

09678/22

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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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22/06/22  
ce - 21671624

~~Certified that the document is required to  
be registered. This signature must be  
the endorsement of the Registrar  
and must be the part of this document.~~

Xcc

Distt. Registrar  
Alipore, Saha 24

22 JUN 2022

### DEED OF AMALGAMATION

THIS DEED OF AMALGAMATION is made on this the  
22nd day of June , TWO THOUSAND TWENTY TWO  
(2022)

BETWEEN

21 JUN 2022

27990

No.....Rs.-5000/- Date.....

Name:.....

Bochhi-salua Base

Address:.....

Vendor:.....

Subhankar Das

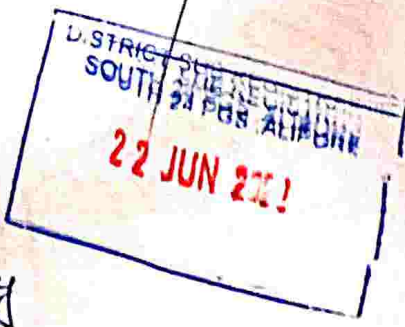
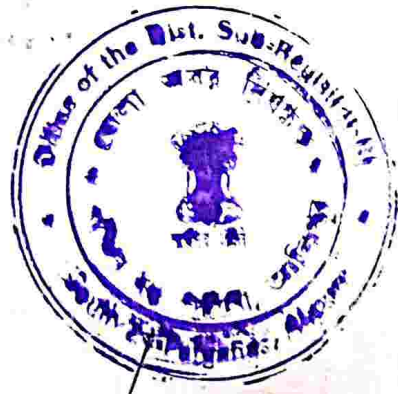
Alipur Collectorate, 24 Pgs. (S)

Advocate  
Alipur Police Court  
Kolkata-27

**SUBHANKAR DAS**  
**STAMP VENDOR**  
Alipur Police Court, Kol-27

27990 = 5000/-

808510 H



Identified by me:  
Moumela Chowdhury  
do late Prasanta Chowdhury  
occupation - Others  
Brahmapur, Garia  
Kolkata - 96

MR. SUBRATA ROUTH RAY @ MR. SUBRATA ROUTH ROY (PAN No. AREPR8061R) (AADHAAR No.503663216272), son of Mr. Subhas Chandra Routh Roy, by faith - Hindu, by occupation- Business , by Nationality - Indian, residing at A/3 Rabindra Pally, P.O. - Brahmapur, P.S. - Bansdroni , Kolkata - 700096, District:-South 24-Parganas, herein after referred to as the **"ONE PART"** (which expression shall unless exclude by or repugnant to the context be deemed to mean include his heirs, executors, administrators, legal representatives and assigns) **PARTY OF THE FIRST PART;**

**A N D**

1. SMT. APARNA SENGUPTA (PAN NO. DDRPS5765R) (AADHAAR NO. 594155707898), wife of Late Ramchandra Sengupta, by faith Hindu, by nationality Indian, by occupation Housewife, 2. SRI RAKESH SENGUPTA (PAN NO. CCYPS7950R) (AADHAAR NO. 910076991566), son of Late Ramchandra Sengupta, by faith Hindu, by nationality Indian, by occupation Service and 3. SMT SUBHRA SENGUPTA (PAN NO. DTEPS1334F) (AADHAAR NO. 817354947043), daughter of Late Ramchandra Sengupta, all residing at A-2, Rabindra Pally, P.O. Brahmapur, P.S. Bansdroni, Kolkata-700096, Dist- South 24 Parganas, herein after called and referred to as the **"SECOND PART"** (which expression shall unless exclude by or repugnant to the context be deemed to mean include their heirs, executors, administrators, legal representatives and assigns) **PARTIES OF THE SECOND PART;**

**WHEREAS** one Purna Chandra Routh Roy was owned, seized and possessed of **ALL THAT** piece and parcel of Bastu land measuring about more or less 5 (Five) decimals lying and situated at Mouza - Brahmapur, Pargana - Magura, J.L. 48, Touzi No.60, R.S. No. 169, R.S. Dag No. and L.R. Dag No. 396/1503, R.S. Khatian No.251 corresponding L.R. Khatian no. 569, Post Office - Brahmapur, Police Station - Tollygunge then Regent Park and now Bansdronei, Ward No.111, Kolkata - 700096, District South 24 Parganas.

**AND WHEREAS** the said Purna Chandra Routh Roy while was in possession and had been enjoying the said plot died intestate on 31-01-1975 ,leaving behind his wife Smt. Subarna Prava Routh Roy and only son namely Mr. Subhas Chandra Routh Roy, as his only legal heirs and successors to inherit his said plot of land.

**AND WHEREAS** the said Smt. Subarna Prava Purna Routh Roy, while was in possession and had been enjoying the said plot died intestate on 20-02-2003, leaving behind his only son namely Mr. Subhas Chandra Routh Roy, as his legal heirs and successors to inherit her said plot of land of the above mentioned property.

**AND WHEREAS** the said Mr. Subhas Chandra Routh Roy while become the sole absolute owner of **ALL THAT** piece and parcel of Bastu land measuring about more or less 03 Cotthas 01 Chittak 24 Sq.ft. more or less together with 1000 sq.ft structure (500 sq.ft. cemented floor and pucca structure and 500 sq.ft. cemented floor pucca structure) lying and situated at Mouza - Brahmapur, Pargana - Magura, J.L. 48, Touzi No.60, R.S. No. 169, R.S. Dag No. and L.R. Dag No. 396/1503, R.S. Khatian No.251 corresponding L.R. Khatian no. 569, Post Office - Brahmapur, Police Station - Tollygunge then

Regent Park and now Bansdroni, Ward No.111, Kolkata – 700096, District South 24 Parganas.

**AND WHEREAS** the said Mr. Subhas Chandra Routh Roy mutated his name in the records of Kolkata Municipal Corporation being **K.M.C. Premises No.116, Rabindra Pally** and **Assessee No.311111801166**.

**AND WHEREAS** the said Mr. Subhas Chandra Routh Roy gifted **ALL THAT** piece and parcel of Bastu land measuring about more or less 03 Cotthas 01 Chittak 24 Sq.ft. more or less together with 1000 sq.ft structure (500 sq.ft. cemented floor and pucca structure and 500 sq.ft. cemented floor pucca structure) lying and situated at Mouza – Brahmapur, Pargana – Magura, J.L. 48, Touzi No.60, R.S. No. 169, R.S. Dag No. and L.R. Dag No. 396/1503, R.S. Khatian No.251 corresponding L.R. Khatian no. 569 , being **K.M.C. Premises No.116, Rabindra Pally** and **Assessee No.311111801166**, Post Office – Brahmapur, Police Station – Tollygunge then Regent Park and now Bansdroni thereafter , Ward No.111, Kolkata – 700096, District South 24 Parganas in favour of his only son **MR. SUBRATA ROUTH RAY @ MR. SUBRATA ROUTH ROY** the first part herein, by virtue of a registered Deed of Gift dated 1.12.2020 which was registered in the office of A.D.S.R. at Alipore and recorded in Book No. I, Volume No. 1605-2020, Page from 120530 to 120548, Being deed No. 160503285 for the year 2020.

**AND WHEREAS** the said **MR. SUBRATA ROUTH RAY @ MR. SUBRATA ROUTH ROY** the first part herein, became sole and absolute owner of **ALL THAT** piece and parcel of Bastu land measuring about more or less 03 Cotthas 01 Chittak 24 Sq.ft. more or less together with 1000 sq.ft structure

(500 sq.ft. cemented floor and pucca structure and 500 sq.ft. cemented floor pucca structure) lying and situated at Mouza - Brahmapur, Pargana - Magura, J.L. 48, Touzi No.60, R.S. No. 169, R.S. Dag No. and L.R. Dag No. 396/1503, R.S. Khatian No.251 corresponding L.R. Khatian no. 559, being **K.M.C. Premises No.116, Rabindra Pally and Assessee No.31-111-18-0116-6**, Post Office - Brahmapur, Police Station - Tollygunge then Regent Park and now Bansdrani, Ward No.111, Kolkata - 700096, District South 24 Parganas.

**AND WHEREAS** the said **MR. SUBRATA ROUTH RAY @ MR. SUBRATA ROUTH ROY** the first part herein mutated his name in the records of B.L.&L.R.O. vide **L.R. Khatian No. 3509**.

**ON THE OTHER HAND** one Sri Rabindra Mohan Sengupta along with his two brothers Sri Dwijendra Mohan Sengupta and Sri Satyandra Mohan Sengupta purchased **ALL THAT** piece and parcel of Bastu land measuring about 11 Decimal along with other properties comprised in Mouza - Brahmapur, Pargana - Magura, J.L. 48, Touzi No.60, R.S. No. 169, R.S. Dag No.396/426, R.S. Khatian No.251 Police Station - previously Regent Park and now Bansdrani, Ward No.111, Kolkata - 700096, District South 24 Parganas by virtue of a registered Deed of Sale dated 22-09-1947 which was registered in the office of District Registry office at Alipore and recorded in Book No. I, Volume No. 59, pages from 15 to 18, Being No. 2834 from one named Atul Chandra Ghosh.

The said Sri Rabindra Mohan Sengupta along with his two brothers Sri Dwijendra Mohan Sengupta and Sri Satyandra Mohan Sengupta enjoyed the said land in khas and for peaceful and uninterrupted possession of the said

land, they made a registered Deed of Partition dated 01-08-1988 registered at the office of A.D.S.R. at Alipore and recorded in Book No. I, being Deed No. 2387 for the year 1988.

By virtue of the said Partition Deed the said Sri Rabindra Mohan Sengupta became owner of **ALL THAT** piece and parcel of Bastu land measuring about **11 (Eleven) Decimal** together with a tin shed structure lying and situated at Mouza - Brahmapur, Pargana - Magura, J.L. 48, Touzi No.60, R.S. No. 169, R.S. Dag No. 396/426, R.S. Khatian No.251 Police Station - previously Regent Park and now Bansdroni, Ward No.111, Kolkata - 700096, Sub-Registry & A. D. S. R. Office at Alipore, District South 24 Parganas which is more fully mentioned in Schedule "Kha" of the said Partition Deed.

The said Sri Rabindra Mohan Sengupta mutated his name in the office of Kolkata Municipal Corporation vide **Assesse No. 31-111-18-0112-9** and his land known and numbered as **112, Rabindra Pally**.

The said Sri Rabindra Mohan Sengupta gifted **ALL THAT** piece and parcel of Bastu land measuring about **1 (one) Cottah 5 (Five) Chittaks 30 (Thirty) Sq. ft.** out of **11 (Eleven) Decimal**, together with a tin shed structure measuring about 250 Sq. Ft., lying and situated at Mouza - Brahmapur, Pargana - Magura, J.L. 48, Touzi No.60, R.S. No. 169, R.S. Dag No.396/426, R.S. Khatian No.251, **Premises No. 112, Rabindra Pally**, Police Station - previously Regent Park and now Bansdroni, Ward No.111, Kolkata - 700096, Sub-Registry & A. D. S. R. Office at Alipore, **Assesse No. 31-111-18-0112-9**, District South 24 Parganas in favour of his son namely Sri Ramchandra Sengupta by virtue of a Deed of Gift dated 28.04.2009 which was registered in the office of A.D.S.R. at Alipore and recorded in

Book No. I, CD Volume No. 11, page from 3581 to 3601, Being no. 02500 for the year 2009.

The said Sri Ramchandra Sengupta mutated his name in the office of Kolkata Municipal Corporation vide **Assesse No. 31-111-18-0949-9** and his land known and numbered as **112/3, Rabindra Pally**.

The said Sri Ramchandra Sengupta died instated on 11.12.2018 leaving behind his widow wife namely **SMT. APARNA SENGUPTA**, his only son namely **SRI RAKESH SENGUPTA** and his only daughter namely **SMT SUBHRA SENGUPTA** as his only legal heirs and successors and left none else.

The said **SMT. APARNA SENGUPTA, SRI RAKESH SENGUPTA** and **SMT SUBHRA SENGUPTA**, the Second Part herein, mutated their names in the office of B.L.&L.R.O. and their names allotted in L.R. Khatian Nos. 3675, 3677 and 3676 respectively.

The said **SMT. APARNA SENGUPTA, SRI RAKESH SENGUPTA** and **SMT SUBHRA SENGUPTA**, the Second Part herein, became the joint owners of **ALL THAT** piece and parcel of Bastu land measuring about **1 (one) Cottah 5 (Five) Chittaks 30 (Thirty) Sq. ft.** together with a tin shed structure measuring about 250 Sq. Ft., lying and situated at Mouza – Brahmapur, Pargana – Magura, J.L. 48, Touzi No.60, R.S. No. 169, R.S. and L.R. Dag No.396/426, R.S. Khatian No. 251, L.R. Khatian Nos. 3675, 3677 and 3676, **Premises No. 112/3, Rabindra Pally**, Police Station – previously Regent Park and now Bansdroni, Ward No.111, Kolkata – 700096, Sub-Registry & A. D. S. R. Office at Alipore, **Assesse No. 31-111-18-0949-9**, District South 24 Parganas.



**NOW**, that the Party of the First Part and Parties of the Second Part herein named for the purpose of better use and enjoyment of their respective property as separately mentioned under the **FIRST SCHEDULE** and **SECOND SCHEDULE** hereunder, have mutually decided to conjunct and/or amalgamate their respective right, title, interest and possession in respect of their respective property into a '**JOINT PROPERTY**' in all respect and the parties of the present indenture annex herewith a genealogical chart to ascertain the share of ownership amongst the parties herein as referred hereunder;

No.	Name	Assessee No.	Premises No.	Land area
1.	Mr. Subrata Routh Ray @ Mr. Subrata Routh Roy	31-111-18- 0116-6	116, Rabindra Pally	03 K-01 Ch-24 Sq. ft.
2.	Smt. Aparna Sengupta, Sri Rakesh Sengupta and Smt Subhra Sengupta	31-111-18- 0949-9	112/3, Rabindra Pally	01 K-05 Ch-30 Sq. ft.

Total land = 04 K. 07 Ch. 09 Sq. Ft. (more or less)

**HENCE THIS DEED OF AMALGAMATION**

**NOW THIS DEED OF AMALGAMATION WITNESSETH** that in pursuance of the above desire to use and enjoy the individual adjacent properties of the Party of the First Part and Parties of the Second Part herein named as mentioned under the First Schedule and Second Schedule respectively into one and/or joint property of all the Parties herein-named, which they shall use and enjoy on and from the execution of the instant Deed of Amalgamation, in the ratio, as they individually have in respect of the right, title, interest & possession in the property, by virtue of amalgamation of

their individual shares, being the adjacent portion of the respective properties, all the parties herein named have agreed to use, enjoy & possess the property under the Third Schedule herein jointly and as per their respective share of right, title, interest & possession thereon without any interruption, claim & demand whatsoever from anybody and also will be bound to pay the tax as per their respective share as per the bill to be raised by the Competent Authority after mutating the amalgamated and/or conjoined property as mentioned under the Third Schedule hereunder in their joint names and their respective legal heirs of the Parties herein will enjoy & possess the property as per their respective share as will be inherited from their respective predecessor-in-title without any interruption or claim or demand whatsoever from anybody and may retain their respective possession or may change the same as per their mutual settlement **AND ALL** the deeds, instruments of title, writings, other related evidences of title, which are under the care and custody & control of the respective Parties herein-named bound to produce or amalgamated the same or provide copies of the same to the other party/ies to protect and/or establish her or their respective common right, interest & share in the property and **TO HAVE AND TO HOLD** the said property **UNTO AND TO** the use & enjoyment of the parties covenant with each other that **NOTWITHSTANDING** any act, deed or thing by the parties done or knowingly suffered to the contrary the parties jointly have every right, full power and absolute authority and indefeasible title to grant, sell, transfer, convey, assign and assure their respective right, title, interest and possession in the said property hereby expressed to be conjoined but in that respect **AND** each party shall or at all times hereafter peaceably and

equitably enjoy and possess the conjuncted property as mentioned under the Third Schedule herein as per their respective and/or subsequently changed share & possession and receive rents and usufructs thereof according to their share and without any lawful interruption, claim, demand whatsoever equitably claiming and/or trust free and freely and clearly and absolutely required, covenanted and released at the cost and expenses of the Parties as per their respective shares saved all charges, liens and debts and all kinds of taxes and dues and encumbrances whatsoever made **A N D** executed and suffered by the parties and persons lawfully and equitably claiming under or in trust from them and from any persons of persons from whom the parties and or persons claiming as aforesaid any estate, right, title, inheritance, use, trust, clam or demand whatsoever either at the Law or in Equity or unto the conjuncted/amalgamated property and every part thereof and the parties shall from time to time and at all times hereafter at the request and costs of the parties each part does and execute all such deeds and things whatsoever for further and perfectly assuring & enjoying of the said conjuncted property.

In respect of the position and the approximate available market value all the piece & parcel of the properties under amalgamation has been valued individually at **Rs. 45,00,00/- (Rupees Forty Five Lakh) only**, but due to the equality in the considered value no monetary transaction between the Parties are taking place.

**NOW THIS INDENTURE WITNESSETH AND THE PARTIES HEREIN COVENANT AS FOLLOWS: -**

1. That in pursuance of the said deed and in consideration of the absolute ownership acquired by the parties in respect of the joint estate hereunder

made and by virtue of mutual transfers and releases hereunder affected, the first party hereby and hereunder grant, convey, transfer, assure, assign, confirm and release unto the second herein **ALL THAT** ½ share of his property as set forth in the first schedule hereto together with all areas, sewers, drains, water, water courses, lights, liberties, easements, appendages and appurtenances whatsoever so as to constitute the said second party the joint owners of the property comprised in the Third Schedule hereunder appearing, secured by rights in common and all claims, demands whatsoever of the parties of the other parts concerning the same and **TO HAVE AND TO HOLD** the same in common with the other co-owners.

2. That in pursuance of the said deed and in consideration of the absolute ownership acquired by the parties in respect of the joint estate hereunder made and by virtue of mutual transfers and releases hereunder affected, the second party hereby and hereunder grant, convey, transfer, assure, assign, confirm and release unto the first party herein **ALL THAT** ½ share of their property as set forth in the second schedule hereto together with all areas, sewers, drains, water, water courses, lights, liberties, easements, appendages and appurtenances whatsoever so as to constitute the said first party the joint owners of the property comprised in the Third Schedule hereunder appearing, secured by rights in common and all claims, demands whatsoever of the parties of the other parts concerning the same and **TO HAVE AND TO HOLD** the same in common with the other co-owners.

**AND THIS INDENTURE FURTHERMORE WITNESSETH AS FOLLOWS: -**

- a. That the both parties shall have the custody and possession of all the documents of title as also the original of this deed and will at the request and costs of the other two parties, their respective heirs, successors and/or assigns produce and/or cause to be produced all or any of them for inspection or as evidence on their behalf at all trials, examination or commission or otherwise as may be required by him or them and unless prevented by fire or any other inevitable accident, keep them safe, unobliterated and uncanceled.
- b. That the properties set forth in the first and second schedule hereto appearing are free from all encumbrances.
- c. That each of the parties shall be entitled to all easements and/or quasi easements over the proposed amalgamated property.
- d. That the parties shall be entitled to jointly hold, possess and enjoy the amalgamated property with all claims and demands against each other whatsoever.
- e. That each party shall, at their respective proportionate expenses, execute and perform and/or cause to be executed and performed all and every such acts, deeds and things or writings whatsoever as may be required for further and better and more perfectly assuring the joint ownership of all the co-owners or for rectification of any error or omission.
- f. That this amalgamation shall not be reopened nor challenged under any circumstances by reason of any error or omission whatsoever, but the parties shall execute and register such further deed or deeds or writings as may be necessary to rectify the error or errors or implement the omission or omissions.

**THE FIRST SCHEDULE ABOVE REFERRED TO**  
**(INDIVIDUAL PLOT OF MR. SUBRATA ROUTH RAY @ MR. SUBRATA**  
**ROUTH ROY)**

ALL THAT piece and parcel of Bastu land measuring about more or less 03 Cottas 01 Chittak 24 Sq.ft. more or less together with 1000 sq.ft structure (500 sq.ft. cemented floor and pucca structure and 500 sq.ft. cemented floor pucca structure) lying and situated at Mouza - Brahmapur, Pargana - Magura, J.L. 48, Touzi No.60, R.S. No. 169, R.S. Dag No. and L.R. Dag No. 396/1503, R.S. Khatian No.251 corresponding L.R. Khatian no. 3509, being **K.M.C. Premises No.116, Rabindra Pally** and Assessee **No.31-111-18-0116-6**, Post Office - Brahmapur, Police Station - Tollygunge then Regent Park and now Bansdroni thereafter, Ward No.111, Kolkata - 700096, District South 24 Parganas, as shown and delineated in green dotted ink in the sketch map attached hereto, being butted and bounded on the: -

- On the North** : by land and property of Late Rabindra Mohan Sengupta at present Kanchan Sengupta;
- On the South** : by 8 ft wide common passage;
- On the East** : by 16 ft wide K.M.C. road;
- On the West** : by 6 ft. wide common passage;

**THE SECOND SCHEDULE ABOVE REFERRED TO**  
**(PLOT OF SMT. APARNA SENGUPTA, SRI RAKESH SENGUPTA and SMT**  
**SUBHRA SENGUPTA)**

ALL THAT piece and parcel of Bastu land measuring about 1 (one) Cottah 5 (Five) Chittaks 30 (Thirty) Sq. ft. together with a tin shed structure measuring about 250 Sq. Ft., lying and situated at Mouza - Brahmapur, Pargana - Magura, J.L. 48, Touzi No.60, R.S. No. 169, R.S. and L.R. Dag No.396/426, R.S. Khatian No. 251 corresponding L.R. Khatian Nos. 3675, 3677 and 3676, **Premises No. 112/3, Rabindra Pally**, Police Station -

previously Regent Park and now Bansdroni, Ward No.111, Kolkata - 700096, Sub-Registry & A. D. S. R. Office at Alipore, **Assesse No. 31-111-18-0949-9**, District South 24 Parganas, as shown and delineated in blue dotted ink in the sketch map attached hereto, being butted and bounded on the: -

- On the North** : by land and property of Smt Priti Pal;  
**On the South** : by land and property of Sri Subhash Routh Roy;  
**On the East** : by land and property of Sri Kanchan Sengupta;  
**On the West** : by 6 ft. wide common passage;

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

**ALL THAT** piece and parcel of land measuring about **4 (Four) Cottah 7 (Seven) Chittaks 9 (Nine) Sq. ft.** more or less together with **1250 sq.ft.** structure lying and situated in lying and situated within District South 24 Parganas, Police Station - previously Regent Park now Bansdroni, Post Office - Brahmapur, Ward No.111, Kolkata - 700096, Mouza - Brahmapur, Pargana - Magura, J.L. 48, Touzi No.60, R.S. No. 169, R.S. Dag No. and L.R. Dag No. 396/1503 and 396/426, R.S. Khatian No.251 corresponding L.R. Khatian no. 3509, 3675, 3677 and 3676, being known and numbered the:

- KMC Premises No. 116, Rabindra Pally, Kolkata 700096 and being assessed und the Assessee No. 31-111-18-0116-6, together with all easement, quasi easement rights, title, interest attached thereto and
- part of the Premises No. 112/3, Rabindra Pally, Kolkata 700096 and being assessed under the part of the Assessee No. 31-111-18-0949-9, together with easements, quasi easements, rights, title, interest attached thereto.

The entire property is shown by RED Border line in the plan annexed herewith.

The property is butted & bounded by:

**On the North** : by land and property of Smt Priti Pal;

**On the South** : by 8 ft wide common passage;

**On the East** : by 16 ft wide K.M.C. road and property of Sri Kanchan Sengupta;

**On the West** : by 6 ft. wide common passage;

**IN WITNESS WHEREOF** the parties hereto set and subscribe their respective hands and seals on this day, month and year as first above written.

**SIGNED, SEALED AND DELIVERED  
AT KOLKATA  
IN PRESENCE OF  
WITNESSES: -**

1. *Hounila Chowdhury*  
*Boahmapur, Garia*  
*Kolkata - 96*

2. *Bodhisatwa Bora*  
*(Advocate)*  
*Alipore Police Court*  
*Kol - 29*

*Subrata Routh Roy*  
PARTY OF THE FIRST PART

*Prakash Sengupta*  
*Subhro Sengupta*

Drafted and Typed at my office & I read over & Explained in Mother Languages to all parties to this deed and all of them admitted that the same has been correctly written as per their instruction.

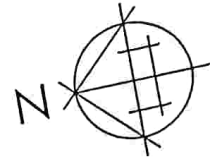
*Bodhisatwa Bora*  
Advocate  
Enrolment No. WB/2138/2009  
Alipore Police Court,  
Kolkata - 700027

PARTIES OF THE SECOND  
PART

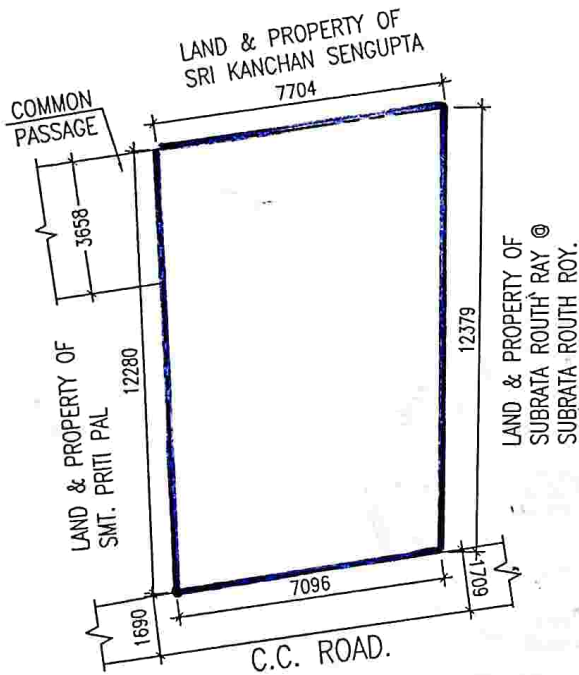


SITE PLAN AT K.M.C. PREMISES NO.-112/3, RABINDRA PALLY, WARD NO.-111, BOROUGH-XI, KOLKATA-700096, P.S.-BANSDRONI, R.S. & L.R. DAG NO.-396/426, R.S. KHATIAN NO.-251, L.R. KHATIAN NO.-3675, 3676, 3677, MOUZA-BRAHMAPUR, J.L. NO.-48.

OWNER OF LAND - APARNA, RAKESH, SUBHRA, SENGUPTA  
 AREA OF LAND = 01 Kh. - 05 Ch.-30 Sq.ft.(M./L.)  
 AREA OF TIN SHED = 250 Sq.ft.  
 ALL DIMENSIONS ARE IN MILLIMETER  
 (AREA SHOWN IN BLUE BORDERED LINES)



SCALE - 1 : 200



*Avijit Gupta*  
**AVIJIT GUPTA**  
 Kolkata Municipal Corporation  
 LBS/II/1624

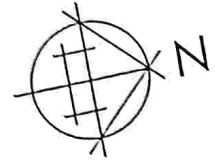
DRAWN BY

*Subhra Sengupta*  
 Subhra Sengupta

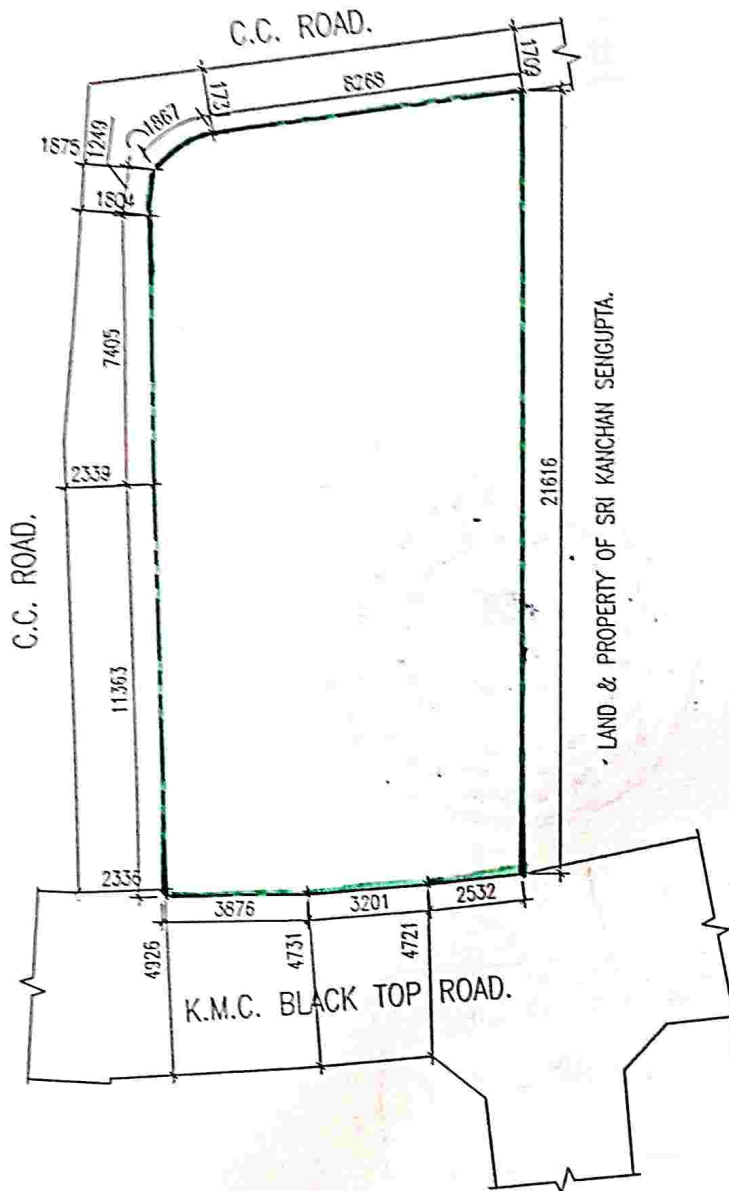
SIGNATUER OF OWNER'S

SITE PLAN AT K.M.C. PREMISES NO.-116, RABINDRA PALLY,  
WARD NO.-111, BOROUGH-XI, KOLKATA-700096,  
P.S.-BANSDRONI, R.S. & L.R. DAG NO.-396/1503, R.S.  
KHATIAN NO.-251, L.R. KHATIAN NO.-3509  
MOUZA-BRAHMAPUR, J.L. NO.-48.

OWNER OF LAND - SUBRATA ROUTH RAY @ SUBRATA ROUTH ROY.  
 AREA OF LAND = 01 Kh. - 01 Ch.-24 Sq.ft.(M./L.)  
 AREA OF ROOF STRUCTURE = 500 Sq.ft.  
 AREA OF R.T.S. STRUCTURE = 500 Sq.ft.  
 ALL DIMENSIONS ARE IN MILLIMETER  
 (AREA SHOWN IN GREEN BORDERED LINES)



SCALE - 1 : 200



*Avijit Gupta*  
**AVIJIT GUPTA**  
 Kolkata Municipal Corporation  
 LBS/II/1624

DRAWN BY

*Subrata Routh Roy*

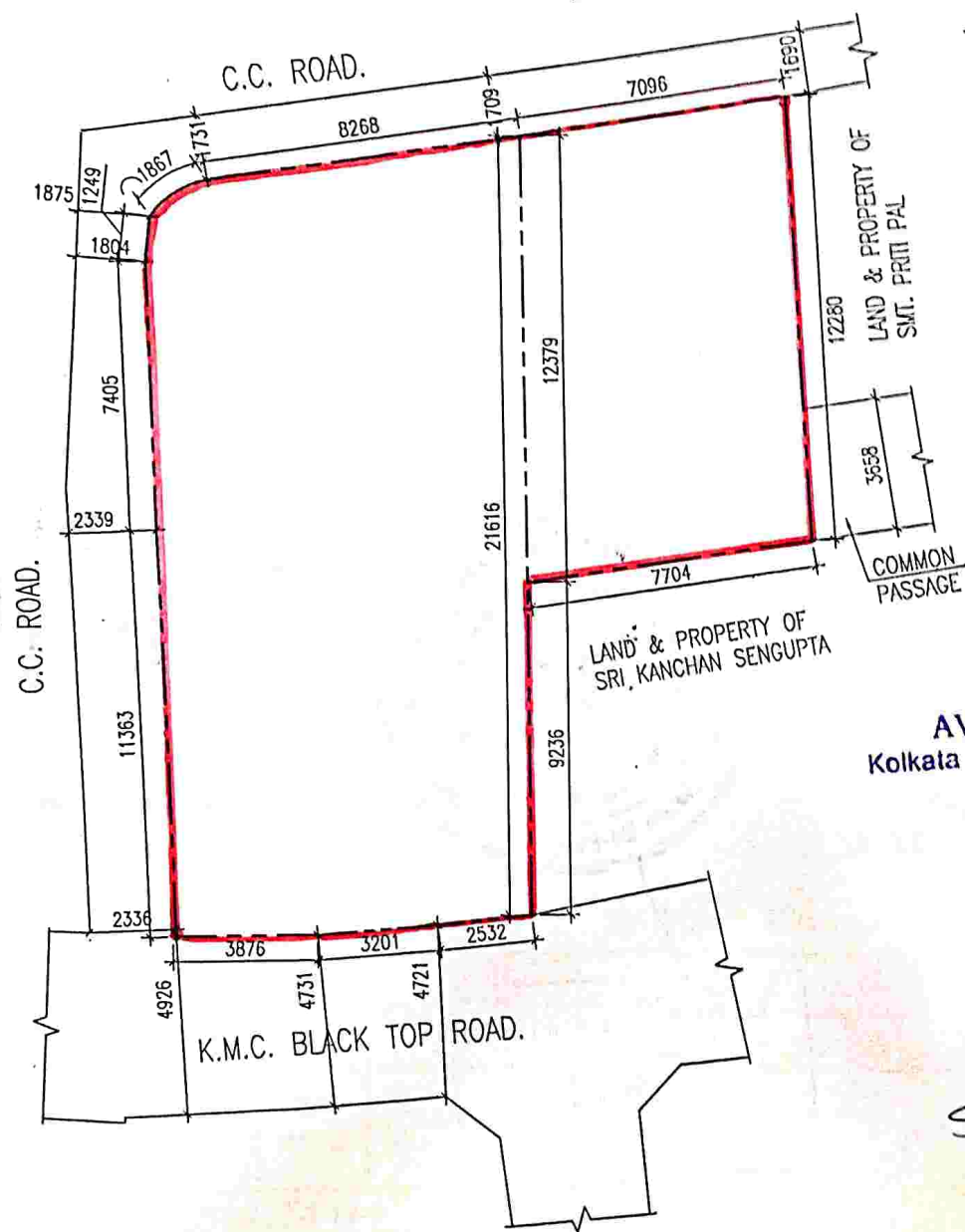
SIGNATURE OF OWNER'S

AMALGAMATION PLAN AT K.M.C. PREMISES NO.-112/3, 116,  
RABINDRA PALLY, WARD NO.-111, BOROUGH-XI,  
KOLKATA-700096, P.S.-BANSDRONI, R.S. & L.R. DAG  
NO.-396/1503 & 396/426, R.S. KHATIAN NO.-251, L.R.  
KHATIAN NO.-3509, 3675, 3676, 3677, MOUZA-BRAHMAPUR,  
J.L. NO.-48.

OWNER OF LAND - SUBRATA ROUTH RAY @ SUBRATA ROUTH ROY & APARNA, RAKESH, SUBHIRA, SENGUPTA  
 AREA OF LAND = 04 Kh.-07 Ch.-09 Sq.ft.(M./L.)  
 AREA OF ROOF STRUCTURE = 500 Sq.ft.  
 AREA OF R.T.S. STRUCTURE = 500 Sq.ft.  
 AREA OF TIN SHED = 250 Sq.ft.  
 ALL DIMENSIONS ARE IN MILLIMETER  
 (AREA SHOWN IN RED BORDERED LINES)



SCALE - 1 : 200



*Avijit Gupta*  
**AVIJIT GUPTA**  
 Kolkata Municipal Corporation  
 LBS/11/1024

DRAWN BY

*Subrata Routh Ray*  
*Rakesh Sengupta*  
*Subhira Sengupta*

SIGNATURE OF OWNER'S



Subrata Routh Roy

	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name SUBRATA ROUTHROY @ SUBRATA ROUTHROY

Signature Subrata Routh Roy



Aparna Sengupta

	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name APARNA SENGUPTA

Signature Aparna Sengupta



Rakesh Sengupta

	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name RAKESH SENGUPTA

Signature Rakesh Sengupta



Subhra Sengupta

	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name SUBHRA SENGUPTA

Signature Subhra Sengupta



DISTRICT SUB-REGISTRAR  
SOUTH 24 PGS ALIPORE  
22 JUN 2021




आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

SUBRATA ROUTH RAY  
SUBHASH ROUTH RAY

06/05/1973  
Permanent Account Number

AREPR8061R  
Subrata Routh  
Ray  
Signature



DI042009

Subrata Routh Ray



ভারত সরকার  
Unique Identification Authority of India  
Government of India

ডালিকাভুক্তির আই ডি/Enrollment No.: 1040/19527/52949

To  
অপর্ণা সেনগুপ্ত  
Aparna Sengupta  
07/11/2012  
A2 RABINDRAPALLY  
GARIA Brahmapur S.O  
Brahmapur Kolkata  
West Bengal 700096

18937917  
MN189379179DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**5941 5570 7898**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
GOVERNMENT OF INDIA



অপর্ণা সেনগুপ্ত  
Aparna Sengupta  
পিতা : অনিল কুমার চক্রবর্তী  
Father : ANIL KUMAR CHAKRABORTY  
জন্ম সাল / Year of Birth : 1962  
মহিলা / Female



**5941 5570 7898**


আধার - সাধারণ মানুষের অধিকার

অপর্ণা সেনগুপ্ত

आयकर विभाग  
INCOME TAX DEPARTMENT  
APARNA SENGUPTA  
ANIL KUMAR CHAKRABORTY  
11/07/1982  
Permanent Account Number  
DDRPS5785R  
Aparna Sengupta  
Signature

भारत सरकार  
GOVT. OF INDIA

08012011



अपार्णा (अनुरुध)





भारत सरकार  
GOVERNMENT OF INDIA



সুব্রত রাউত রায়  
Subrata Routh Roy  
পিতা : সুভাষ রাউত রায়  
Father : SUBHASHI ROUTH ROY  
জন্ম সাল / Year of Birth : 1973  
পুরুষ / Male



5036 6321 6272

আধার - সাধারণ মানুষের অধিকার



ঠিকানা:  
এ/৩, রবীন্দ্রপল্লী, গড়িয়া, ব্রহ্মপুর,  
কোলকাতা, পশ্চিমবঙ্গ, 700096

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:  
A/3, RABINDRAPALLY,  
GARIA, Brahmapur S.O.,  
Brahmapur, Kolkata, West  
Bengal, 700096

1947  
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,  
Bengaluru-560 001

Subnata Routh Roy



माते ह्यक्षरा



आधार

भारत सरकार

Unique Identification Authority of India

Government of India

ভাষিকাঙ্কিত্ৰ আই ডি/Enrollment No.: 1040/19527/52950

To  
রাকেশ সেনগুপ্ত  
Rakesh Sengupta  
A2 RABINDRAPALLY  
GARIA Brahmapur S.O  
Brahmapur Kolkata  
West Bengal 700096

18938694



MN189386943DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**9100 7699 1566**

আধার - সাধাৰণ মানুষের অধিকার



भारत सरकार  
GOVERNMENT OF INDIA



রাকেশ সেনগুপ্ত  
Rakesh Sengupta  
পিতা : রামচন্দ্র সেনগুপ্ত  
Father : Ramchandra Sengupta  
জন্ম সাল / Year of Birth : 1985  
পুরুষ / Male



**9100 7699 1566**

আধার - সাধাৰণ মানুষের অধিকার

Rakesh Sengupta



Rakesh Sengupta



आयकर विभाग

INCOME TAX DEPARTMENT

SUBHRA SENGUPTA

RAM CHANDRA SENGUPTA

20/07/1989

Permanent Account Number

DTEPS1334F

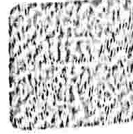
Subhra Sengupta

Signature



भारत सरकार

GOVT. OF INDIA



03112311

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं:

आयकर पैन सेवा इकाई, एन एस डी एल  
तीसरी मंजील, साफायर चेंबर्स,  
बानेर टेलिफोन एक्सचेंज के नजदीक,  
बानेर, पुना - 411045

If this card is lost / someone's lost card is found,  
please inform / return to :

Income Tax PAN Services Unit, NSDL  
3rd Floor, Sapphire Chambers,  
Near Baner Telephone Exchange,  
Baner, Pune - 411 045

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: tininfo@nsdl.co.in

Subhra Sengupta



ভারত সরকার

Unique Identification Authority of India

Government of India

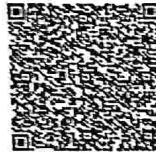
ভূমিকাভুক্তির আই ডি/Enrollment No.: 1040/19527/52951

To  
শ্রীমতী সেনগুপ্ত  
Subhra Sengupta  
07/11/2012  
A2 RABINDRAPALLY  
GARIA Brahmapur S.O  
Brahmapur Kolkata  
West Bengal 700096

10037220



MN189372207DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**8173 5494 7043**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
GOVERNMENT OF INDIA



শ্রীমতী সেনগুপ্ত  
Subhra Sengupta  
পিতা : রামচন্দ্র সেনগুপ্ত  
Father : RAMCHANDRA SENGUPTA  
জন্ম সাল / Year of Birth : 1989  
মহিলা / Female



**8173 5494 7043**

আধার - সাধারণ মানুষের অধিকার

Subhra Sengupta



भारत सरकार  
GOVERNMENT OF INDIA



মৌমিতা চৌধুরী  
Moumita Chowdhury  
পিতা : প্রশান্ত চৌধুরী  
Father : Prasanta Chowdhury  
জন্ম সাল / Year of Birth : 1996  
মহিলা / Female



4550 8774 6354

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:  
এ/৪, রবীন্দ্রপল্লী, ব্রহ্মপুৰ,  
কলকাতা, পশ্চিমবঙ্গ, 700096

Address:  
A/8, RABINDRA PALLY,  
Brahmapur S.O, Brahmapur,  
Kolkata, West Bengal,  
700096

1947  
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947,  
Bengaluru-560 001

Moumita Chowdhury

## Major Information of the Deed

Deed No :	I-1603-09400/2022	Date of Registration	22/06/2022
Query No / Year	1603-2001671624/2022	Office where deed is registered	
Query Date	04/06/2022 12:10:32 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	BODHISATWA BASU ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8017932758, Status : Advocate		
Transaction	Additional Transaction		
[1301] Merger/Demerger, Amalgamation (Other than company amalgamation)	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 46,50,000/-	Rs. 51,39,586/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 25,718/- (Article:23)	Rs. 51,442/- (Article:A(1), E, M)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Rabindra Pally, , Premises No: 116, , Ward No: 111 Pin Code : 700096

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	3 Katha 1 Chatak 24 Sq Ft	30,00,000/-	30,95,835/-	Width of Approach Road: 16 Ft.,

District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Rabindra Pally, , Premises No: 112/3, , Ward No: 111 Pin Code : 700096




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	1 Katha 5 Chatak 30 Sq Ft	10,00,000/-	12,18,751/-	Width of Approach Road: 6 Ft.,
<b>Grand Total :</b>				<b>7.3425Dec</b>	<b>40,00,000 /-</b>	<b>43,14,586 /-</b>	

### Structure Details :



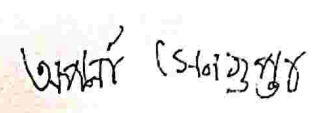
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	6,00,000/-	7,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L2	250 Sq Ft.	50,000/-	75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 250 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Ti Shed, Extent of Completion: Complete					

Total : 1250 sq ft | 6,50,000 /- | 8,25,000 /-






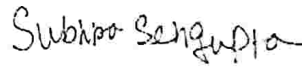
**Seller Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr SUBRATA ROUTH RAY,</b> <b>(Alias: Mr SUBRATA ROUTH ROY) (Presentant )</b> Son of Mr SUBHAS CHANDRA ROUTH ROY Executed by: Self, Date of Execution: 22/06/2022 , Admitted by: Self, Date of Admission: 22/06/2022 ,Place : Office	 <small>22/06/2022</small>	 <small>LTI 22/06/2022</small>	 <small>22/06/2022</small>
A/3 RABINDRA PALLY, City:- , P.O:- BRAHMAPUR, P.S:-Bansdroni, District:-South24-Parganas, West Bengal, India, PIN:- 700096 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ARxxxxxx1R, Aadhaar No: 50xxxxxxxx6272, Status :Individual, Executed by: Self, Date of Execution: 22/06/2022 , Admitted by: Self, Date of Admission: 22/06/2022 ,Place : Office				



**Buyer Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mrs APARNA SENGUPTA</b> Wife of Late RAMCHANDRA SENGUPTA Executed by: Self, Date of Execution: 22/06/2022 , Admitted by: Self, Date of Admission: 22/06/2022 ,Place : Office	 <small>22/06/2022</small>	 <small>LTI 22/06/2022</small>	 <small>22/06/2022</small>
Wife of Late RAMCHANDRA SENGUPTA A/2 RABINDRAPALLY, City:- , P.O:- BRAHMAPUR, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700096 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: DDxxxxxx5R, Aadhaar No: 59xxxxxxxx7898, Status :Individual, Executed by: Self, Date of Execution: 22/06/2022 , Admitted by: Self, Date of Admission: 22/06/2022 ,Place : Office				



Name	Photo	Finger Print	Signature
<b>Mr RAKESH SENGUPTA</b> Son of Late RAMCHANDRA SENGUPTA Executed by: Self, Date of Execution: 22/06/2022 , Admitted by: Self, Date of Admission: 22/06/2022 ,Place : Office	 22/06/2022	 LTI 22/06/2022	 22/06/2022
Son of Late RAMCHANDRA SENGUPTA A/2 RABINDRAPALLY, City:- , P.O:- BRAHMAPUR, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700096 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: CCxxxxxx0R, Aadhaar No: 91xxxxxxxx1566, Status :Individual, Executed by: Self, Date of Execution: 22/06/2022 , Admitted by: Self, Date of Admission: 22/06/2022 ,Place : Office			
Name	Photo	Finger Print	Signature
<b>Smt SUBHRA SENGUPTA</b> Daughter of Late RAMCHANDRA SENGUPTA Executed by: Self, Date of Execution: 22/06/2022 , Admitted by: Self, Date of Admission: 22/06/2022 ,Place : Office	 22/06/2022	 LTI 22/06/2022	 22/06/2022
Daughter of Late RAMCHANDRA SENGUPTA A/2 RABINDRAPALLY, City:- , P.O:- BRAHMAPUR, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700096 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: DTxxxxxx4F, Aadhaar No: 81xxxxxxxx7043, Status :Individual, Executed by: Self, Date of Execution: 22/06/2022 , Admitted by: Self, Date of Admission: 22/06/2022 ,Place : Office			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Miss MOUMITA CHOWDHURY</b> Daughter of Late PROSANTA CHOWDHURY BRAHMAPUR, City:- , P.O:- BRAHMAPUR, P.S:-Bansdroni, District:- South 24-Parganas, West Bengal, India, PIN:- 700096	 22/06/2022	 22/06/2022	 22/06/2022
Identifier Of Mr SUBRATA ROUTH RAY, Mrs APARNA SENGUPTA, Mr RAKESH SENGUPTA, Smt SUBHRA SENGUPTA			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr SUBRATA ROUTH RAY	Mrs APARNA SENGUPTA-1.70271 Dec, Mr RAKESH SENGUPTA-1.70271 Dec, Smt SUBHRA SENGUPTA-1.70271 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr SUBRATA ROUTH RAY	Mrs APARNA SENGUPTA-0.744792 Dec, Mr RAKESH SENGUPTA-0.744792 Dec, Smt SUBHRA SENGUPTA-0.744792 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr SUBRATA ROUTH RAY	Mrs APARNA SENGUPTA-333.33333300 Sq Ft, Mr RAKESH SENGUPTA- 333.33333300 Sq Ft, Smt SUBHRA SENGUPTA-333.33333300 Sq Ft
Transfer of property for S2		
Sl.No	From	To. with area (Name-Area)
1	Mr SUBRATA ROUTH RAY	Mrs APARNA SENGUPTA-83.33333300 Sq Ft, Mr RAKESH SENGUPTA- 83.33333300 Sq Ft, Smt SUBHRA SENGUPTA-83.33333300 Sq Ft

On 22-06-2022

**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 11:05 hrs on 22-06-2022, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr SUBRATA ROUTH RAY Alias Mr SUBRATA ROUTH ROY, Executant.

**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 51,39,586/-

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

Execution is admitted on 22/06/2022 by 1. Mr SUBRATA ROUTH RAY, Alias Mr SUBRATA ROUTH ROY, Son of Mr SUBHAS CHANDRA ROUTH ROY, A/3 RABINDRA PALLY, P.O: BRAHMAPUR, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700096, by caste Hindu, by Profession Business, 2. Mrs APARNA SENGUPTA, Wife of Late RAMCHANDRA SENGUPTA, A/2 RABINDRAPALLY, P.O: BRAHMAPUR, Thana: Bansdroni, South 24-Parganas, WEST BENGAL, India, PIN - 700096, by caste Hindu, by Profession House wife, 3. Mr RAKESH SENGUPTA, Son of Late RAMCHANDRA SENGUPTA, A/2 RABINDRAPALLY, P.O: BRAHMAPUR, Thana: Bansdroni, South 24-Parganas, WEST BENGAL, India, PIN - 700096, by caste Hindu, by Profession Service, 4. Smt SUBHRA SENGUPTA, Daughter of Late RAMCHANDRA SENGUPTA, A/2 RABINDRAPALLY, P.O: BRAHMAPUR, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700096, by caste Hindu, by Profession House wife  
Identified by Miss MOUMITA CHOWDHURY, , , Daughter of Late PROSANTA CHOWDHURY, BRAHMAPUR, P.O: BRAHMAPUR, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700096, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 51,442/- ( A(1) = Rs 51,396/- , E = Rs 14/- , H = Rs 28/- , M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 51,442/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 17/06/2022 12:00AM with Govt. Ref. No: 192022230052677342 on 17-06-2022, Amount Rs: 47,489/-, Bank: Punjab National Bank ( PUNB0010000), Ref. No. M834507 on 17-06-2022, Head of Account 0030-03-104-001-16  
Online on 22/06/2022 11:53AM with Govt. Ref. No: 192022230056069458 on 22-06-2022, Amount Rs: 3,953/-, Bank: SBI EPay ( SBlePay), Ref. No. 1966909990040 on 22-06-2022, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 25,718/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 20,718/-  
Description of Stamp  
1. Stamp: Type: Impressed, Serial no 042608, Amount: Rs.5,000/-, Date of Purchase: 21/06/2022, Vendor name: S Das  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 17/06/2022 12:00AM with Govt. Ref. No: 192022230052677342 on 17-06-2022, Amount Rs: 18,758/-, Bank: Punjab National Bank ( PUNB0010000), Ref. No. M834507 on 17-06-2022, Head of Account 0030-02-103-003-02  
Online on 22/06/2022 11:53AM with Govt. Ref. No: 192022230056069458 on 22-06-2022, Amount Rs: 1,960/-, Bank: SBI EPay ( SBlePay), Ref. No. 1966909990040 on 22-06-2022, Head of Account 0030-02-103-003-02

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2022, Page from 370119 to 370149

being No 160309400 for the year 2022.



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