 Katha 4 Chatak		18,15,616/-	Property is on Road

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Mondal Para Road, , Premises No: 195, , Ward No: 121 JI No: 0, Pin Code : 700034

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L3	(RS :-)		Bastu	1 Katha 8 Chatak		12,10,411/-	Property is on Road
Grand Total :				18.3425Dec	0 /-	89,70,489 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1800 Sq Ft.	0/-	7,29,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L2	800 Sq Ft.	0/-	3,74,625/-	Structure Type: Structure
Gr. Floor, Area of floor : 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 60 Years, Roof Type:					

Pucca, Extent of Completion: Complete

Floor No: 1, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete

S3	On Land L3	200 Sq Ft.	0/-	49,950/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		2800 sq ft	0 /-	11,53,575 /-	



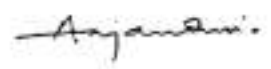
Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	E SQUARE DEVELOPER 2/2 SISDHINATH CHATTERJEE ROAD, Sidhi Nath chatterjee Road, City:- , P.O:- Behala, P.S:-Behala, District:- South 24-Parganas, West Bengal, India, PIN:- 700034 , Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	Mr DEBAPRIYA BANERJEE CHOWDHURY Son of Late SUHASH BANERJEE CHOWDHURY 8 MONDOLPARA ROAD, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: AFxxxxxx2K, Aadhaar No: 69xxxxxxxx8531, Status :Individual, Executed by: Attorney, Executed by: Attorney
3	Mr Priyabrata Banerjee Chowdhury Son of Mr SUHASH Banerjee Chowdhury 8 MONDAL PARA ROAD, City:- , P.O:- Behala, P.S:-Behala, District:- South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: AJxxxxxx0G, Aadhaar No: 99xxxxxxxx9387, Status :Individual, Executed by: Attorney, Executed by: Attorney
4	Mrs DEBAPRIYA Banerjee Chowdhury, (Alias: Mr DEBAPRIYA BAKSHI) Daughter of Late SUHASH Banerjee Chowdhury 8 MONDAL PARA ROAD, Mondal Para Road, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: ERxxxxxx4F, Aadhaar No: 90xxxxxxxx2720, Status :Individual, Executed by: Attorney, Executed by: Attorney
5	Mr NILADRI Banerjee Chowdhury Son of Late GOUTAM Banerjee Chowdhury 8, Mondal Para Road, City:- , P.O:- Behala, P.S:-Behala, District:- South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AYxxxxxx1H, Aadhaar No: 66xxxxxxxx1589, Status :Individual, Executed by: Attorney, Executed by: Attorney



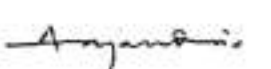
Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Someswar Banerjee Chowdhury Son of Late DINENDRA KANTA Banerjee Chowdhury 8, Mondal Para Road, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN- 700034 Sex: Male, By Caste: Hindu, Occupation: Business Citizen of India. PAN No : AHxxxxxx5C, Aadhaar No: 68xxxxxxxx3981, Status :Individual, Executed by: Attorney
2	Mr BIRESWAR Banerjee Chowdhury Son of Late DINENDRA KANTA Banerjee Chowdhury 8, Mondal Para Road, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN- 700034 Sex: Male, By Caste: Hindu, Occupation: Business Citizen of India. PAN No:: AYxxxxxx2B, Aadhaar No: 27xxxxxxxx9632, Status :Individual, Executed by: Attorney

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr ANJAN DUTTA (Presentant) Son of Late ASHIM KUMAR DUTTA Date of Execution - 12/05/2023, , Admitted by: Self, Date of Admission: 12/05/2023, Place of Admission of Execution: Office			
		May 12 2023 11:31AM	LTI 12/05/2023	12/05/2023
PRERONA, Flat No: 211E, Unique Park, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas West Bengal, India, PIN:- 700034, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: AExxxxxx0Q, Aadhaar No: 58xxxxxxxx6253 Status : Attorney, Attorney of : Mr DEBABRATA BANERJEE CHOWDHURY, Mr Priyabrata Banerjee Chowdhury, Mrs DEBAPRIYA Banerjee Chowdhury, Mr NILADRI Banerjee Chowdhury, Mr Someswar Banerjee Chowdhury, Mr BIRESWAR Banerjee Chowdhury				

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr ANJAN DUTTA Son of Late ASHIM KUMAR DUTTA Date of Execution - 12/05/2023, , Admitted by: Self, Date of Admission: 12/05/2023, Place of Admission of Execution: Office			
		May 12 2023 11:31AM	LTI 12/05/2023	12/05/2023
PRERONA, Flat No: 211E, Mondal Para Road, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, , PAN No.: AExxxxxx0Q, Aadhaar No: 58xxxxxxxx6253 Status : Representative, Representative of : E SQUARE DEVELOPER (as SOLE PROPRIETOR)				

Signature Details :

Name	Photo	Finger Print	Signature
Mr Pranay Mendal Off. of Mr. Subarnendu Mendal 1, Anna Salaya, Anna Salaya, Calcutta P.O., Baranala, P. S., Baranala, (West Bengal - 743001) 26, Durgam Chak, West Bengal, India, PIN - 743001			
	12/05/2023	12/05/2023	12/05/2023

Signature of Mr ANJAN DUTTA, Mr ANJAN DUTTA

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	E SQUARE DEVELOPER	Mr Sureswar Banerjee Chowdhury-1.2155 Dec, Mr BIRESWAR Banerjee Chowdhury-1.2155 Dec
2	Mr DEBASHATA BANERJEE CHOWDHURY	Mr Sureswar Banerjee Chowdhury-1.2155 Dec, Mr BIRESWAR Banerjee Chowdhury-1.2155 Dec
3	Mr Prayabata Banerjee Chowdhury	Mr Sureswar Banerjee Chowdhury-1.2155 Dec, Mr BIRESWAR Banerjee Chowdhury-1.2155 Dec
4	Mrs DEBAPRIYA Banerjee Chowdhury	Mr Sureswar Banerjee Chowdhury-1.2155 Dec, Mr BIRESWAR Banerjee Chowdhury-1.2155 Dec
5	Mr HILADRI Banerjee Chowdhury	Mr Sureswar Banerjee Chowdhury-1.2155 Dec, Mr BIRESWAR Banerjee Chowdhury-1.2155 Dec

Transfer of property for L2

Sl.No	From	To, with area (Name-Area)
1	E SQUARE DEVELOPER	Mr Sureswar Banerjee Chowdhury-0.37125 Dec, Mr BIRESWAR Banerjee Chowdhury-0.37125 Dec
2	Mr DEBASHATA BANERJEE CHOWDHURY	Mr Sureswar Banerjee Chowdhury-0.37125 Dec, Mr BIRESWAR Banerjee Chowdhury-0.37125 Dec
3	Mr Prayabata Banerjee Chowdhury	Mr Sureswar Banerjee Chowdhury-0.37125 Dec, Mr BIRESWAR Banerjee Chowdhury-0.37125 Dec
4	Mrs DEBAPRIYA Banerjee Chowdhury	Mr Sureswar Banerjee Chowdhury-0.37125 Dec, Mr BIRESWAR Banerjee Chowdhury-0.37125 Dec
5	Mr HILADRI Banerjee Chowdhury	Mr Sureswar Banerjee Chowdhury-0.37125 Dec, Mr BIRESWAR Banerjee Chowdhury-0.37125 Dec

Transfer of property for L3

Sl.No	From	To, with area (Name-Area)
1	E SQUARE DEVELOPER	Mr Sureswar Banerjee Chowdhury-0.2475 Dec, Mr BIRESWAR Banerjee Chowdhury-0.2475 Dec
2	Mr DEBASHATA BANERJEE CHOWDHURY	Mr Sureswar Banerjee Chowdhury-0.2475 Dec, Mr BIRESWAR Banerjee Chowdhury-0.2475 Dec
3	Mr Prayabata Banerjee Chowdhury	Mr Sureswar Banerjee Chowdhury-0.2475 Dec, Mr BIRESWAR Banerjee Chowdhury-0.2475 Dec
4	Mrs DEBAPRIYA Banerjee Chowdhury	Mr Sureswar Banerjee Chowdhury-0.2475 Dec, Mr BIRESWAR Banerjee Chowdhury-0.2475 Dec
5	Mr HILADRI Banerjee Chowdhury	Mr Sureswar Banerjee Chowdhury-0.2475 Dec, Mr BIRESWAR Banerjee Chowdhury-0.2475 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	E SQUARE DEVELOPER	Mr Someswar Banerjee Chowdhury-180.00000000 Sq Ft,Mr BIRESWAR Banerjee Chowdhury-180.00000000 Sq Ft
2	Mr DEBABRATA BANERJEE CHOWDHURY	Mr Someswar Banerjee Chowdhury-180.00000000 Sq Ft,Mr BIRESWAR Banerjee Chowdhury-180.00000000 Sq Ft
3	Mr Priyabrata Banerjee Chowdhury	Mr Someswar Banerjee Chowdhury-180.00000000 Sq Ft,Mr BIRESWAR Banerjee Chowdhury-180.00000000 Sq Ft
4	Mrs DEBAPRIYA Banerjee Chowdhury	Mr Someswar Banerjee Chowdhury-180.00000000 Sq Ft,Mr BIRESWAR Banerjee Chowdhury-180.00000000 Sq Ft
5	Mr NILADRI Banerjee Chowdhury	Mr Someswar Banerjee Chowdhury-180.00000000 Sq Ft,Mr BIRESWAR Banerjee Chowdhury-180.00000000 Sq Ft

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	E SQUARE DEVELOPER	Mr Someswar Banerjee Chowdhury-80.00000000 Sq Ft,Mr BIRESWAR Banerjee Chowdhury-80.00000000 Sq Ft
2	Mr DEBABRATA BANERJEE CHOWDHURY	Mr Someswar Banerjee Chowdhury-80.00000000 Sq Ft,Mr BIRESWAR Banerjee Chowdhury-80.00000000 Sq Ft
3	Mr Priyabrata Banerjee Chowdhury	Mr Someswar Banerjee Chowdhury-80.00000000 Sq Ft,Mr BIRESWAR Banerjee Chowdhury-80.00000000 Sq Ft
4	Mrs DEBAPRIYA Banerjee Chowdhury	Mr Someswar Banerjee Chowdhury-80.00000000 Sq Ft,Mr BIRESWAR Banerjee Chowdhury-80.00000000 Sq Ft
5	Mr NILADRI Banerjee Chowdhury	Mr Someswar Banerjee Chowdhury-80.00000000 Sq Ft,Mr BIRESWAR Banerjee Chowdhury-80.00000000 Sq Ft

Transfer of property for S3

Sl.No	From	To. with area (Name-Area)
1	E SQUARE DEVELOPER	Mr Someswar Banerjee Chowdhury-20.00000000 Sq Ft,Mr BIRESWAR Banerjee Chowdhury-20.00000000 Sq Ft
2	Mr DEBABRATA BANERJEE CHOWDHURY	Mr Someswar Banerjee Chowdhury-20.00000000 Sq Ft,Mr BIRESWAR Banerjee Chowdhury-20.00000000 Sq Ft
3	Mr Priyabrata Banerjee Chowdhury	Mr Someswar Banerjee Chowdhury-20.00000000 Sq Ft,Mr BIRESWAR Banerjee Chowdhury-20.00000000 Sq Ft
4	Mrs DEBAPRIYA Banerjee Chowdhury	Mr Someswar Banerjee Chowdhury-20.00000000 Sq Ft,Mr BIRESWAR Banerjee Chowdhury-20.00000000 Sq Ft
5	Mr NILADRI Banerjee Chowdhury	Mr Someswar Banerjee Chowdhury-20.00000000 Sq Ft,Mr BIRESWAR Banerjee Chowdhury-20.00000000 Sq Ft

On 12-05-2023

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 11:01 hrs on 12-05-2023, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr ANJAN DUTTA .

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 1,01,24,064/-

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

Execution is admitted on 12-05-2023 by Mr ANJAN DUTTA, SOLE PROPRIETOR, E SQUARE DEVELOPER (Sole Proprietorship), 2/2 SISDHINATH CHATTERJEE ROAD, Sikhi Nath chatterjee Road, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034

Identified by Mr Pranay Mondal, . , Son of Mr Biswanath Mondal, 1, Mitra Colony, Road: Mitra Colony, . P.O: Behala, Thana: Behala, . South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by profession Business

Executed by Attorney

Execution by Mr ANJAN DUTTA, . , Son of Late ASHIM KUMAR DUTTA, PRERONA, Flat No: 211E, Road: Unique Park, . P.O: Behala, Thana: Behala, . South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by profession Business as constituted attorney for 1. Mr DEBABRATA BANERJEE CHOWDHURY 8 MONDAL PARA ROAD, P.O: Behala, Thana: Behala, . South 24-Parganas, WEST BENGAL, India, PIN - 700034, 2. Mr Priyabrata Banerjee Chowdhury 8 MONDAL PARA ROAD, P.O: Behala, Thana: Behala, . South 24-Parganas, WEST BENGAL, India, PIN - 700034, 3. Mrs DEBAPRIYA Banerjee Chowdhury , Mr DEBAPRIYA BAKSHI 8 MONDAL PARA ROAD, Road: Mondal Para Road, . P.O: Behala, Thana: Behala, . South 24-Parganas, WEST BENGAL, India, PIN - 700034, 4. Mr NILADRI Banerjee Chowdhury 8, Road: Mondal Para Road, . P.O: Behala, Thana: Behala, . South 24-Parganas, WEST BENGAL, India, PIN - 700034, 5. Mr Somoswar Banerjee Chowdhury 8, Road: Mondal Para Road, . P.O: Behala, Thana: Behala, . South 24-Parganas, WEST BENGAL, India, PIN - 700034, 6. Mr BIRESWAR Banerjee Chowdhury 8, Road: Mondal Para Road, . P.O: Behala, Thana: Behala, . South 24-Parganas, WEST BENGAL, India, PIN - 700034 is admitted by him

Identified by Mr Pranay Mondal, . , Son of Mr Biswanath Mondal, 1, Mitra Colony, Road: Mitra Colony, . P.O: Behala, Thana: Behala, . South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,01,287.00/- (A(1) = Rs 1,01,241.00/- ,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 1,01,255/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/05/2023 10:20AM with Govt. Ref. No: 192023240050003771 on 12-05-2023, Amount Rs: 1,01,255/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKW8953107 on 12-05-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50,640/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 50,540/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 7588, Amount: Rs.100.00/-, Date of Purchase: 10/05/2023, Vendor name: SUBHANKAR DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/05/2023 10:20AM with Govt. Ref. No: 192023240050003771 on 12-05-2023, Amount Rs: 50,540/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKW8953107 on 12-05-2023, Head of Account 0030-02-103-003-02



Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2023, Page from 157014 to 157057
being No 160405587 for the year 2023.



Digitally signed by ANUPAM HALDER
Date: 2023.05.12 16:47:57 +05:30
Reason: Digital Signing of Deed.

(Handwritten signature)

(Anupam Halder) 2023/05/12 04:47:57 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)