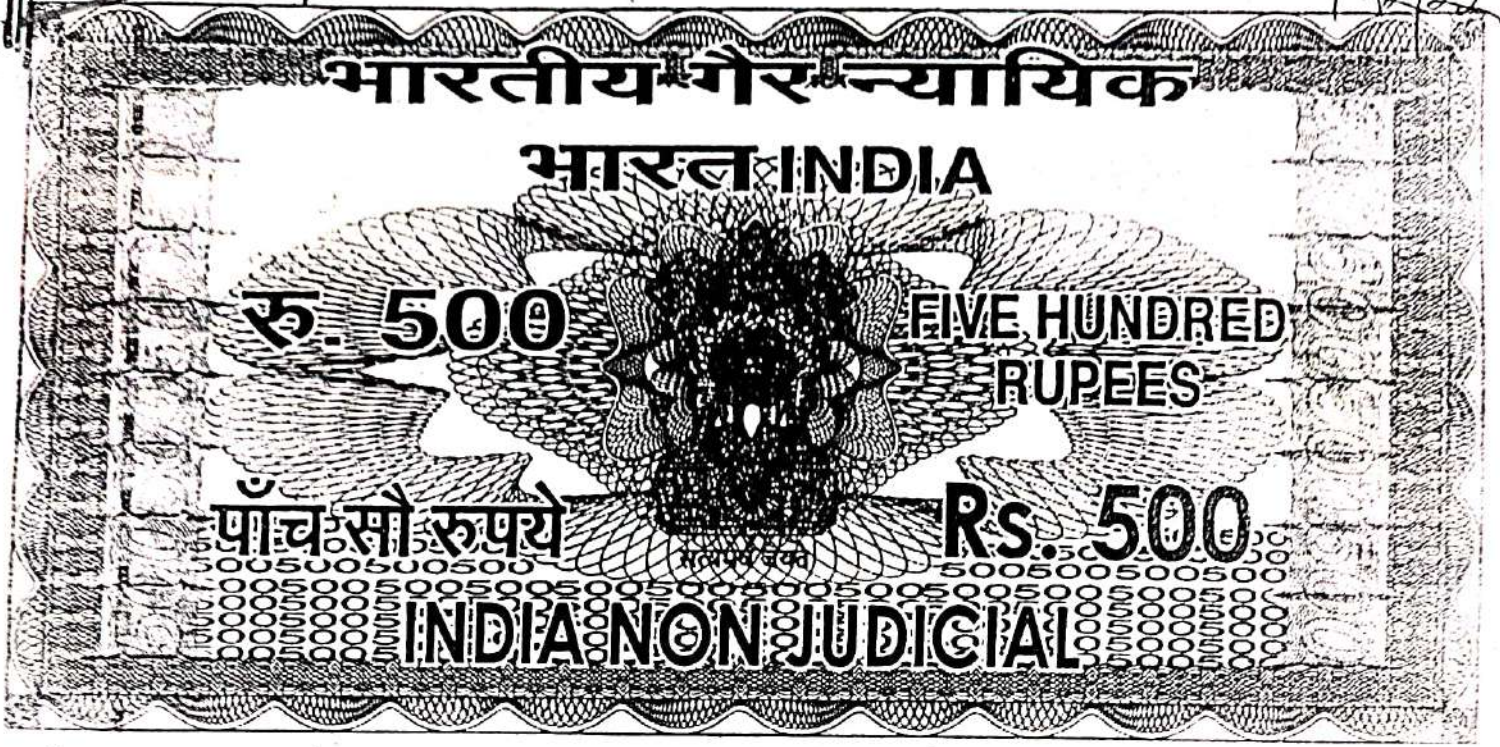


1018/22

I-949/22



पश्चिम बङ्ग पश्चिम बंगाल WEST BENGAL

M 491375

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

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

12 APR 2022

DEED OF AMALGAMATION

THIS DEED OF AMALGAMATION made this the 8th day of
April, Two thousand and Twenty Two (2022)

BETWEEN

17.4.2022
17.5.22
2021006675/2022

5/6/22

SI. No. 22425 Date 07 APR 2022
Rs. 500/-
Name Dibyendu Chakrabarty (Adv)
Address Alipore Judges Court, Kol-27



dm
SMRITI BIKASH DAS
Govt. Licence Stamp Vender
Alipore Police Court
Kol-27

Dhiman Bhattacharyj



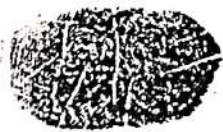
Vc No - 982

Dhiman Bhattacharyj



Vc No - 982

Dhiman Bhattacharyj



Vc No - 983

Anita Chatterjee



Add. Dist. Sub-Registrar
Alipore
8 APR 2022
South 24 Parganas
Kolkata-700027


Identified by -
Dibyendu Chakrabarty
(Advocate)
S/o Paritosh Chakrabarty
Alipore Judge Court
Kolkata - 700027


SRI. DHIMAN BHATTACHARJEE, Son of Late. Pronob Kumar Bhattacharjee, (OCIC No. A3873367) by faith Hindu, by occupation Service, permanently residing at 45A/1, Manik Bandopadhyay Sarani, Post Office - Regent Park, Police Station - Regent Park, Kolkata - 700040, District 24 Parganas South, presently residing at 6025, Stoney Creek Place, Lakeland, Fl - 33811, USA, hereinafter called and referred to as the "**PARTY OF THE FIRST PART**" (which terms or expressions shall unless exclude by or repugnant to the context be deemed to mean and include his heirs, successors, administrators, legal representatives and assigns) of the **FIRST PART**:

AND

1. **SRI. AMITA CHATTERJEE**, wife of Late. Anjan Kanti Chatterjee, (PAN - BDUPC9532R, AADHAAR No. 798551909176) by faith Hindu, by occupation Household Duties, and 2. **ARJUN CHATTERJEE**, son of Late. Anjan Kanti Chatterjee, (PAN - ANAPC1634K, AADHAAR No. 250116332401) by faith Hindu, by occupation Service, both residing at 45A/2, Manik Bandopadhyay Sarani, Post Office - Regent Park, Police Station - Regent Park, Kolkata - 700040, District 24 Parganas South, hereinafter called and referred to as the "**PARTY OF THE SECOND PART**" (which expression unless repugnant to the context shall mean and include their heirs, executors, administrators, representatives and assigns) of the **SECOND PART**:

(A) **WHEREAS**, by a Bengali Kobala dated 1949, one Smt. Anima Debi, wife of Sri. Debaprasad Chattapadhyay, purchased by paying consideration for the said land and became the absolute owner of a plot of land measuring more or less about 4 cottahs 15 chittaks 38 sq.ft. appertaining to and being a portion of C.S. Dag no. 185 under C.S. Khatian no. 155, Mouza Shibpur Gram, the then Police Station Sadar Tollygung,


Anita Chatterjee Vcno 983


Anita Chatterjee Vcno 984


Anita Chatterjee Vcno 984



Addl. Dist. Sub-Registrar
Alipore
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Kolkata-700027

Identified by -
Dr. Jayanta Chatterjee
(Advocate)
Sd/- Paritosh Chatterjee
Alipore Judges' Court
Kolkata - 70027

District : 24 Parganas South, and the said deed was Registered in the Office of the Sub-Registrar, Alipore Sadar, and recorded in Book No. I, volume No. 3, Pages from 232 to 239, Being No. 369 for the year 1949.

AND WHEREAS, by virtue of the said deed Smt. Anima Debi became the absolute owner of the entire plot of land and while enjoying the same due to need to money sold the entire plot of land measuring more or less about 4 cottahs 15 chittaks 38 sq.ft. appertaining to and being a portion of C.S. Dag no. 185 under C.S. Khatian no. 155, Mouza Shibpur Gram, the then Police Station Sadar Tollygung now Regent Park, premises no. 45A/1, Moore Avenue, District : 24 Parganas South, in favour of Sri. Debaprasad Chattapadhyay and Sri. Anjan Kanti Chattapadhyay, both sons of Late. Hari Das Chattapadhyay and the said deed was executed in bangali on 07.09.1953 and was Registered in the Office of the Sub-Registrar, Alipore Sadar, and recorded on 10.09.1956 in Book No. I, Being No. 6895 for the year 1956.

AND WHEREAS, by virtue of the said deed said Sri. Debaprasad Chattapadhyay and Sri. Anjan Kanti Chattapadhyay, both sons of Late. Hari Das Chattapadhyay, became the joint and absolute owners of the entire plot of land and while enjoying the same to avoid future disputes both the parties decided to execute a partition deed and the same was executed in Bengali on 30.11.1964, and was registered in the Office of the Sub-Registrar, Alipore Sadar and was recorded in Book no. 1, volume no. 157, pages from 219 to 225, being no. 8948, for the year 1964. That due to some typographical error the said owners also executed a deed of rectification in bangali on 16.02.1970 and was registered in the Office of the Sub-Registrar, Alipore Sadar and was recorded in Book no. 1, being no. 718, for the year 1970.



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AND WHEREAS, by virtue of the said partition deed the said Sri. Debaprasad Chattapadhyay became the absolute owner of a plot of land measuring more or less about 2 cottahs 8 chittaks along with a 10 Feet wide common passage for the purpose of ingress and egress for both parties of the partition deed.

AND WHEREAS, the said Sri. Debaprasad Chattapadhyay, being unmarried executed a Registered Will on 22.12.1992, and was registered in the Office of the Sub-Registrar, Alipore, in favour of the First Part hereinabove namely Sri. Dhiman Bhattacharjee, in respect of the plot of land measuring about 2 cottahs 8 chittaks along with a 10 Feet wide common passage for the purpose of ingress and egress for both parties of the that partition deed, along with a one storied brick built structure standing thereon, comprised C.S. Dag no. 185 under C.S. Khatian no. 155, Mouza Shibpur Gram, the then Police Station Sadar Tollygung now Regent Park, premises no. 45A/1, Moore Avenue, Kolkata - 700040, District : 24 Parganas South.

AND WHEREAS, the said Sri. Debaprasad Chattapadhyay died intestate and after his death as per his Will Sri. Jayanta Chatterjee being the Executor of the Will filed the Probate Case before the District Deligate, At Alipore and the same was heard Before the 1st Civil Judge (Sr.Div.), At Alipore, being Act 39 Case No. 274 of 2007 and the Ld. Court was pleased to pass the Decree in favour of Sri. Jayanta Chatterjee, on 31.01.2012 and the Letter of Administration was granted on 02.02.2012.

AND WHEREAS, by virtue of the said Decree being duly passed by the concerned The Court of the District Delegate, At Alipore, the First Part, Sri. Dhiman Bhattacharjee became the owner and occupier of the said plot of land along with a 10 Feet wide common passage for the purpose of ingress and egress for both parties of the that partition deed date 30.11.1964 of



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land along with a one storied brick built structure standing thereon, comprised C.S. Dag no. 185 under C.S. Khatian no. 155, Mouza Shibpur Gram, the then Police Station Sadar Tollygung now Regent Park, premises no. 45A/1, Moore Avenue, Kolkata - 700040, District : 24 Parganas South, and while in possession entered his name in the records of the Kolkata municipal corporation vide assessee no. 21-097-08-0181-9, vide KMC premises no. 45A/1, Manik Bandopadhyay Sarani, Police Station - Regent Park, Kolkata - 700040, District 24 Parganas South, mentioned in Schedule A herein below mentioned, and the **FIRST PART** is still in possession and enjoying the same.

(B) WHEREAS, by a Bengali Kobala dated 1949, one Smt. Anima Debi, wife of Sri. Debaprasad Chattapadhyay, purchased by paying consideration for the said land and became the absolute owner of a plot of land measuring more or less about 4 cottahs 15 chittaks 38 sq.ft. appertaining to and being a portion of C.S. Dag no. 185 under C.S. Khatian no. 155, Mouza Shibpur Gram, the then Police Station Sadar Tollygung, District : 24 Parganas South, and the said deed was Registered in the Office of the Sub-Registrar, Alipore Sadar, and recorded in Book No. I, volume No. 3, Pages from 232 to 239, Being No. 369 for the year 1949.

AND WHEREAS, by virtue of the said deed Smt. Anima Debi became the absolute owner of the entire plot of land and while enjoying the same due to need to money sold the entire plot of land measuring more or less about 4 cottahs 15 chittaks 38 sq.ft. appertaining to and being a portion of C.S. Dag no. 185 under C.S. Khatian no. 155, Mouza Shibpur Gram, the then Police Station Sadar Tollygung now Regent Park, premises no. 45A/1, Moore Avenue, District : 24 Parganas South, in favour of Sri. Debaprasad Chattapadhyay and Sri. Anjan Kanti Chattapadhyay, both sons of Late. Hari Das Chattapadhyay and the said deed was executed in bangali on 07.09.1953 and was Registered in the Office of the Sub-Registrar, Alipore



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Sadar, and recorded on 10.09.1956 in Book No. I, Being No. 6895 for the year 1956.

AND WHEREAS, by virtue of the said deed said Sri. Debaprasad Chattapadhyay and Sri. Anjan Kanti Chattapadhyay, both sons of Late. Hari Das Chattapadhyay, became the joint and absolute owners of the entire plot of land and while enjoying the same to avoid future disputes both the parties decided to execute a partition deed and the same was executed in Bengali on 30.11.1964, and was registered in the Office of the Sub-Registrar, Alipore Sadar and was recorded in Book no. 1, volume no. 157, pages from 219 to 225, being no. 8948, for the year 1964. That due to some typographical error the said owners also executed a deed of rectification in bangali on 16.02.1970 and was registered in the Office of the Sub-Registrar, Alipore Sadar and was recorded in Book no. 1, being no. 718, for the year 1970.

AND WHEREAS, by virtue of the said partition deed the said Sri. Anjan Kanti Chattapadhyay @ Chatterjee became the absolute owner of a plot of land measuring more or less about 2 cottahs 7 chittaks 38 Sq. ft. along with a 10 Feet wide common passage for the purpose of ingress and egress for both parties of the partition deed 30.11.1964.

AND WHEREAS, the said Sri. Anjan Kanti Chattapadhyay @ Chatterjee died intestate leaving behind his widow Smt. Amita Chatterjee and his only son namely Sri. Arjun Chatterjee, as his legal heirs to inherit his property as per Hindu Succession Act.

AND WHEREAS, while in possession of the said plot of land along with a structure entered their name in the records of the Kolkata municipal corporation vide assessee no. 21-097-08-0436-5, vide KMC premises no. 45A/2, Manik Bandopadhyay Sarani, Police Station - Regent Park, Kolkata - 700040, District 24 Parganas South, and is still in possession and enjoying

the same, specifically mentioned in **Schedule B** herein below and the **SECOND PART** is still in possession of the same.

AND WHEREAS, in the premises the parties hereto of the First Part and Second Part became the absolute and lawful owners of their respective demarcated plots of land the aforesaid plots are situated contiguous to each other and the parties hereto jointly intended to enjoy the said properties by themselves and for that the parties hereto have decided to amalgamate their respective plots/properties along with the land provided for the passage of both the owners of the plot of lands, with the view to proper utilization of the said property and/or properties at its larger aspect.

AND WHEREAS, as the properties are adjacent to each other and for proper implementation of their joint and unanimous decision the parties by this present **TO HAVE AND TO HOLD** the same jointly after being amalgamated particulars whereof fully mentioned in the **Schedule - D** herein under written. Both the parties will be entitled to his/their respective share of land within the amalgamated property.

BE IT NOTED HERE that the parties being satisfied in respect of their title of the properties as well as the valuation thereof have made this amalgamation.

FIRST SCHEDULE REFERRED TO ABOVE

(Description of the property belonging to **SRI. DHIMAN BHATTACHARJEE**, the first party hereto)

ALL THAT piece and parcel of homestead land measuring an area more or less about 2 cottahs 8 chittaks of land along with a two storied structure measuring about 2000 Sq.Ft. thereon, comprised in C.S. Dag no. 185 under C.S. Khatian no. 155, Mouza Shibpur Gram, J.L. no. 42, lying and situated at KMC premises no. 45A/1, Manik Bandopadhyay Sarani, Police Station -



Addl. Dis. Sub-Registrar
Alipore
8 APR 2022
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Regent Park, within KMC Ward no. 097, Kolkata - 700040, District 24 Parganas South.

SECOND SCHEDULE REFERRED TO ABOVE

(Description of the property belonging to **SMT. AMITA CHATTERJEE AND SRI. ARJUN CHATTERJEE**, the Second Party hereto)

ALL THAT piece and parcel of homestead land measuring an area more or less 2 cottahs 7 chittaks 38 Sq. ft. of land along with a two storied structure measuring about 2000 Sq.Ft. thereon, comprised C.S. Dag no. 185 under C.S. Khatian no. 155, Mouza Shibpur Gram, J.L. no. 42, lying and situated at KMC premises no. 45A/2, Manik Bandopadhyay Sarani, Police Station - Regent Park, within KMC Ward no. 097, Kolkata - 700040, District 24 Parganas South.

THIRD SCHEDULE REFERRED TO ABOVE

(Description of the entire property being amalgamated - belongs to the parties hereto of the First Part and Second Part)

ALL THAT piece and parcel of three demarcated plots of land (i.e. Plot A measuring about 2 cottahs 8 chittaks Plot No. B measuring about 2 cottahs 7 chittaks 38 Sq. ft.) adjacent to each other aggregating an area measuring 4 Cottahs 15 Chittaks 38 Sq. Ft. more or less TOGETHER WITH two different two storied structure standing thereon comprised in C.S. Dag no. 185 under C.S. Khatian no. 155, Mouza Shibpur Gram, J.L. no. 42, lying and situated at KMC premises no. 45A/1, Manik Bandopadhyay Sarani, and at KMC premises no. 45A/2, Manik Bandopadhyay Sarani, Police Station - Regent Park, within KMC Ward no. 097, Kolkata - 700040, District 24 Parganas South, and the said property is more particularly shown and delineated in the site MAP or PLAN with RED border line thereon



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as part and parcel of this Indenture and the said property is butted and bounded as follows :

ON THE NORTH : Plot of Sri. Ajit Chatterjee
ON THE SOUTH : Tolly Nala
ON THE EAST : Plot of Sri. Subha Das Gupta
ON THE WEST : 20 Feet wide road & 9/3, Moore Avenue

IN WITNESS WHEREOF the FIRST PART AND SECOND PART hereunto set and subscribe their respective hands on the day, month and year first above written.

WITNESSES: -

1) Sheila Bhattacharjee
45E/15A, Moore Avenue
Kolkata - 700040

Dhiman Bhattacharjee
PARTY OF THE FIRST PART

2) Jyoti Ranjan
Bhattacharjee
341 Gnd Floor, M.G. Road.
Pin - 700063

Anita Chatterjee

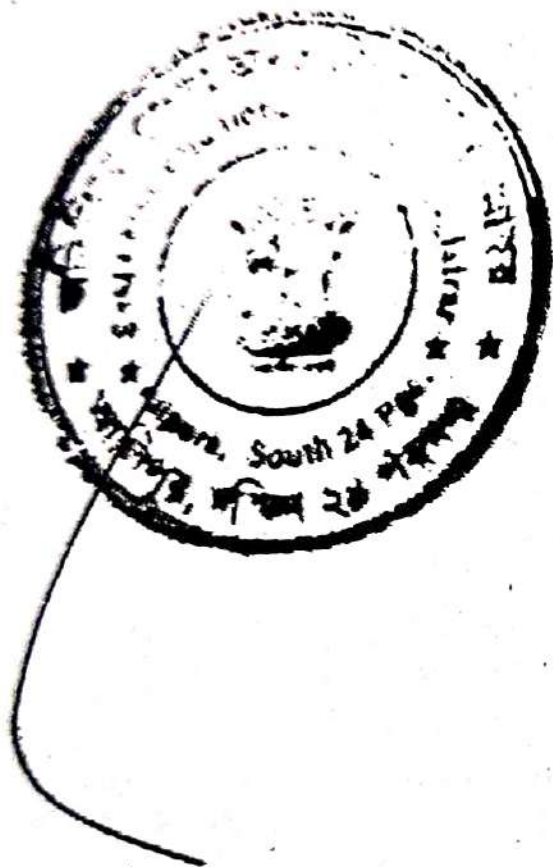
Anjan Chatterjee
PARTY OF THE SECOND PART

Drafted By: -

D. Jayendra Chatterjee

Advocate
Alipore Judges' Court,
Kolkata - 700 027.

F.No. 1373/1301/09



Addl. Dist. Registrar
Alipore

- 8 APR 2022

South 24 Parganas
Kolkata-700027

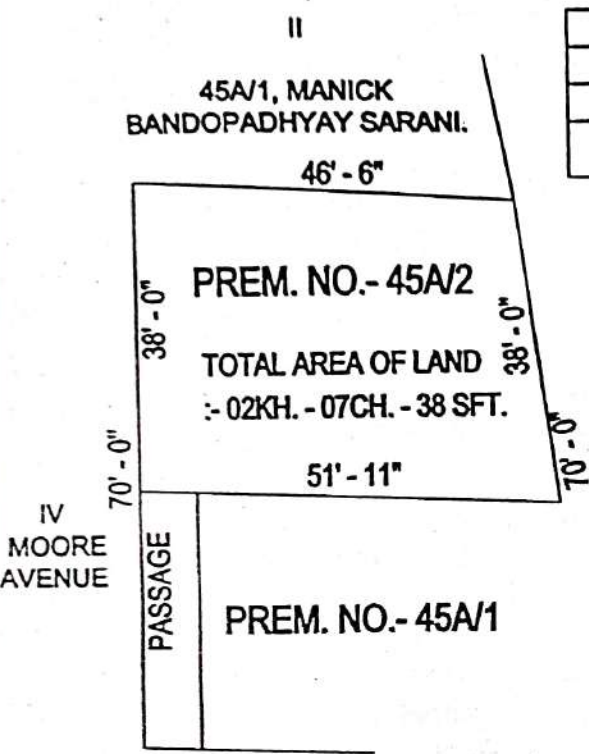
REGISTRATION PLAN AT K.M.C. PREMISES NO.- 45 A/1 & 45A/2, MANICK BANDOPADHYAY SARANI, WARD NO- 97 , BOROUGH NO.- X , PART OF C.S. DAG NO. - 185, KHATIAN NO. - 155, J.L. NO. - 42, MOUZA - SHIBPUR, P.S. - REGENT PARK, KOLKATA - 700040

TOTAL AREA OF LAND :- 04KH. - 15CH. - 38 SFT.
 LAND AREA SHOWN IN RED BORDER

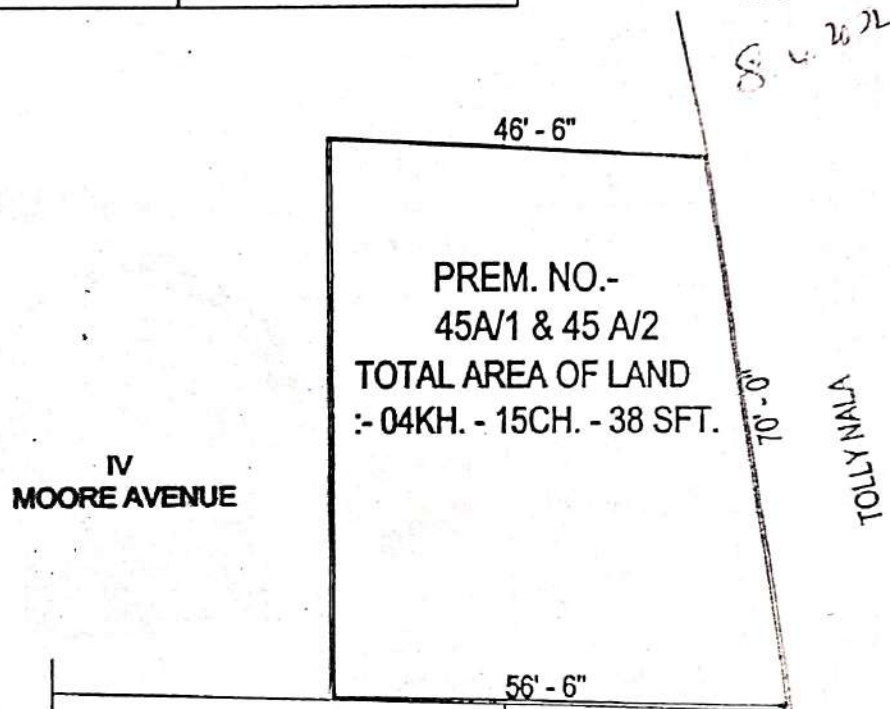


PREMISES NO.	LAND AREA
45 A /1	2K - 08 CH.-00 SQ.FT.
45 A /2	2K - 07 CH.-38 SQ.FT.
TOTAL LAND	4K - 15 CH.-38 SQ.FT.

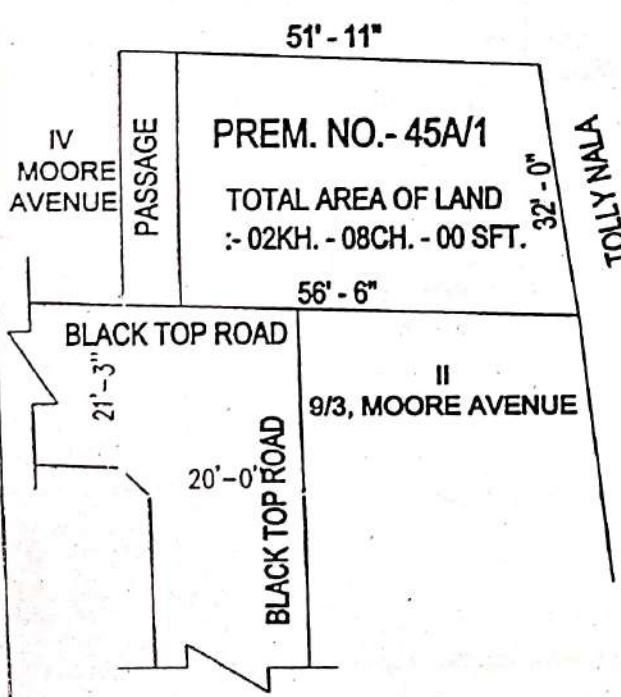
S. 26/22



SITE PLAN
 SCALE :- 1" : 20'



SITE PLAN



SITE PLAN
 SCALE :- 1" : 20'

SANTU SASHMAL
 KMC LBS /1/1558
 KOLKATA MUNICIPAL CORPORATION
SIGNATURE OF L.B.S.

Dhiman Bhattacharya
Anita Chatterjee
Arjun Chatterjee

SIGNATURE OF OWNER









Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. ALIPORE, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16052001006675/2022





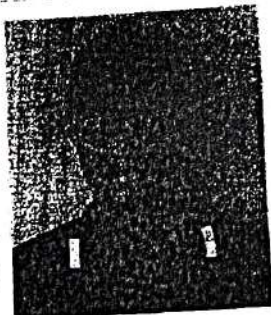

I. Signature of the Person(s) on at Private Residence.




SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri DHIMAN BHATTACHARJEE 6025, STONEY CREEK PLACE, City:- , P.O:- MIAMI, Florida, United States, PIN:- 33811	Seller			Dhiman Bhattacharjee 8.4.22
2	Smt AMITA CHATTERJEE 45A/2, MANIK BANDOPADHYAY, City:- , P.O:- REGENT ESTATE, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040	Seller			Amita chatterjee 8.4.22
3	Shri ARJUN CHATTERJEE 45A/2, MANIK BANDOPADHYAY SARANI, City:- , P.O:- REGENT PARK, P.S:- Regent Park, District:- South 24-Parganas, West Bengal, India, PIN:- 700040	Seller			Arjun Chatterjee 08/04/2022

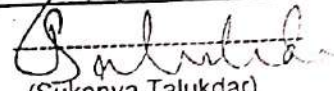


I. Signature of the Person(s)

on at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Shri DHIMAN BHATTACHARJEE 6025, STONEY CREEK PLACE, City:- , P.O:- MIAMI, Florida, United States, PIN:- 33811	Buyer			Dhiman Bha Bhattacharjee 8.4.22
5	Smt AMITA CHATTERJEE 45A/2, MANIK BANDOPADHYAY SARANI, City:- , P.O:- REGENT PARK, P.S:- Regent Park, District:- South 24-Parganas, West Bengal, India, PIN:- 700040	Buyer			Amita Chatterjee 8.4.22
6	Shri ARJUN CHATTERJEE 45A/2, MANIK BONDOPADHYAY SARANI, City:- , P.O:- REGENT PARK, P.S:- Regent Park, District:- South 24-Parganas, West Bengal, India, PIN:- 700040	Buyer			Arjun Chatterjee 08/04/2022

SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Shri DIBYENDU CYHAKRABORTY Son of Shri PARITOSH CHAKRABORTI ALIPORE JUDGES COURT, City:- , P.O:- ALIPORE, P.S:- Alipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700027	Shri DHIMAN BHATTACHARJEE, Smt AMITA CHATTERJEE, Shri ARJUN CHATTERJEE, Shri DHIMAN BHATTACHARJEE, Smt AMITA CHATTERJEE, Shri ARJUN CHATTERJEE			 8.4.22


(Sukanya Talukdar)

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



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

GRN Details

GRN: 192022230004375418 Payment Mode: Online Payment (SBI Epay)
GRN Date: 08/04/2022 12:23:09 Bank/Gateway: SBIPay Payment Gateway
BRN : 0044695432026 BRN Date: 08/04/2022 12:04:38
Gateway Ref ID: IGANINXRZ2 Method: State Bank of India NB
Payment Status: Successful Payment Ref. No: 2001006675/1/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: Dibyendu Chakraborty
Address: D98, Rabindrapally, Kol - 96
Mobile: 9903192998
Depositor Status: Advocate
Query No: 2001006675
Applicant's Name: Shri Dibyendu Chakraborty
Identification No: 2001006675/1/2022
Remarks: Merger/Demerger, Amalgamation (Other than company amalgamation)

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001006675/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	62242
2	2001006675/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	125458
			Total	187700

IN WORDS: ONE LAKH EIGHTY SEVEN THOUSAND SEVEN HUNDRED ONLY.

Thumb 1st Finger Middle Finger Ring finger Small Finger

	Left hand					
	Right hand					

Name

Signature



Thumb 1st finger Middle Finger Ring Finger Small Finger

Left hand					
Right hand					

Name DHIMAN BHATTACHARJEE

Signature Dhiman Bhattacharjee



Thumb 1st Finger Middle Finger Ring Finger Small Finger

Left hand					
Right hand					

Name Amita Chatterjee

Signature Amita Chatterjee



Thumb 1st Finger Middle Finger Ring Finger Small Finger

Left hand					
Right hand					

Name ARJUN CHATTERJEE

Signature Arjun Chatterjee



Addl. Dist. Sub-Registrar
Alipore
8, Addl. Dist. Sub-Registrar
South 24 Parganas
Kolkata-700027

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

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

GRN Details

GRN:	192022230005939458	Payment Mode:	Online Payment (SBI Epay)
GRN Date:	11/04/2022 16:11:48	Bank/Gateway:	SBlePay Payment Gateway
BRN :	3878029886930	BRN Date:	11/04/2022 16:04:33
Gateway Ref ID:	IGANJASJI2	Method:	State Bank of India NB
Payment Status:	Successful	Payment Ref. No:	2001006675/8/2022 [Query No*/Query Year]

Depositor Details

Depositor's Name:	Dibyendu Chakraborty
Address:	D98, Rabindrapally, Kol - 96
Mobile:	9903192998
Depositor Status:	Advocate
Query No:	2001006675
Applicant's Name:	Shri Dibyendu Chakraborty
Address:	A.D.S.R. ALIPORE
Office Name:	A.D.S.R. ALIPORE
Identification No:	2001006675/8/2022
Remarks:	Merger/Demerger, Amalgamation (Other than company amalgamation) Payment No 8

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001006675/8/2022	Property Registration- Stamp duty	0030-02-103-003-02	14656
2	2001006675/8/2022	Property Registration- Registration Fees	0030-03-104-001-16	29313
			Total	43969

IN WORDS: FORTY THREE THOUSAND NINE HUNDRED SIXTY NINE ONLY.

Major Information of the Deed

Deed No :	I-1605-00942/2022	Date of Registration	11/04/2022
Query No / Year	1605-2001006675/2022	Office and Books Registered	
Query Date	30/03/2022 7:49:19 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	Dibyendu Chakraborty Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9903192998, Status : Advocate		
Transaction:	[1301] Merger/Demerger, Amalgamation (Other than company amalgamation)		
Set Forth value	Rs. 2,60,000/-	Market Value	Rs. 1,54,75,699/-
Stamp duty Paid (SD)	Rs. 77,398/- (Article:23)	Registration Fee Paid	Rs. 1,54,771/- (Article:A(1), E)
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip. (Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Manik Bandopadhyay Sarani (Moore Avenue), , Premises No: 45A/1, , Ward No: 097 Pin Code : 700040

Sch No	Plot Number	Khatian Number	Land Proposed	Use	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		2 Katha 8 Chatak	1,00,000/-	62,50,002/-	Width of Approach Road: 20 Ft.,

District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Manik Bandopadhyay Sarani (Moore Avenue), , Premises No: 45A/2, , Ward No: 097 Pin Code : 700040

Sch No	Plot Number	Khatian Number	Land Proposed	Use	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	(RS :-)		Bastu		2 Katha 7 Chatak 38 Sq Ft	1,00,000/-	62,25,697/-	Width of Approach Road: 20 Ft.,
Grand Total :					8.234Dec	2,00,000 /-	124,75,699 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
S1	On Land L1	2000 Sq Ft.	20,000/-	15,00,000/-	Structure Type: Structure

Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete

Floor No: 1, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete

On Land L2	2000 Sq Ft.	40,000/-	15,00,000/-	Structure Type: Structure
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Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete

Floor No: 1, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete

Total :	4000 sq ft	60,000 /-	30,00,000 /-
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Seller Details :

Sl No	Name, Address, Photo, Fingerprint and Signature
1	<p>Shri DHIMAN BHATTACHARJEE Son of Late PRONO KUMAR BHATTACHARJEE 6025, STONEY CREEK PLACE, City:- , P.O:- MIAMI, Florida, United States, PIN:- 33811 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: United States, NRI/OCI/PIO, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 08/04/2022 , Admitted by: Self, Date of Admission: 08/04/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/04/2022 , Admitted by: Self, Date of Admission: 08/04/2022 ,Place : Pvt. Residence</p>
2	<p>Smt AMITA CHATTERJEE Wife of Late ANJAN KANTI CHATTERJEE 45A/2, MANIK BANDOPADHYAY, City:- , P.O:- REGENT ESTATE, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BDxxxxxx2R, Aadhaar No: 79xxxxxxxx9176, Status :Individual, Executed by: Self, Date of Execution: 08/04/2022 , Admitted by: Self, Date of Admission: 08/04/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/04/2022 , Admitted by: Self, Date of Admission: 08/04/2022 ,Place : Pvt. Residence</p>
3	<p>Shri ARJUN CHATTERJEE Son of Late ANJAN KANTI CHATTERJEE 45A/2, MANIK BANDOPADHYAY SARANI, City:- , P.O:- REGENT PARK, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ANxxxxxx4K, Aadhaar No: 25xxxxxxxx2401, Status :Individual, Executed by: Self, Date of Execution: 08/04/2022 , Admitted by: Self, Date of Admission: 08/04/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/04/2022 , Admitted by: Self, Date of Admission: 08/04/2022 ,Place : Pvt. Residence</p>

Buyer Details :

Sl No	Name, Address, Photo, Fingerprint and Signature
1	<p>Shri DHIMAN BHATTACHARJEE (Presentant) Son of Late PRONOB KUMAR BHATTACHARJEE 6025, STONEY CREEK PLACE, City:- , P.O:- MIAMI, Florida, United States, PIN:- 33811 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: United States, NRI/OCI/PIO, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 08/04/2022 , Admitted by: Self, Date of Admission: 08/04/2022 ,Place : Pvt. Residence</p>

Smt AMITA CHATTERJEE

Wife of Late ANJAN KANTI CHATTERJEE 45A/2, MANIK BANDOPADHYAY SARANI, City:- , P.O:- REGENT PARK, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BDxxxxxx2R, Aadhaar No: 79xxxxxxxx9176, Status :Individual, Executed by: Self, Date of Execution: 08/04/2022
 Admitted by: Self, Date of Admission: 08/04/2022 ,Place : Pvt. Residence

Shri ARJUN CHATTERJEE

Son of Late ANJAN KANTI CHATTERJEE 45A/2, MANIK BONDOPADHYAY SARANI, City:- , P.O:- REGENT PARK, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ANxxxxxx4K, Aadhaar No: 25xxxxxxxx2401, Status :Individual, Executed by: Self, Date of Execution: 08/04/2022
 Admitted by: Self, Date of Admission: 08/04/2022 ,Place : Pvt. Residence

Identifier Details :

Name	Photo	Finger Print	Signature
Shri DIBYENDU CYHAKRABORTY Son of Shri PARITOSH CHAKRABORTI ALIPORE JUDGES COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24- Parganas, West Bengal, India, PIN:- 700027			

Identifier Of Shri DHIMAN BHATTACHARJEE, Smt AMITA CHATTERJEE, Shri ARJUN CHATTERJEE, Shri DHIMAN BHATTACHARJEE, Smt AMITA CHATTERJEE, Shri ARJUN CHATTERJEE

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri DHIMAN BHATTACHARJEE	Shri DHIMAN BHATTACHARJEE-4.125 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Smt AMITA CHATTERJEE	Smt AMITA CHATTERJEE-2.05448 Dec
2	Shri ARJUN CHATTERJEE	Shri ARJUN CHATTERJEE-2.05448 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri DHIMAN BHATTACHARJEE	Shri DHIMAN BHATTACHARJEE-2000.00000000 Sq Ft

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	Smt AMITA CHATTERJEE	Smt AMITA CHATTERJEE-1000.00000000 Sq Ft
2	Shri ARJUN CHATTERJEE	Shri ARJUN CHATTERJEE-1000.00000000 Sq Ft

On 08-04-2022

Presentation (Under Section 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100)

Presented for registration at 17:55 hrs on 08-04-2022, at the Private residence by Shri DHIMAN BHATTACHARJEE, one of the Claimants.

Admission of Execution (Under Section 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100)

Execution is admitted on 08/04/2022 by 1. Shri DHIMAN BHATTACHARJEE, Son of Late PRONO KUMAR BHATTACHARJEE, 6025, STONEY CREEK PLACE, P.O: MIAMI, Florida, United States, PIN - 33811, by caste Hindu, by Profession Service, 2. Smt AMITA CHATTERJEE, Wife of Late ANJAN KANTI CHATTERJEE, 45A/2, MANIK BANDOPADHYAY, P.O: REGENT ESTATE, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Others, 3. Shri ARJUN CHATTERJEE, Son of Late ANJAN KANTI CHATTERJEE, 45A/2, MANIK BANDOPADHYAY SARANI, P.O: REGENT PARK, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Service, 4. Shri DHIMAN BHATTACHARJEE, Son of Late PRONOB KUMAR BHATTACHARJEE, 6025, STONEY CREEK PLACE, P.O: MIAMI, Florida, United States, PIN - 33811, by caste Hindu, by Profession Service, 5. Smt AMITA CHATTERJEE, Wife of Late ANJAN KANTI CHATTERJEE, 45A/2, MANIK BANDOPADHYAY SARANI, P.O: REGENT PARK, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Others, 6. Shri ARJUN CHATTERJEE, Son of Late ANJAN KANTI CHATTERJEE, 45A/2, MANIK BONDOPADHYAY SARANI, P.O: REGENT PARK, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Service

Indetified by Shri DIBYENDU CYHAKRABORTY, , , Son of Shri PARITOSH CHAKRABORTI, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

On 11-04-2022

Certificate of Admissibility (Rule 43, West Bengal 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 EPV) (1962)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,54,75,699/-

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,54,771/- (A(1) = Rs 1,54,757/- , E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,54,771/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 08/04/2022 12:24PM with Govt. Ref. No: 192022230004375418 on 08-04-2022, Amount Rs: 1,25,458/-,
Bank: SBI EPay (SBlePay), Ref. No. 0044695432026 on 08-04-2022, Head of Account 0030-03-104-001-16
Online on 11/04/2022 4:13PM with Govt. Ref. No: 192022230005939458 on 11-04-2022, Amount Rs: 29,313/-, Bank:
SBI EPay (SBlePay), Ref. No. 3878029886930 on 11-04-2022, Head of Account 0030-03-104-001-16

ment of Stamp Duty
Certified that required Stamp Duty payable for this document is Rs. 77,398/- and Stamp Duty paid by Stamp Rs 500/-,
by online = Rs 76,898/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 22425, Amount: Rs.500/-, Date of Purchase: 07/04/2022, Vendor name: SMRITI
6. KASH DAS
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 08/04/2022 12:24PM with Govt. Ref. No: 192022230004375418 on 08-04-2022, Amount Rs: 62,242/-, Bank:
SBI EPay (SBlePay), Ref. No. 0044695432026 on 08-04-2022, Head of Account 0030-02-103-003-02
Online on 11/04/2022 4:13PM with Govt. Ref. No: 192022230005939458 on 11-04-2022, Amount Rs: 14,656/-, Bank:
SBI EPay (SBlePay), Ref. No. 3878029886930 on 11-04-2022, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2022, Page from 37570 to 37593
being No 160500942 for the year 2022.



Sukanya Talukdar

Digitally signed by SUKANYA
TALUKDAR
Date: 2022.04.12 17:23:49 +05:30
Reason: Digital Signing of Deed.

(Sukanya Talukdar) 2022/04/12 05:23:49 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)