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08/09/2023
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Certified that the document is admitted the Registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

(Handwritten signature)

District Sub-Registrar-IV
 Registrar (R/S) / (D) of
 Registration, P.W.D.
 Alipore, South 20 Parganas
 08 SEP 2023

DEED OF AMALGAMATION

THIS DEED OF AMALGAMATION is made on this the 8th day
 of September 2023 (Two Thousand Twenty Three)

BETWEEN

16 AUG 2023

13706

16 AUG 2023

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

Name : Abu Bakkar Haldar

Address : Advocate
ALIPORE JUDGE COURT

Vendor : Kolkatat - 700 027
Alipore Collectorate, 24Pgs. (South)

SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, Kol-27

16 AUG 2023



Identified by me! -
Abu Bakkar Haldar
Advocate
Alipore Judge's Court
Kolkata - 700027

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Registration 1908
Alipore, South 24 Parganas

08 SEP 2023

DEBDAS BHATTACHARYYA alias **DEBDAS BHATTACHARJEE** (PAN- AECPB7296R), (Aadhaar No. 6965-5446-6413), son of Late Sasadhar Bhattacharyya, by faith- Hindu, by occupation- Retired, by nationality- Indian, residing at Premises No. E 2/10, VIII M Housing Co-operative Society, 20/1 Ultodanga Main Road, Post Office- Ultadanga, Police Station- Ultodanga South, Kolkata- 700067, hereinafter called and referred to as the '**FIRST PARTY**' (which terms or expression shall unless excluded by or repugnant to the subject or context shall be deemed to mean and include his legal heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the **FIRST PART**;

A N D

SANJOY BHATTACHARYA (PAN- ADUPB9537E), (Aadhaar No. 8532-5604-3755), son of Late Bibhuti Bhusan Bhattacharya, by faith- Hindu, by occupation- Retired, by nationality- Indian, residing at Premises No. 162/B/368B, Lake Gardens, Post Office- Lake Gardens, Police Station- Lake, Kolkata- 700045, hereinafter called and referred to as the '**SECOND PARTY**' (which terms or expression shall unless excluded by or repugnant to the subject or context shall be deemed to mean and include his legal heirs, successors, executors,

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administrators, legal representatives, nominees and assigns) of the

SECOND PART;

A N D

MITA DUTTA nee BHATTACHARYA (PAN- ARZPB3072F), (Aadhaar No. 2654-4588-7418) daughter of Late Amarendra Nath Bhattacharya, wife of Sanjit Dutta, by faith- Hindu, by occupation- Teacher, by nationality- Indian, residing at Premises No. 368, Lake Gardens, Post Office- Lake Gardens, Police Station- Lake, Kolkata-700045 at present residing at Sova Apartment, Block- S/E, Ground Floor, Flat- G1 -97, Modern Park, Santoshpur, Post Office- Survey Park, Police Station- Survey Park, Kolkata- 700075, hereinafter called and referred to as the '**THIRD PARTY**' (which terms or expression shall unless excluded by or repugnant to the subject or context shall be deemed to mean and include her legal heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the **THIRD PART;**

WHEREAS one Indra Narayan Bhattacharjee was the lawful owner and occupier of ALL THAT piece and parcel of land measuring about 3 (three) Cottah 0 (zero) Chittacks 26 (twenty six) Square Feet be the same a little more or less, together with a residential structure standing thereon, lying and situated at and being Plot No. 28 of



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Bangur Park, South Block 'A' being the part of premises No. 162, Prince Anwar Shah Road, in Pargana- Khaspore, Mouza- Arakpore, J.L. No. 39, Touzi No. 56, Khatian No. 112 with Khatian No. 130, part of C.S. Plot/Dag No. 224, Mourashi Mokrari land heriditament and premises and building, court-yards, open lands, common passage rooms, bathrooms, privies, kitchen, verandahs, stairs which is now known called numbered and being premises No. 162/B/368, Lake Gardens, in Ward No. 95 within the then Municipal Limits of Calcutta Corporation, P.S.- Tollygunge, Calcutta Sub-Registration Office Alipore in the District of 24-Parganas, by way of purchase from the then legal owner M/s. The Bangur Land Development Corporation Limited, of 14, Netaji Subhas Road, Calcutta, by virtue of a registered Deed of Sale, dated 03.11.1959 at and for a valuable consideration mentioned therein and the said Deed was duly registered in the Office of Sub-Registrar at Alipore, 24-Parganas and recorded in Book No. I, Volume No. 145, Pages from 181 to 188, Being No. 8926 for the year 1959 and had been in peaceful possession and enjoyment of the same, free from all encumbrances;

AND WHEREAS the said Indra Narayan Bhattacharjee was also seized and possessed of vast landed ancestral properties lying and situated



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at Mouza- Gabberia, Police Station- Sandeshkhali, of District 24-
Parganas;

AND WHEREAS the said Indra Narayan Bhattacharjee being the lawful owner, occupier and title holder while had been in peaceful possession and enjoyment of the aforesaid properties, died intestate leaving behind him surviving his only wife namely- Sarajini Bhattacharjee three sons namely- Sashadhar Bhattacharjee, Bibhuti Bhusan Bhattacharjee and Amarendra Nath Bhattacharjee and two daughters namely Saila Bala Bhattacharjee and Sova Rani Bhattacharjee as his only legal heirs and successors, who have jointly acquired all the right, title and interest left by said Indra Narayan Bhattacharjee, since deceased;

AND WHEREAS thereafter the said Sarajini Bhattacharjee, Sashadhar Bhattacharjee, Bibhuti Bhusan Bhattacharjee, Amarendra Nath Bhattacharjee, Saila Bala Bhattacharjee and Sova Rani Bhattacharjee being the lawful joint owners, occupiers and title holders while jointly had been in possession and enjoyment of the aforesaid properties, with a view to better utilization of their respective share for settling their existing or future disputes relating to their said properties have



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jointly partitioned the aforesaid properties by virtue of a registered Deed of Partition, dated 21st day of October 1974 and the said Deed was duly registered in the office of Registrar at Alipore, 24-Parganas and recorded in Book No. 1, Volume No. 224, Pages from 11 to 25, Being No. 8401 for the year 1974 and partitioned their aforesaid properties;

AND WHEREAS as per the aforesaid Deed of Partition the said Sashadhar Bhattacharjee being the First Party have got and acquired Lot-'C' colour Yellow property therein, the said Bibhuti Bhusan Bhattacharjee, being the Second Party have got and acquired Lot-'B' colour Blue property therein, the said Amarendra Nath Bhattacharjee and Sarajini Bhattacharjee, being the Third Parties have got and acquired Lot-'A' colour Green property therein along with common passage out of the entire property being the *Schedule-'B'* of the said Deed of Partition total property being ALL THAT piece and parcel of land measuring about 3 (three) Cottah 0 (zero) Chittacks 26 (twenty six) Square Feet be the same a little more or less, together with a residential structure standing thereon, lying and situated at and being Plot No. 28 of Bangur Park, South Block 'A' being the part of premises No. 162, Prince Anwar Shah Road, in Pargana- Khaspore, Mouza-



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Arakpore, J.L. No. 39, Touzi No. 56, Khatian No. 112 with Khatian No. 130, part of C.S. Plot/Dag No. 224, Mourashi Mokrari land heriditament and premises and building, court-yards, open lands, common passage rooms, bathrooms, privies, kitchen, verandahs, stairs which is now known called numbered and being premises No. 162/B/368, Lake Gardens, in Ward No. 95 within the then Municipal Limits of Calcutta Corporation, P.S.- Tollygunge, Calcutta Sub-Registration Office Alipore in the District of 24-Parganas;

AND WHEREAS the said Sarajini Bhattacharjee as per the said Deed of Partition was only entitled to enjoy the part of the said property during her lifetime only and after her death Amarendra Nath Bhattacharjee will be entitled to enjoy the aforesaid property as sole and absolute owner and the said Sarajini Bhattacharjee subsequently died on 18.05.1981 and her aforesaid devolved upon the said Amarendra Nath Bhattacharjee;

AND WHEREAS thus the said Amarendra Nath Bhattacharjee had got and acquired the Lot-'A' property being land measuring about 1 Cottah $\frac{3}{5}$ Chittack and Bibhuti Bhusan Bhattacharjee had got and acquired the Lot-'B' property being land measuring about 0.73 Cottah



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and Sashadhar Bhattacharjee had got and acquired the Lot-'C' property being land measuring 0.77 Cottah more or less together with the common areas out of the entire property measuring about 3 (three) Cottah 0 (zero) Chittacks 26 (twenty six) Square Feet be the same a little more or less, together with a residential structure standing thereon, lying and situated at and being Plot No. 28 of Bangur Park, South Block 'A' being the part of premises No. 162, Prince Anwar Shah Road, in Pargana- Khaspore, Mouza- Arakpore, J.L. No. 39, Touzi No. 56, Khatian No. 112 with Khatian No. 130, part of C.S. Plot/Dag No. 224, Mourashi Mokrari land heriditament and premises and building, court-yards, open lands, common passage rooms, bathrooms, privies, kitchen, verandahs, stairs which is now known called numbered and being premises No. 162/B/368, Lake Gardens, in Ward No. 95 within the then Municipal Limits of Calcutta Corporation, P.S.- Tollygunge, Calcutta Sub-Registration Office Alipore in the District of 24-Parganas;

AND WHEREAS the aforesaid Sashadhar Bhattacharjee while had been in peaceful possession of his aforesaid Lot-'C' property during his lifetime, being the Settlor have executed and registered Deed of Trust dated 24th January 1996 and the said Deed was duly registered in the



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Office of Additional Registrar of Assurance-I, Calcutta and recorded in Book No. 1, Being No. 2104 for the year 1996 and as per the point No. 7 of the said Deed of Trust the Trustee/Settlor Sashadhar Bhattacharjee shall remain alive he shall enjoy manage, control, supervise fully and after his death his wife Smt. Parbati Bhattacharjee shall act as a Trustee in his place and shall govern, manage, enjoy supervise the aforesaid property and after her death the said property shall vest upon their son namely Debdas Bhattacharjee alias Debdas Bhattacharyya;

AND WHEREAS thus the said Debdas Bhattacharyya alias Debdas Bhattacharjee (the First Party herein) had acquired the aforesaid property after the demise of his father Sashadhar Bhattacharjee died on 12.10.2015 and mother Parbati Bhattacharjee who died on 27.02.2006 and while seized and possessed of the said property duly mutated his name in the Office of the Kolkata Municipal Corporation, under Ward No. 93, being Premises No. 368/C, Lake Gardens, Kolkata- 700045, having **Assessee No. 210930806626** and by paying taxes and outgoings enjoying the said property free from all encumbrances;



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AND WHEREAS the aforesaid Bibhuti Bhusan Bhattacharjee while had been in peaceful possession of his aforesaid Lot-'B' property died on 16.03.2006 testate leaving behind a Will dated 24.11.1995 and the said Will was duly probated before the Learned District Delegate at Alipore in Act 39, Case No. 231 of 2008(P) and as per the said Probated Will his son namely Sanjoy Bhattacharya acquired the aforesaid property left by Bibhuti Bhusan Bhattacharjee, since deceased;

AND WHEREAS thus the said Sanjoy Bhattacharya (the Second Party herein) had acquired the aforesaid property duly mutated his name in the Office of the Kolkata Municipal Corporation, under Ward No. 93, being Premises No. 368B, Lake Gardens, Kolkata- 700045, having **Assessee No. 210930806614** and by paying taxes and outgoings enjoying the said property free from all encumbrances;

AND WHEREAS the aforesaid Amarendra Nath Bhattacharjee while had been in peaceful possession of his aforesaid Lot-'A' property died intestate on 21.05.1985 leaving behind him surviving his wife Tara Bhattacharya and one daughter namely Mita Dutta nee Bhattacharya as his only legal heirs and successors who jointly inherited the



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aforesaid property left by Amarendra Nath Bhattacharjee, since deceased;

AND WHEREAS thereafter the said Tara Bhattacharya and Mita Dutta nee Bhattacharya being the joint lawful owners duly mutated their names in the Office of the Kolkata Municipal Corporation, under Ward No. 93, being Premises No. 368, Lake Gardens, Kolkata- 700045, having **Assessee No. 210930802967** and by paying taxes and outgoings enjoying the said property free from all encumbrances, and subsequently the said Tara Bhattacharya died on 01.06.2021 leaving behind surviving her only daughter namely Mita Dutta nee Bhattacharya (the Third Party herein) as her only legal heir and successor who have inherited the aforesaid property left by Amarendra Nath Bhattacharjee and Tara Bhattacharya, since deceased;

AND WHEREAS the **First Party** herein namely **Debdas Bhattacharyya alias Debdas Bhattacharjee**, is the owner, occupier and title holder and is lawfully seized and possessed of and/or otherwise well and sufficiently to the property being ALL THAT piece and parcel of **0.77 Cottah** be the same a little more or less, together with residential structure measuring about **554.4 Square Feet** more



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or less standing thereon, along with the common areas attached thereto, lying and situated at Kolkata Municipal Corporation, under Ward No. **93**, being Premises No. 368/C, Lake Gardens, having **Assessee No. 210930806626**, Post Office- Lake Gardens, Police Station- Lake, Kolkata- 700045, in the District of South 24-Parganas, forming out of the total land measuring 3 (three) Cottah 0 (zero) Chittacks 26 (twenty six) Square Feet be the same a little more or less, lying and situated at and being Plot No. 28 of Bangur Park, South Block 'A', in Pargana- Khaspore, Mouza- Arakpore, J.L. No. 39, Touzi No. 56, Khatian No. 112 with Khatian No. 130, part of C.S. Plot/Dag No. 224, in the District of South 24-Parganas, which is more fully and particularly described in the ***Schedule-'C'*** hereunder written and written and referred as **Lot-'C'**, free from all encumbrances and charges and had been in peaceful possession and enjoying of the said property free from all encumbrances;

AND WHEREAS the **Second Party** herein namely **Sanjoy Bhattacharya**, is the owner, occupier and title holder and is lawfully seized and possessed of and/or otherwise well and sufficiently to the property being ALL THAT piece and parcel of **0.73 Cottah** be the same a little more or less, together with residential structure measuring



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about **525.6 Square Feet** more or less standing thereon, along with the common areas attached thereto, lying and situated at Kolkata Municipal Corporation, under Ward No. **93**, being Premises No. 368B, Lake Gardens, having **Assessee No. 210930806614**, Post Office-Lake Gardens, Police Station- Lake, Kolkata- 700045, in the District of South 24-Parganas, forming out of the total land measuring 3 (three) Cottah 0 (zero) Chittacks 26 (twenty six) Square Feet be the same a little more or less, lying and situated at and being Plot No. 28 of Bangur Park, South Block 'A', in Pargana- Khaspore, Mouza- Arakpore, J.L. No. 39, Touzi No. 56, Khatian No. 112 with Khatian No. 130, part of C.S. Plot/Dag No. 224, in the District of South 24-Parganas, which is more fully and particularly described in the **Schedule-'B'** hereunder written and referred as **Lot-'B'**, free from all encumbrances and charges and had been in peaceful possession and enjoying of the said property free from all encumbrances;

AND WHEREAS the **Third Party** herein namely **Mita Dutta nee Bhattacharya**, is the owner, occupier and title holder and is lawfully seized and possessed of and/or otherwise well and sufficiently to the property being ALL THAT piece and parcel of **1 Cottah 4/5th Chittacks**



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be the same a little more or less, together with residential structure measuring about **500 Square Feet** more or less standing thereon, along with the common areas attached thereto, lying and situated at Kolkata Municipal Corporation, under Ward No. **93**, being Premises No. 368, Lake Gardens, having **Assessee No. 210930802967**, Post Office- Lake Gardens, Police Station- Lake, Kolkata- 700045, in the District of South 24-Parganas, forming out of the total land measuring 3 (three) Cottah 0 (zero) Chittacks 26 (twenty six) Square Feet be the same a little more or less, lying and situated at and being Plot No. 28 of Bangur Park, South Block 'A', in Pargana- Khaspore, Mouza- Arakpore, J.L. No. 39, Touzi No. 56, Khatian No. 112 with Khatian No. 130, part of C.S. Plot/Dag No. 224, in the District of South 24-Parganas, which is more fully and particularly described in the **Schedule-'A'** hereunder written and written and referred as **Lot-'A'**, free from all encumbrances and charges and had been in peaceful possession and enjoying of the said property free from all encumbrances;

AND WHEREAS the parties herein had mutated their respective properties in the Office of the Kolkata Municipal Corporation and other concerned authorities and since the date of such mutation till



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the date of execution of these presents the said party of the First Part and the party of the Second Part and the party of the Third Part are holding possession and peacefully enjoying their respective allotments together with all easement right attached thereto together with common areas, passage, appurtenant thereto together with the common areas as more fully and particularly described in the **Schedule-'D'** hereunder written and referred as **Lot-'D'** and the parties herein are the joint owners free from all encumbrances lien lispendences attachment whatsoever;

AND WHEREAS the First Party, Second Party and Third Party have mutually agreed to amalgamate their aforesaid properties mentioned in *Schedule-'A'*, *'B'* and *'C'* and common areas as mentioned in the *Schedule-'D'* hereunder written and became joint owners and title holders in respect of **ALL THAT** piece and parcel of total land measuring an area of **3 (three) Cottah 0 (zero) Chittacks 26 (twenty six) Square Feet** be the same a little more or less, together with residential structures standing thereon measuring about **1580 Square Feet** be the same a little more or less, lying and situated at and being Plot No. 28 of Bangur Park, South Block 'A', in Pargana-Khaspore, Mouza- Arakpore, J.L. No. 39, Touzi No. 56, Khatian No.



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112 with Khatian No. 130, part of C.S. Plot/Dag No. 224, now within the limits of the Kolkata Municipal Corporation, under Ward No. 93, being Premises Nos. 368, 368B and 368/C, Lake Gardens, Post Office-Lake Gardens, Police Station- Lake, Kolkata- 700045, in the District of South 24-Parganas, together with all right, title, interest and right of easement attached thereto, which is more fully and particularly mentioned in the **Schedule-"E"** hereunder written;

NOW THIS DEED OF AMALGAMATION WITNESSES that in pursuance of the aforesaid agreement and in consideration of the transfer effected by *Schedule-'A', 'B', C' and 'D'* as hereunder appearing, the Parties herein became the joint beneficial owners **ALL THAT** piece and parcel of total land measuring an area of **3 (three) Cottah 0 (zero) Chittacks 26 (twenty six) Square Feet** be the same a little more or less, together with residential structures standing thereon measuring about **1580 Square Feet** be the same a little more or less, lying and situated at and being Plot No. 28 of Bangur Park, South Block 'A', in Pargana- Khaspore, Mouza- Arakpore, J.L. No. 39, Touzi No. 56, Khatian No. 112 with Khatian No. 130, part of C.S. Plot/Dag No. 224, now within the limits of the Kolkata Municipal Corporation, under Ward No. 93, being Premises Nos. 368, 368B and



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368/C, Lake Gardens, Post Office- Lake Gardens, Police Station- Lake, Kolkata- 700045, in the District of South 24-Parganas, together with all right, title, interest and right of easement attached thereto, which is more fully and particularly described in the **Schedule- 'E'** hereunder written, free from all encumbrances, TO HAVE AND TO HOLD the same absolutely and forever and the said properties as hereunder written is amalgamated by the said parties herein and the said Entire Property is described in the **Schedule-'E'** hereunder written.

PROVIDED ALWAYS AND IT IS HEREBY EXPRESSLY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO as follows :-

- 1) The above amalgamation of the property by and between the parties herein shall deem to have been done by and under this Deed of Amalgamation and each of the parties shall enjoy and hold and all rights, title and interest of joint portion of property as bonafide joint owners hereof having 1/3rd share each with all rights of easements and absolute joint ownership therein.
- 2) That this amalgamation by and between the parties herein is made with consent of each other for better enjoyment of the

property every executants is in possession by virtue of the Deed referred to hereof and as such all the parties are benefited by this amalgamation.

- 3) That after the amalgamation of the property each parties have 1/3rd share of right, title, interest, demand, claim, possession whatsoever in respect of the said amalgamated property described in *Schedule-'E'* hereunder written.

THE SCHEDULE-'A' ABOVE REFERRED TO :

*(Description of the Lot-'A'/Land-1 property of Mita Dutta nee
Bhattacharya, the Third Party herein)*

ALL THAT piece and parcel of land measuring about **1 Cottah** **4/5th Chittacks** be the same a little more or less, together with residential structure measuring about **500 Square Feet** more or less standing thereon, along with the common areas attached thereto, lying and situated at Kolkata Municipal Corporation, under Ward No. **93**, being Premises No. 368, Lake Gardens, having **Assessee No. 210930802967**, Post Office- Lake Gardens, Police Station- Lake, Kolkata- 700045, in the District of South 24-Parganas, forming out of the total land measuring 3 (three) Cottah 0 (zero) Chittacks 26 (twenty six) Square Feet be the same a little more or less, lying and situated at

and being Plot No. 28 of Bangur Park, South Block 'A', in Pargana-Khaspore, Mouza- Arakpore, J.L. No. 39, Touzi No. 56, Khatian No. 112 with Khatian No. 130, part of C.S. Plot/Dag No. 224, in the District of South 24-Parganas, together with all right, title, interest and right of easement thereto and the said property is more fully and particularly shown and delineated in colour GREEN in the Map or Plan annexed hereto, belonging to the Third Party hereinafter being amalgamate with the properties of the First Party and Second Party and the said property is butted and bounded in the manner as follows:-

On the NORTH :: By Premises No. 364, Lake Gardens;

On the SOUTH :: By Premises Nos. 368B & 368/C, Lake Gardens;

On the EAST :: By Premises No. 366, Lake Gardens;

On the WEST :: By Premises No. 369, Lake Gardens.

THE SCHEDULE 'B' ABOVE REFERRED TO :

*(Description of the Lot-'B'/ Land-2 property of Sanjoy Bhattacharya, the
Second Party herein)*

ALL THAT piece and parcel of land measuring about **0.73 Cottah** be the same a little more or less, together with residential structure measuring about **525.6 Square Feet** more or less standing

thereon, along with the common areas attached thereto, lying and situated at Kolkata Municipal Corporation, under Ward No. **93**, being Premises No. 368B, Lake Gardens, having **Assessece No. 210930806614**, Post Office- Lake Gardens, Police Station- Lake, Kolkata- 700045, in the District of South 24-Parganas, forming out of the total land measuring 3 (three) Cottah 0 (zero) Chittacks 26 (twenty six) Square Feet be the same a little more or less, lying and situated at and being Plot No. 28 of Bangur Park, South Block 'A', in Pargana- Khaspore, Mouza- Arakpore, J.L. No. 39, Touzi No. 56, Khatian No. 112 with Khatian No. 130, part of C.S. Plot/Dag No. 224, in the District of South 24-Parganas, together with all right, title, interest and right of easement thereto and the said property is more fully and particularly shown and delineated in colour PINK in the Map or Plan annexed hereto, belonging to the Second Party hereinafter being amalgamate with the properties of the First Party and Third Party and the said property is butted and bounded in the manner as follows :-

On the NORTH :: By Premises No. 368, Lake Gardens;

On the SOUTH :: By Prince Anwar Shah Road;

On the EAST :: By common areas Lot-'D' and thereafter
Premises No. 367, Lake Gardens and
part of Premises No. 366, Lake Gardens;

On the WEST :: By Premises No. 368/C, Lake Gardens.

THE SCHEDULE- 'C' ABOVE REFERRED TO :

*(Description of the Lot-'C'/ Land-3 property of Debdas Bhattacharyya
alias Debdas Bhattacharjee, the First Party herein)*

ALL THAT piece and parcel of land measuring about **0.77 Cottah** be the same a little more or less, together with residential structure measuring about **554.4 Square Feet** more or less standing thereon, along with the common areas attached thereto, lying and situated at Kolkata Municipal Corporation, under Ward No. **93**, being Premises No. 368/C, Lake Gardens, having **Assessee No. 210930806626**, Post Office- Lake Gardens, Police Station- Lake, Kolkata- 700045, in the District of South 24-Parganas, forming out of the total land measuring 3 (three) Cottah 0 (zero) Chittacks 26 (twenty six) Square Feet be the same a little more or less, lying and situated at and being Plot No. 28 of Bangur Park, South Block 'A', in Pargana- Khaspore, Mouza- Arakpore, J.L. No. 39, Touzi No. 56, Khatian No. 112 with Khatian No. 130, part of C.S. Plot/Dag No. 224, in the District of South 24-Parganas, together with all right, title, interest and right of easement thereto and the said property is more fully and particularly shown and delineated in colour BLUE in the Map or Plan annexed hereto, belonging to the First Party hereinafter being amalgamate with the properties of the Second Party and Third Party

and the said property is butted and bounded in the manner as follows:-

On the NORTH :: By Premises No. 368, Lake Gardens;

On the SOUTH :: By Prince Anwar Shah Road;

On the EAST :: By Premises No. 368B, Lake Gardens;

On the WEST :: By common areas Lot-'D' property and
thereafter Premises No. 369, Lake Gardens.

THE SCHEDULE-'D' ABOVE REFERRED TO :

(Description of the Common Areas shown in Lot-'D'/Land-4)

ALL THAT piece and parcel of land measuring an area of **0.486 Cottah** equivalent to **350 Square Feet** be the same a little more or less, lying and situated at and being Plot No. 28 of Bangur Park, South Block 'A', in Pargana- Khaspore, Mouza- Arakpore, J.L. No. 39, Touzi No. 56, Khatian No. 112 with Khatian No. 130, part of C.S. Plot/Dag No. 224, now within the limits of the Kolkata Municipal Corporation, under Ward No. **93**, being Premises Nos. 368, 368B and 368/C, Lake Gardens, Post Office- Lake Gardens, Police Station- Lake, Kolkata- 700045, in the District of South 24-Parganas.

THE SCHEDULE-'E' ABOVE REFERRED TO :

*(Description of the Entire Schedule- 'A', 'B', 'C' and 'D' Properties/
Amalgamated property of Debdas Bhattacharyya alias Debdas
Bhattacharjee, Sanjoy Bhattacharya and Mita Dutta nee Bhattacharya
with common area)*

ALL THAT piece and parcel of total land measuring an area of **3 (three) Cottah 0 (zero) Chittacks 26 (twenty six) Square Feet** be the same a little more or less, together with residential structures standing thereon measuring about **1580 Square Feet** be the same a little more or less, lying and situated at and being Plot No. 28 of Bangur Park, South Block 'A', in Pargana-Khaspore, Mouza- Arakpore, J.L. No. 39, Touzi No. 56, Khatian No. 112 with Khatian No. 130, part of C.S. Plot/Dag No. 224, within the limits of the Kolkata Municipal Corporation, under Ward No. **93**, being Premises Nos. 368, 368B and 368/C, Lake Gardens, Post Office- Lake Gardens, Police Station- Lake, Kolkata- 700045, in the District of South 24-Parganas, together with all right, title, interest and right of easement attached thereto, together with all right, title, interest and right of easement attached thereto and the said entire property is more fully and particularly shown and delineated in colour **RED** in the Map or Plan annexed hereto and the said Map/Plan is treated as part and parcel of this Indenture, which is butted and bounded in the manner as follows:-

- On the NORTH* :: By Premises No. 364, Lake Gardens;
On the SOUTH :: By Prince Anwar Shah Road;
On the EAST :: By Premises Nos. 366 & 367, Lake Gardens;
On the WEST :: By Premises No. 369, Lake Gardens.

IN WITNESS WHEREOF the **PARTIES** have hereto set and subscribed their respective hands and seals this the day month and year first above written.

WITNESSES:

1) JOYDEEP MUKHERJEE
25/12, P.G.H. SHAW ROAD
GOLF GARDENS
KOLKATA-700 095.

Seladas Bhattacharaya
alias
Seladas Bhattacharyee

Signature of the **FIRST PARTY**

2) Gopa Bhattacharya
368/c Lake Gardens
Kolkata-45

Sanjay Bhattacharya

Signature of the **SECOND PARTY**

Mita Datta nee Bhattacharya

Signature of the **THIRD PARTY**

Drafted by me and,
prepared in my office :-

Abu Bakkar Halder

{Abu Bakkar Halder}

Advocate

Enrolment No. F-1825/1821 of 2001
Alipore Judges' Court,
Kolkata-700 027

Computer Print by me :

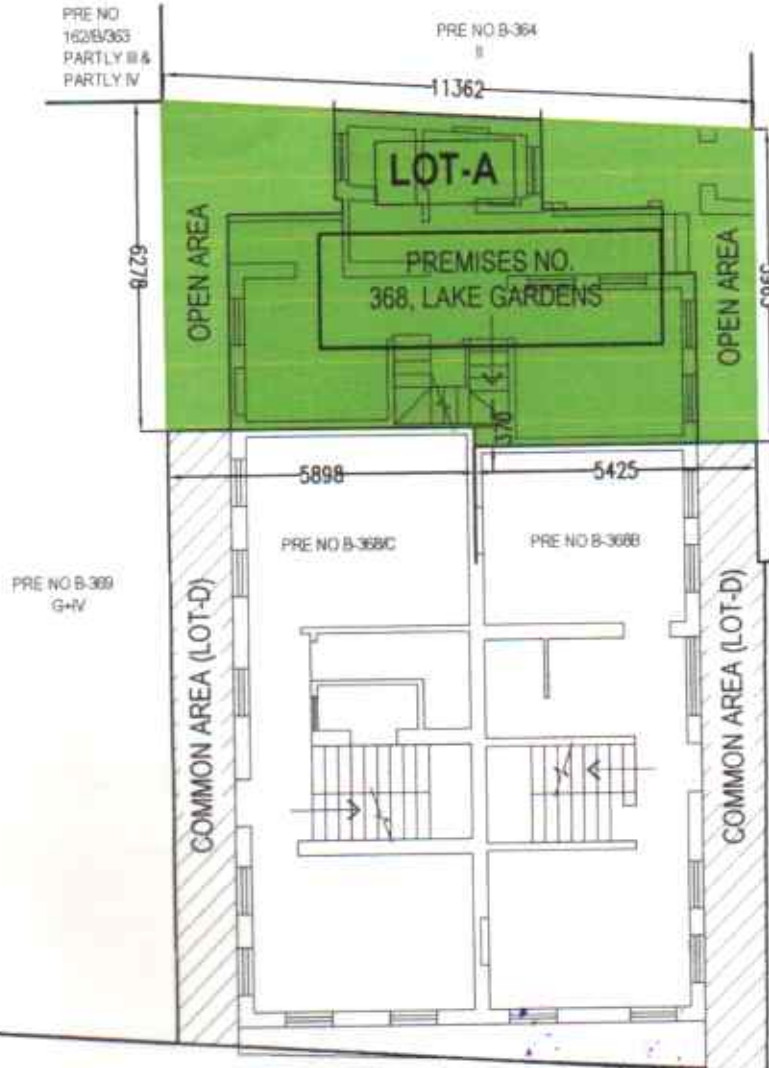
Abhishek Choudhary
{ ABHISHEK CHOWDHARY }
Alipore Judges' Court, Kol-27

SITE PLAN AT PREMISES NO.-368 (ASSEESSEE NO.-210930802967)
 LAKE GARDENS, WARD NO.-093, P.S.-LAKE, KOLKATA-700045
 TOTAL LAND AREA=01 COTTAH - 4/5 CHITTACK i.e. 756 SFT. (SHOWN IN)

COMMON AREA (LOT-D) = $\frac{1}{3}$ OF 0.486 COTTAH
 EXISTING FLOOR AREA= 500 SFT.



SCALE-1:150



Seeladas Bhattacharyya
 ✓
alias
Seeladas Bhattacharyya

Sanjoy Bhattacharya

Mita Datta nee Bhattacharya

SIGNATURE OF OWNERS

17740 WIDE PRINCE ANWAR SHAH ROAD

Nikhil Mistry
NIKHIL MISTRY
 Licence Building Surveyor
 LBS No - 1190/II

SIGNATURE OF L.B.S.



Handwritten text, possibly a signature or name, in the left margin.



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

08 SEP 2023

SITE PLAN AT PREMISES NO.-368B (ASSEESSEE NO.-210930806614)

LAKE GARDENS, WARD NO.-093, P.S.-LAKE, KOLKATA-700045

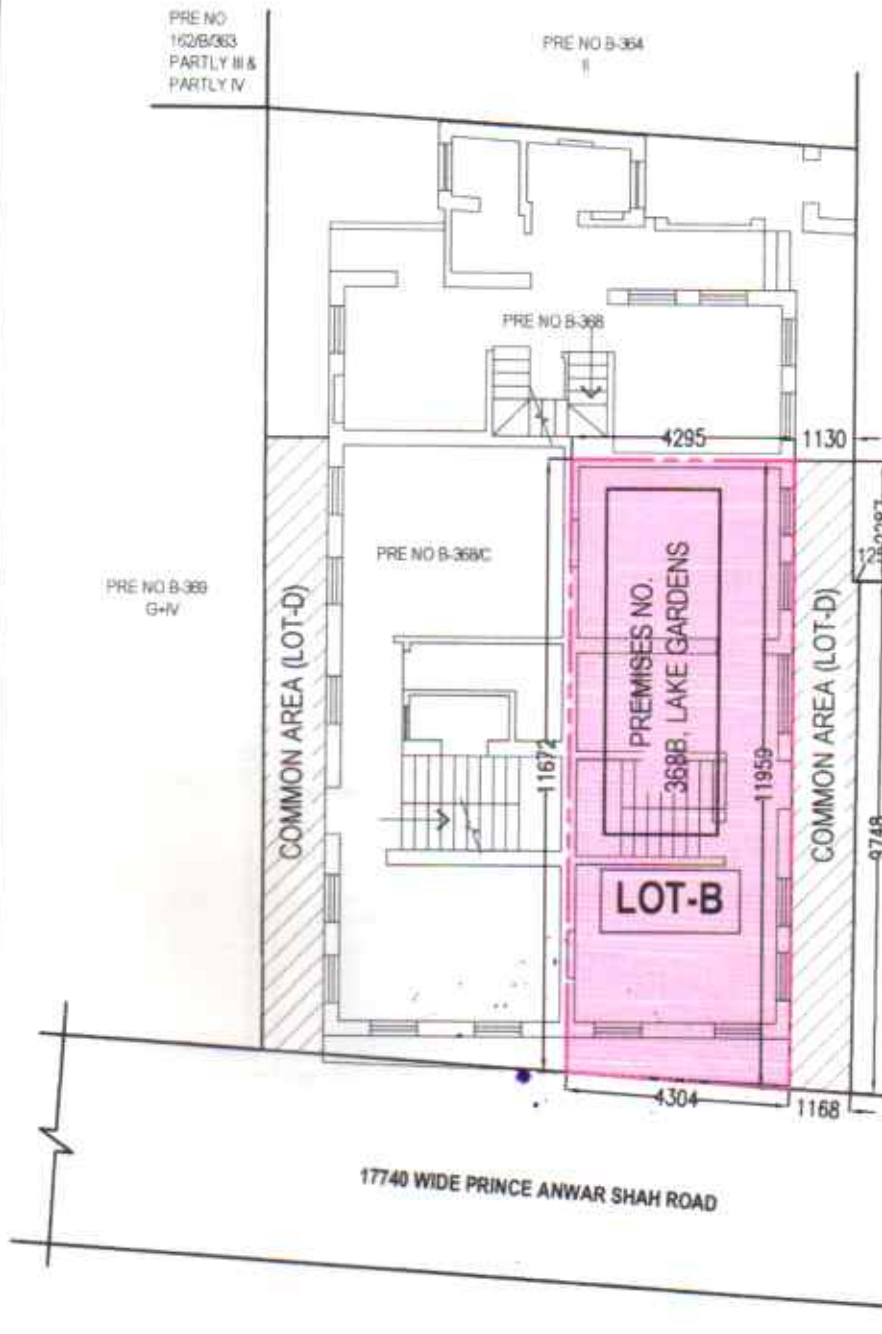
TOTAL LAND AREA= 0.73 COTTAH i.e. 525.6 SFT. . (SHOWN IN)

COMMON AREA (LOT-D) = $\frac{1}{3}$ OF 0.486 COTTAH

EXISTING FLOOR AREA= 525.6 SFT.



SCALE-1:150



Deedas Bhattacharya
 ✓
 alias
 Deedas Bhattacharjee
 Sanjay Bhattacharya

PRE NO B-367 G-II ✓
 Mila Dulla nee Bhattacharya
 - sja

SIGNATURE OF OWNERS

Nikhil Mistri
NIKHIL MISTRI
 Licence Building Surveyor,
 LBS No - 1190(11)

SIGNATURE OF L.B.S.

Handwritten notes in the left margin, possibly including a signature or initials.



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

08 SEP 2023

PLAN AT PREMISES NO.-368/C (ASSEESSEE NO.-210930806626)

LAKE GARDENS, WARD NO.-093, P.S.-LAKE, KOLKATA-700045,

TOTAL LAND AREA= 0.77 COTTAH. i.e. 554.4 SFT. (SHOWN IN ■)

COMMON AREA (LOT-D) = $\frac{1}{3}$ OF 0.486 COTTAH

EXISTING FLOOR AREA= 554.4 SFT.



SCALE-1:150

PRE NO
1826/063
PARTLY III &
PARTLY IV

PRE NO B-364
II

PRE NO B-365

PRE NO B-366
IV-RTS

*Seeladas Bhattacharya
alias
Seeladas Bhattacharya*

PRE NO B-369
G-IV

PRE NO B-368B

Sanjoy Bhattacharya

1184

COMMON AREA (LOT-D)

PREMISES NO.
368/C, LAKE GARDENS

12042

COMMON AREA (LOT-D)

PRE NO B-367
G-II

*Mita Datta nee Bhattacharya
-je*

LOT-C

1187

4690

17740 WIDE PRINCE ANWAR SHAH ROAD

SIGNATURE OF OWNERS

Nikhil Mistry
NIKHIL MISTRY
Licence Building Surveyor,
LBS No - 1190(III)

SIGNATURE OF L.B.S.



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Allgore, South 24 Parganas

08 SEP 2023

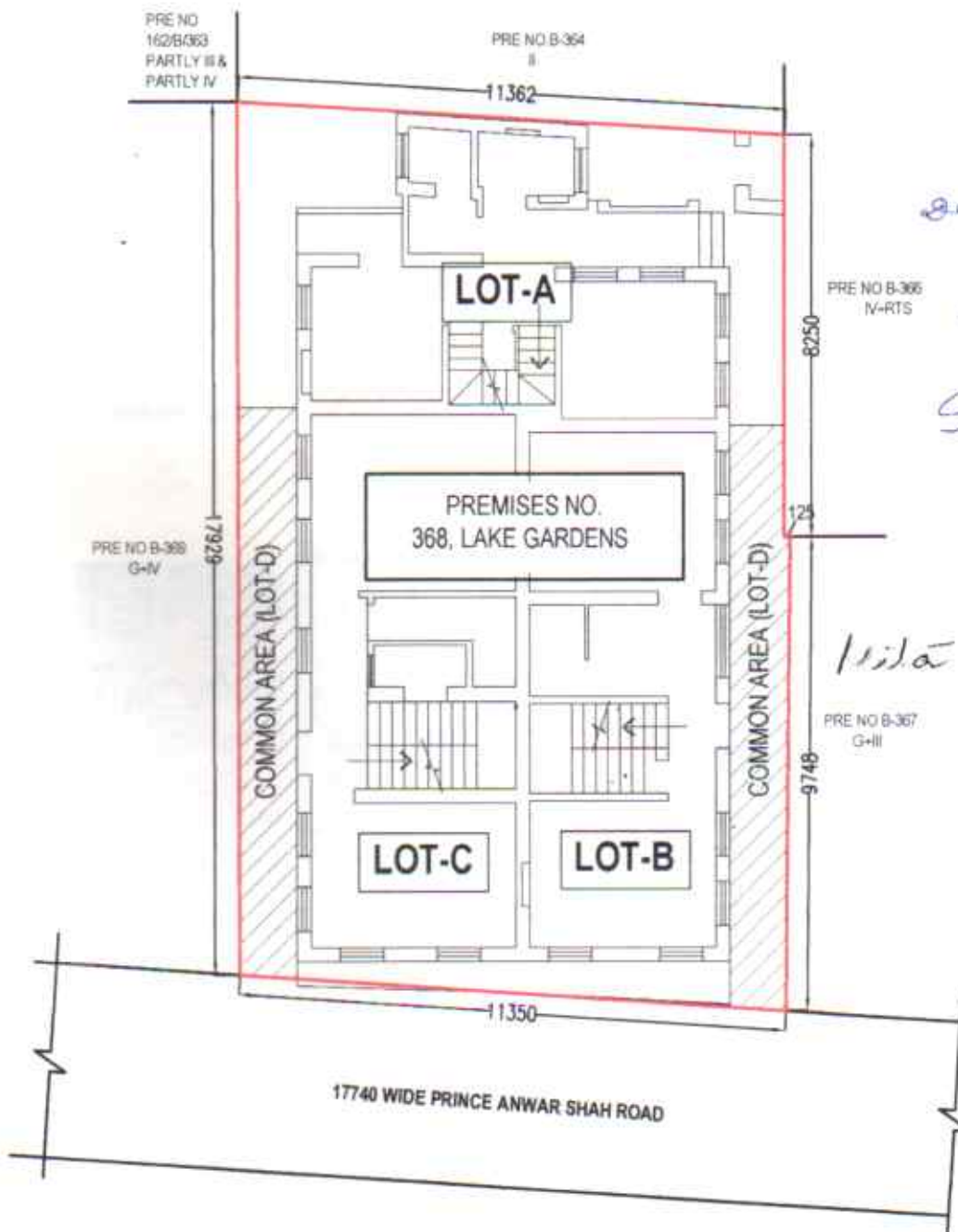
FINAL ALGAMATION PLAN OF PREMISES NO.-368 (ASSEESSEE NO.-210930802967) 368B (ASSEESSEE NO.-210930806614) & 368/C (ASSEESSEE NO.-210930806626) LAKE GARDENS, WARD NO.-093, P.S.-LAKE, KOLKATA-700045

LAND AREA OF PREM. NO. 368 (LOT-A)	= 01 COTTAH - 4/5 CHITTACK i.e. 756 SFT.
PREM. NO. 368B (LOT-B)	= 0.73 COTTAH i.e. 525.6 SFT.
PREM. NO. 368/C (LOT-C)	= 0.77 COTTAH i.e. 554.4 SFT.
COMMON AREA (LOT-D)	= 0.486 COTTAH i.e. 350 SFT.
TOTAL LAND AREA	= 3 COTTAH 26 SFT. i.e. 2186 SFT. (SHOWN IN ■)

EXISTING FLOOR AREA= 1580 SFT.



SCALE-1:150



Seeladas Bhattacharya
 ✓ *alias*
Seeladas Bhattacharya
Sastry Bhattacharya

✓
Nita Duttal nee Bhattacharya

SIGNATURE OF OWNERS

Nikhil Mistry
NIKHIL MISTRY
 Licence Building Surveyor,
 LBS No - 1190(11)

SIGNATURE OF L.B.S.



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

08 SEP 2023



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

Name DEBDAS BHATTACHARYA alias DEBDAS BHATTACHARJEE
 Signature Debdas Bhattacharya alias Debdas Bhattacharjee



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

Name SANJOY BHATTACHARYA
 Signature Sanjoy Bhattacharya



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

Name MITA DUTTA NEE BHATTACHARYA
 Signature Mita Dutta nee Bhattacharya

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

Name
 Signature



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



192023240205633581

GRN Details

GRN:	192023240205633581	Payment Mode:	Online Payment
GRN Date:	05/09/2023 18:32:35	Bank/Gateway:	AXIS Bank
BRN :	717251023	BRN Date:	05/09/2023 18:34:32
GRIPS Payment ID:	050920232020563357	Payment Init. Date:	05/09/2023 18:32:35
Payment Status:	Successful	Payment Ref. No:	2002216631/1/2023

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Debdas Bhattacharyya
Address:	201/1, Ultodanga Main Road Ultadanga, West Bengal, 700067
Mobile:	9433096177
Depositor Status:	Others
Query No:	2002216631
Applicant's Name:	Mr Abu Bakkar Halder
Identification No:	2002216631/1/2023
Remarks:	Merger/Demerger, Amalgamation (Other than company amalgamation)
Period From (dd/mm/yyyy):	05/09/2023
Period To (dd/mm/yyyy):	05/09/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002216631/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	80260
2	2002216631/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	160694

Total 240954

IN WORDS: TWO LAKH FORTY THOUSAND NINE HUNDRED FIFTY FOUR ONLY.



सत्यमेव जयते

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

Query No / Year	2002216631/2023	Office where deed will be registered
Query Date	29/08/2023 8:43:35 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Abu Bakkar Halder Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830413252, 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. 1,60,68,038/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 80,360/- (Article:23)	Rs. 1,60,694/- (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: Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Lake Gardens, Premises No: 368, , Ward No: 093, Pin Code : 700045

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	1 Katha 36 Sq Ft		51,97,500/-	Property is on Road Adjacent to Metal Road,
L4	(RS :-)		Bastu	0.486 Katha		24,05,700/-	Property is on Road Adjacent to Metal Road,
		TOTAL :		2.5344Dec	0/-	76,03,200 /-	

District: South 24-Parganas, Thana: Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Lake Gardens, Premises No: 368B, , Ward No: 093, Pin Code : 700045

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	0.73 Katha		36,13,500/-	Property is on Road Adjacent to Metal Road,



District: South 24-Parganas, Thana: Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Lake Gardens, Premises No: 368/C, Ward No: 093, Pin Code: 700045

Sch No	Plot Number	Khatian Number	Land Use/ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L3	(RS :-)		Bastu	0.77 Katha		38,11,500/-	Property is on Road Adjacent to Metal Road,
Grand Total :				5.0094Dec	0 /-	150,28,200 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	0/-	3,29,063/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L2	525.6 Sq Ft.	0/-	3,46,174/-	Structure Type: Structure
Gr. Floor, Area of floor : 525.6 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete					
S3	On Land L3	554.4 Sq Ft.	0/-	3,64,601/-	Structure Type: Structure
Gr. Floor, Area of floor : 554.4 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1580 sq ft	0 /-	10,39,838 /-	

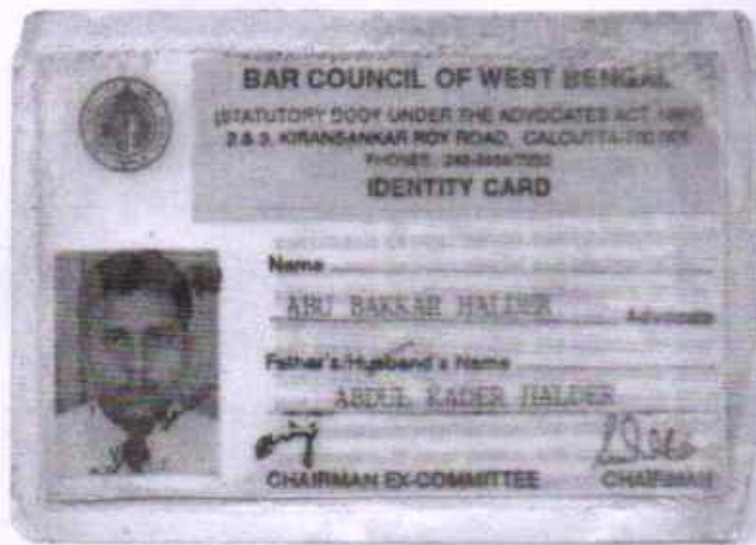
Seller Details :

SI No	Name & address	Status	Execution Admission Details :
1	Debdas Bhattacharyya, (Alias: Debdas Bhattacharjee) Son of Late Sasadhar Bhattacharyya, E 2/10, VIII M Housing Co-operative Society, 20/1 Ultodanga Main Road., City:-, P.O:- Ultadanga, P.S:-Ultadanga, District:-South 24-Parganas, West Bengal, India, PIN:- 700067 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of India, PAN No. aexxxxxx6r, Aadhaar No.: 69xxxxxxxx6413, Status : Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

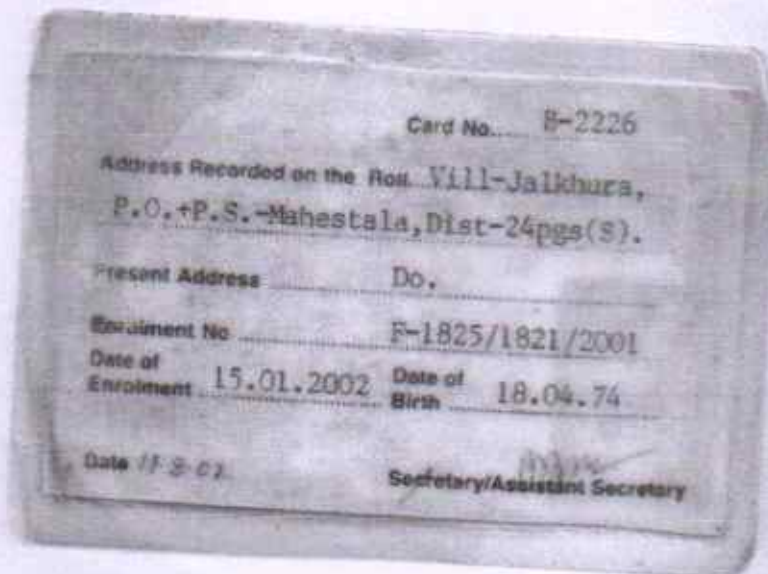
Buyer Details :

SI No	Name & address	Status	Execution Admission Details :
1	Sanjoy Bhattacharya Son of Late Bibhuti Bhusan Bhattacharya, 163/B/368B., Lake Gardens, City:-, P.O:- Lake Gardens, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700045 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of India, PAN No. adxxxxxx7e, Aadhaar No.: 85xxxxxxxx3755, Status : Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self





Abul Bakkar Halder



Major Information of the Deed

Deed No :	I-1604-11113/2023	Date of Registration	08/09/2023
Query No / Year	1604-2002216631/2023	Office where deed is registered	
Query Date	29/08/2023 8:43:35 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Abu Bakkar Haider Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830413252, 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. 1,60,68,038/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 80,360/- (Article:23)	Rs. 1,60,726/- (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:- Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Lake Gardens, , Premises No: 368, , Ward No: 093 Pin Code : 700045

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	1 Katha 36 Sq Ft		51,97,500/-	Property is on Road Adjacent to Metal Road,
L4	(RS :-)		Bastu	0.486 Katha		24,05,700/-	Property is on Road Adjacent to Metal Road,
TOTAL :				2.5344Dec	0 /-	76,03,200 /-	

District: South 24-Parganas, P.S:- Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Lake Gardens, , Premises No: 368B, , Ward No: 093 Pin Code : 700045

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	0.73 Katha		36,13,500/-	Property is on Road Adjacent to Metal Road,




District: South 24-Parganas, P.S:- Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Lake Gardens, , Premises No: 368/C, , Ward No: 093 Pin Code : 700045

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	0.77 Katha		38,11,500/-	Property is on Road Adjacent to Metal Road,
Grand Total :				5.0094Dec	0 /-	150,28,200 /-	






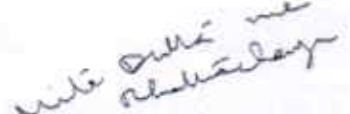
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	0/-	3,29,063/-	Structure Type: Structure Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete
S2	On Land L2	525.6 Sq Ft.	0/-	3,46,174/-	Structure Type: Structure Gr. Floor, Area of floor : 525.6 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete
S3	On Land L3	554.4 Sq Ft.	0/-	3,64,601/-	Structure Type: Structure Gr. Floor, Area of floor : 554.4 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete
Total :		1580 sq ft	0 /-	10,39,838 /-	

Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name Debdas Bhattacharyya, (Alias: Debdas Bhattacharjee) (Presentant) Son of Late Sasadhar Bhattacharyya Executed by: Self, Date of Execution: 08/09/2023 , Admitted by: Self, Date of Admission: 08/09/2023 ,Place : Office	Photo  08/09/2023	Finger Print  L1 08/09/2023	Signature  08/09/2023
E 2/10, VIII M Housing Co-operative Society, 20/1 Ultadanga Main Road,, City:- , P.O:- Ultadanga, P.S:-Ultadanga, District:-South 24-Parganas, West Bengal, India, PIN:- 700067 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: æxxxxxx6r, Aadhaar No: 69xxxxxxxx6413, Status :Individual, Executed by: Self, Date of Execution: 08/09/2023 , Admitted by: Self, Date of Admission: 08/09/2023 ,Place : Office				

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>Sanjoy Bhattacharya Son of Late Bibhuti Bhusan Bhattacharya Executed by: Self, Date of Execution: 08/09/2023 , Admitted by: Self, Date of Admission: 08/09/2023 ,Place : Office</p>			
	08/09/2023	08/09/2023	LTI	08/09/2023
Son of Late Bibhuti Bhusan Bhattacharya 163/B/368B,, Lake Gardens, City:- , P.O:- Lake Gardens, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700045 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: adxxxxxx7e, Aadhaar No: 85xxxxxxx3755, Status :Individual, Executed by: Self, Date of Execution: 08/09/2023 , Admitted by: Self, Date of Admission: 08/09/2023 ,Place : Office				
2	<p>Mita Dutta, (Alias: Mr Mita Bhattacharya) Daughter of Late Amarendra Nath Bhattacharya Executed by: Self, Date of Execution: 08/09/2023 , Admitted by: Self, Date of Admission: 08/09/2023 ,Place : Office</p>			
	08/09/2023	08/09/2023	LTI	08/09/2023
Daughter of Late Amarendra Nath Bhattacharya Lake Gardens, City:- , P.O:- Lake Gardens, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700045 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: arxxxxx2f, Aadhaar No: 26xxxxxxx7418, Status :Individual, Executed by: Self, Date of Execution: 08/09/2023 , Admitted by: Self, Date of Admission: 08/09/2023 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mr Abu Bakkar Halder Son of Abdul Kader Halder Allpore Judges Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027</p>			
	08/09/2023	08/09/2023	08/09/2023
Identifier Of Debdas Bhattacharyya, Sanjoy Bhattacharya, Mita Dutta			

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Debdas Bhattacharyya	Sanjoy Bhattacharya-0.86625 Dec,Mita Dutta-0.86625 Dec
Transfer of property for L2		
SI.No	From	To. with area (Name-Area)
1	Debdas Bhattacharyya	Sanjoy Bhattacharya-0.60225 Dec,Mita Dutta-0.60225 Dec
Transfer of property for L3		
SI.No	From	To. with area (Name-Area)
1	Debdas Bhattacharyya	Sanjoy Bhattacharya-0.63525 Dec,Mita Dutta-0.63525 Dec
Transfer of property for L4		
SI.No	From	To. with area (Name-Area)
1	Debdas Bhattacharyya	Sanjoy Bhattacharya-0.40095 Dec,Mita Dutta-0.40095 Dec
Transfer of property for S1		
SI.No	From	To. with area (Name-Area)
1	Debdas Bhattacharyya	Sanjoy Bhattacharya-250.00000000 Sq Ft,Mita Dutta-250.00000000 Sq Ft
Transfer of property for S2		
SI.No	From	To. with area (Name-Area)
1	Debdas Bhattacharyya	Sanjoy Bhattacharya-262.80000000 Sq Ft,Mita Dutta-262.80000000 Sq Ft
Transfer of property for S3		
SI.No	From	To. with area (Name-Area)
1	Debdas Bhattacharyya	Sanjoy Bhattacharya-277.20000000 Sq Ft,Mita Dutta-277.20000000 Sq Ft

Endorsement For Deed Number : I - 160411113 / 2023

On 08-09-2023

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 11:27 hrs on 08-09-2023, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Debdas Bhattacharyya Alias Debdas Bhattacharjee, 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 1,60,68,038/-

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

Execution is admitted on 08/09/2023 by 1. Debdas Bhattacharyya, Alias Debdas Bhattacharjee, Son of Late Sasadhar Bhattacharyya, E 2/10, VIII M Housing Co-operative Society, 20/1 Ultadanga Main Road,, P.O: Ultadanga, Thana: Ultadanga, , South 24-Parganas, WEST BENGAL, India, PIN - 700067, by caste Hindu, by Profession Retired Person, 2. Sanjoy Bhattacharya, Son of Late Bibhuti Bhusan Bhattacharya, 163/B/368B,, Road: Lake Gardens, , P.O: Lake Gardens, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700045, by caste Hindu, by Profession Retired Person, 3. Mita Dutta, Alias Mr Mita Bhattacharya, Daughter of Late Amarendra Nath Bhattacharya, Road: Lake Gardens, , P.O: Lake Gardens, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700045, by caste Hindu, by Profession Others

Identified by Mr Abu Bakkar Haider, . . Son of Abdul Kader Haider, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,60,726.00/- (A(1) = Rs 1,60,680.00/- , 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 1,60,694/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/09/2023 6:34PM with Govt. Ref. No: 192023240205633581 on 05-09-2023, Amount Rs: 1,60,694/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 717251023 on 05-09-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 80,360/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 80,260/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 13706, Amount: Rs.100.00/-, Date of Purchase: 16/08/2023, Vendor name: SUBHANKAR DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/09/2023 6:34PM with Govt. Ref. No: 192023240205633581 on 05-09-2023, Amount Rs: 80,260/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 717251023 on 05-09-2023, Head of Account 0030-02-103-003-02

(Signature)

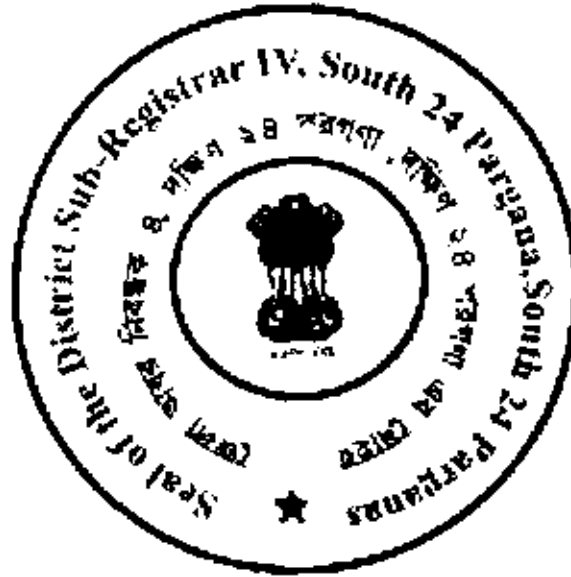
Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

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being No 160411113 for the year 2023.



Digitally signed by Anupam Halder
Date: 2023.09.08 15:28:01 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 08/09/2023
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.