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1345/2020.

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

INDIA

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

F 244395

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

*[Handwritten Signature]*

Additional District Sub-Registrar,  
Garia South 24 Parganas

12 MAR 2020

DEED OF AMALGAMATION

THIS DEED OF AMALGAMATION is made this 11<sup>th</sup> day of March, 2020

BETWEEN

নং 228 তার 01/03/2020  
মূল্য 30000/-  
খরিদদার Subbendu Kumar Hota  
সং High Court Calcutta  
তাপস হালদার স্ট্যাম্প ভেঙে  
সোনাপুর এ্যা.ডি. সাব রেজিস্ট্রী অফিস



৩০৭৩১ ২০০১২০



to Samir Deb Nath  
to Jogen Deb Nath  
to Garia Tahsil Dania  
KOL - 84. P.S. - Sonarpur  
at Present Navendrapur  
occupation - Business

Additional District Sub-Registrar,  
Garia South 24 Parganas

1 MAR 2020

**1) SMT. JYOTSNA DEY (PAN : BVAPD0066K)** wife of Late Amulya Kumar Dey, by faith - Hindu, by occupation-Housewife, by Nationality - Indian, residing at Purba Para Srinagar, P.O. Panchapota, P.S. Sonarpur, Kolkata -700 152, **2) SRI SAMIR DEY (PAN : BIKPD2853F)** son of late Amulya Kumar Dey, by faith - Hindu, by occupation-Business, by Nationality - Indian, residing at Purba Para Srinagar, P.O. Panchapota, P.S. Sonarpur, Kolkata -700 152, **3) SRI SANAT DEY (PAN : BUIPD7749G)** son of Late Amulya Kumar Dey, by faith - Hindu, by occupation-Business, by Nationality - Indian, residing at - Purba Para Srinagar, P.O. Panchapota, P.S. Sonarpur, Kolkata -700 152, **4) SRI SANJOY DEY (PAN : BUIPD7750H)** son of late Amulya Kumar Dey, by faith - Hindu, by occupation-Business, by Nationality - Indian, residing at - Purba Para Srinagar, P.O. Panchapota, P.S. Sonarpur, Kolkata -700 152, **5) SMT. MONIKA CHATTERJEE (PAN : AYNPC6512G)** wife of Sri Joydeb Chatterjee and daughter of Late Amulya Kumar Dey, by faith - Hindu, by occupation-Housewife, by Nationality - Indian, residing at - Indrapala, P.O. & P.S. Baruipur, Pin- 743610, District South 24-Parganas, **6) SMT. BAKUL SIKARI (PAN : JLKPS3786P)** wife of Sri Shubhendu Shikari and daughter of Late Amulya Kumar Dey, by faith - Hindu, by occupation-Housewife, by Nationality - Indian, residing at - Madhya Madavnagar, Srinagar,

P.O. & P.S. – Kakdwip, Pin- 743374, District- South 24-Parganas, hereinafter jointly and collectively referred to as the "**FIRST PARTY**" (which term or expression shall unless excluded by or repugnant to the context be deemed to include their heirs, executors, administrators, successors, legal representatives and/or assigns) of the **FIRST PART**, represented by their Attorney "**THIKANA REALITY**", having its office at - Sreenagar Main Road, Post Office - Panchasayar, Police Station – Sonarpur, Kolkata – 700 094 being proprietor namely **SRI GOPAL DAS, (PAN : AIFPD6346P)** son of Late Madhusudan Das, by faith – Hindu, by Occupation – Business, by nationality Indian, residing at – B-1, Srinagar, Dhalua Road, P.O. – Panchpota, P.S. – Sonarpur, District : South 24 Parganas, Kolkata - 700152, Proprietor of, and the Development Power of Attorney registered at A.D.S.R. - Garia, recorded in Book No.I, Volume No.1629-2019, Pages 116534 to 116577, being No.162903705 for the year 2019.

**AND**

**DILIP NATH MUKHOPADHYAY (PAN : ABKPN3518R)** son of Late Atal Behari Nath Mukhopadhyay, by faith - Hindu, by occupation- Retired, by Nationality – Indian, residing at- 7/8, Brajamohan Mondal Road, P.O. Santoshpur, P.S. Survey Park, Kolkata- 700075, hereinafter called and referred to as the "**SECOND PARTY**" (which

terms and/or expression shall, unless excluded by or repugnant to the subject and/or context, be deemed to mean and/or include her heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART**, represented by her Attorney **SRI GOPAL DAS, (PAN : AIFPD6346P)** son of Late Madhusudan Das, by faith - Hindu, by Occupation - Business, by nationality Indian, residing at - B-1, Srinagar, Dhalua Road, P.O. - Panchpota, P.S. - Sonarpur, District : South 24 Parganas, Kolkata - 700152, Proprietor of "**THIKANA REALITY**", having its office at - Sreenagar Main Road, Post Office - Panchasayar, Police Station - Sonarpur, Kolkata - 700 094, and the Power of Attorney registered at A.D.S.R. - Garia, recorded in Book No.I, Volume No.1629-2020, Pages 42371 to 42394, being No.162901177 for the year 2020 at ADSR Garia.

**WHEREAS** one Sri Haramohan Dey purchased a land measuring more or less 1 cottah 11 chittacks 39 sq. ft. lying and situate at Mouza Tentulberia, comprised in J.L. No. 44, R.S. No.8, Touzi No.271, lying and situated under L.R. Khatian No. 433 appertaining to L.R. Dag No.48, from the then owner Gourchandra Naskar by virtue of a registered Deed of Sale (Bengali Saf Kobala) on 17.05.1984, registered at the office of A.D.S.R. Sonarpur and duly

recorded in Book No.I, Volume No.43, pages from 150 to 156, being Deed No. 4881 for the year 1984.

**AND WHEREAS** while thus seized and possessed of the said land, said Haramohan Dey purchased another plot of land measuring 8 Chittacks, lying and situated at Mouza- Tentulberia, comprised in J.L. No.44, R.S. No.8, Touzi No.271, lying and situated under R.S. Khatian No. 456 appertaining to R.S. Dag No. 48, by virtue of another registered Deed of Conveyance from the then owners Ashoke Kumar Das Naskar and two others on 12.05.1986, registered at the office of District Sub Registrar at Alipore and duly recorded in Book No.I, Volume No.159, pages from 411 to 417, being Deed No. 8061 for the year 1986.

**AND WHEREAS** after purchasing the land measuring 2 cottahs 3 chittacks 39 sq. ft. by virtue of two registered Deed of Conveyances the said Haramohan Dey enjoying the peaceful and khas possession of the said land by mutating his name in the records of concerned authority and paying rents and taxes to the appropriate authority as regular basis.

**AND WHEREAS** while thus seized and possessed of the said land the said Haromohan Dey died intestate leaving behind him his two sons namely Manindra Kumar Dey and Amulya Kumar Dey as his legal heirs, successors and representatives. After demise of said Haramohan Dey, his two sons as his legal heirs and successors possessed the said land which was left by their father by way of Indian Succession Act.

**AND WHEREAS** after that the said Manindra Kumar Dey purchased a plot of land measuring 8 Chittacks, lying and situated at Mouza- Tentulberia, comprised in J.L. No.44, R.S. No.8, Touzi No.271, lying and situated under R.S. Khatian No.433,456 appertaining to R.S. Dag No.48 (part), by virtue of a registered Deed of Conveyance from the then owner Durga Kumar Guha on 23.09.1988, registered at the office of Addl. District Sub –Registrar at Sonarpur and duly recorded in Book No.I, Volume No.77, being Deed No.5892 for the year 1988.

**AND WHEREAS** said Manindra Kumar Dey became the absolute owner of ALL THAT piece and parcel of land measuring 1 cottah 9 chittacks 25 sq. ft. by virtue of registered Saf Kobala and by Indian Succession Act, and while thus seized and possessed of

the said land measuring 1 cottah 9 chittacks 25 sq. ft. due to his required of money he sold, transferred and conveyed the said land to Smt. Jyotsna Bala Dey, Sri Samir Kumar Dey, Sri Sanjoy Kumar Dey, Sri Sanat Kumar Dey, Smt. Manika Chatterjee and Smt. Bakul Shikari, the landlords therein, by virtue of a registered Deed of Conveyance on 16.05.2007, registered at the office of A.D.S.R. Sonarpur duly recorded in Book No.I, C.D. Vol. No.10, pages from 594 to 610, being Deed No. 03256 for the year 2007.

**AND WHEREAS** Sri Samir Kumar Dey, Sri Sanjoy Kumar Dey and Sri Sanat Kumar Dey, all are sons of Amulya Kumar Dey, the owners therein, have purchased a land measuring more or less 1 cottah 11 Chittack 39 sq. ft. lying and situated at Mouza-Tentulberia, comprised in J.L. No.44, R.S. No.8, Touzi No.271, lying and situated under R.S. Khatian No. 433 appertaining to R.S. Dag No. 48, L.R. Dag No. 53, by virtue of a registered Deed of Conveyance from the then owner Gour Chandra Naskar on 15.10.1984, registered at the office of Addl. District Sub Registrar at Sonarpur and duly recorded in Book No.I, Volume No. 33, pages 403 to 409, being Deed no. 4112 for the year 1984.



**AND WHEREAS** Smt. Jyotsna Dey, wife of Late Amulya Kumar Dey, the owner No.1 therein, have purchased a land measuring more or less 1 cottah 11 chittacks 39 sq. ft. lying and situated at Mouza- Tentulberia, comprised in J.L. No.44, R.S. No.8, Touzi No.271, lying and situated under R.S. Khatian No.433, appertaining to R.S. Dag no. 48, by virtue of a registered Deed of Conveyance from the then owner Gour Chandra Naskar on 05.11.1984, registered at the office of Addl. District Sub Registrar at Sonarpur and duly recorded in Book No.I, Vol. No. 35, pages from 457 to 463, being Deed no. 4271 for the year 1984.

**AND WHEREAS** said Amulya Kumar Dey died intestate on 07.03.2001 leaving behind him his wife, three sons and two daughters namely Smt. Jyotsna Bala Dey, Sri Samir Kumar Dey, Sri Sanjoy Kumar Dey, Sri Sanat Kumar Dey, Smt. Manika Chatterjee and Smt. Bakul Shikari, the landowners therein, as his legal heirs and successors.

**AND WHEREAS** the said Smt. Jyotsna Bala Dey, Sri Samir Kumar Dey, Sri Sanjoy Kumar Dey, Sri Sanat Kumar Dey, Smt. Manika Chatterjee and Smt. Bakul Shikari, the landowners therein,

possessed the said land left by their husband and father by way of Indian Succession Act, 1956 as amended.

**AND WHEREAS** now by those Registered Sale Deeds and by Succession Acts the landowners therein became the absolute owner of ALL THAT piece and parcel of Shali and Bastu land measuring more or less 5 (five) cottahs 8 (eight) chittacks 8 (eight) sq. ft. which is under mouza- Tentulberia, comprised in J.L. No. 44, Touzi No.271, lying and situated within R.S. Dag No. 48 under R.S. Khatian No. 433,456 appertaining to L.R. Dag nos. 53 under L.R. Khatian No.669,2025,2041,2127,3534,3535 and enjoying the peaceful and khas possession by mutating their names in the records of Rajpur- Sonarpur Municipality and in the records of B.L. & L.R.O. and paying rent and taxes regularly.

**AND WHEREAS** all the plots of lands as described in the said deed of amalgamation, being plot no. A. plot no. B. plot no. C. plot no. D. dated 11.11.2019, being deed no. 5215/ 2019 at ADSR Garia.

**AND WHEREAS** after amalgamation of said plot of land of the said owners has mentioned being plot no. E of the said

**amalgamated plot, Total area of land measuring more or less 5 Cottahs 8 Chittaks 8 Sq.ft. Shali/ Bastu Land after amalgamation the said land being plot no. A. plot no. B. plot no. C. plot no. D and the said amalgamation plot no. E has mentioned herein describe in the schedule "A" herein.**

**AND WHEREAS** the second party herein has got the said plot of land measuring more or less 3 Cottahs Bastu Land, therein by virtue of a gift deed being deed no. 02491 for the year 2016 at the office of ADSR Garia from one Smt. Manju Debi, Alias Manjusree Majumder, Daughter of Late Atal Behari Nath Mukhopadhyay. The said deed was recorded being Book No. 1, Volume No. 1629-2016, Pages 53585 to 53599, being deed no. 162902491 for the year 2016.

**AND WHEREAS** Sri Dilip Nath Mukhopadhyay is the owner of the plot no. F herein has executed a deed of development agreement dated 05.02.2020 being deed no. 162900568 for the year of 2020 at ADSR Garia. Thereafter the said land owner again executed a development power of attorney on 07.02.2020 being deed no. 1177/ 2020 at ADSR Garia. in favour of the developer herein namely "**THIKANA REALITY**", having its office at - Sreenagar Main Road, Post Office - Panchasayar, Police Station - Sonarpur, Kolkata

- 700 094 being proprietor namely **SRI GOPAL DAS, (PAN : AIFPD6346P)** son of Late Madhusudan Das, by faith - Hindu, by Occupation - Business, by nationality Indian, residing at - B-1, Srinagar, Dhalua Road, P.O. - Panchpota, P.S. - Sonarpur, District : South 24 Parganas, Kolkata - 700152.

**AND WHEREAS** the second party is exchanging and amalgamating of his plot of land measuring more or less 3 Cottahs Bastu land being plot no. F, and second party is exchanging his 50% area of land i.e. 1 Cottah 8 Chittaks out of total area of land 3 Cottahs Bastu land.

**AND WHEREAS** the parties are un-interrupted possession and enjoyment of our respective individual property and we have agreed for mutual transfer by way of the exchange of our properties each other of the said respective properties.

**AND WHEREAS** the plot no. F total area of land is 3 Cottahs Bastu Land so the half portion of the said plot of land i.e. 1 cottah 8 Chittaks is exchanging and amalgamating with the plot no. E herein (plot no. A, plot no. B, plot no. C, plot no. D of the amalgamated deed therein being deed no. 5215/2019). After amalgamation the

said plot of land has marked herein plot no. G, the total area of land is 8 Cottahs 8 Chittaks 8 Sq.ft. Shali/ Bastu land.

**AND WHEREAS** the parties have mutually decided to amalgamated there said plot of land, being **plot no. E** with **plot no. F** separate plots of land into one plot of land for our joint use and occupation of the said amalgamated plot of land treating the same as one and mutating our names as one Holding under the Rajpur-Sonarpur Municipality, ward no. 1 under P.S. Sonarpur at present Narendrapur and the parties by virtue of this Deed of Amalgamation further declare that the said **plot no. E** and **plot no. F** plots of land will be mutated as one plot bearing only one Holding Number being **plot no. G** under the Rajpur-Sonarpur Municipality, ward no. 1, in there names and one Holding of the Rajpur-Sonarpur Municipality and which is more fully and particularly described in the **Schedule "A"** being plot no. E hereunder written and schedule B herein being plot no. F has mention herein and specifically shown in the annexed plan delineated **"RED"** border being marked with total amalgamated plot no. **"G"** schedule no. C herein.

**AND WHEREAS** due to some typographical mistake of the holding no. 944 and not mentioning the present L.R. Khatian being no. 3724 of plot no. F Schedule no. B herein, the said developer has

executed deed of declaration on 06.03.2020 at ADSR Garia. The said declaration was recorded being Book No. 1, Volume No. 1629-2020, Pages 45005 to 45022, being deed no.1629091281 for the year 2020 at ADSR Garia.

**NOW THIS DEED OF WITNESSETH** that in pursuance of the aforesaid Development Agreement dated 31.07.2019 being No.3704/2019 and being development power of attorney no. 3705/ 2019 at ADSR Garia therein and 2<sup>nd</sup> party herein executed a development agreement being deed no. 162900568 for the year 2020 at ADSR Garia and development power of attorney being deed no. 1177/2020 herein at ADSR Garia, the all parties are amalgamated the above mentioned plot of land by their representatives namely **SRI GOPAL DAS, (PAN : AIFPD6346P)**, son of Late Madhusudan Das, by faith – Hindu, by Occupation – Business, by nationality Indian, residing at – B-1, Srinagar, Dhalua Road, P.O. – Panchpota, P.S. – Sonarpur, District:South 24 Parganas, Kolkata-700152, Proprietor of **“THIKANA REALITY”**, The value of the said exchange higher area of the property is Rs. 20,25,000/- (Rupees Twenty Lakhs Twenty Five Thousand) only.

**THE SCHEDULE "A" ABOVE REFERRED TO**

**Land of First Part**

**ALL THAT** piece and parcel of Total Shali/Bastu Land measuring **5 Cottahs 8 Chittacks 8 Sq.ft.** plot no. **E** mentioned the Amalgamation deed being no. 5215/ 2019 at ADSR Garia, more or less situated in District of South 24 Parganas, P.S- Sonarpur, & A.D.S.R.O. Garia, at Mouza - Tentulberia, J.L. No. 44, Comprised in L.R. Dag Nos. 53, L.R. Khatian No. 669, 2025, 2041, 2127, 3534, 3535, R.S. Dag No.48 under R.S. Khatian No.433, 456, **Holding No. 152** now within the limits of Rajpur Sonarpur Municipality Ward No. 1, the site plan is annexed herewith and marked in Colour "Blue" ink, which is butted and bounded by :

**ON THE NORTH** : Other plot of land  
**ON THE SOUTH** : 10 ft. common passage  
**ON THE WEST** : Other plot of land  
**ON THE EAST** : 31 ft. Public Road

THIKANA REALITY

Proprietor

**THE SCHEDULE "B" ABOVE REFERRED TO**

**Land of Second Part**

**ALL THAT** piece and parcel of **3 Cottahs Bastu land plot no. F** herein lying and situate at Mouza - Tentulberia, J.L. No.44, R.S. Dag No.49 under R.S. Khatian No.194, Khanda Khatian No. 451, L.R. Dag No. 54, previous L.R. Khatian No. 1446, present L.R. Khatian- 3724, under Police Station Sonarpur at present Narendrapur, District Sub-Registry office IV, Alipore in the District of South 24 Parganas within the limits of Rajpur Sonarpur

Municipality,  **Holding No. 944**, Ward No.01, the site plan is annexed herewith and marked in Colour "Green" ink, which is butted and bounded by :

- ON THE NORTH** : 12ft. wide common passage
- ON THE SOUTH** : Land of Sufal Halder & Jyotsna Dey and ors
- ON THE EAST** : Land of Manjusree Debi Alias Manjusree Majumder
- ON THE WEST** : Land of Ajay Chanda

**THE SCHEDULE "C" ABOVE REFERRED TO**

**Description of the Amalgamation property**

**ALL THAT** piece and parcel of Total Shali/Bastu Land measuring 8 Cottahs 8 Chittacks 8 Sq.ft. more or less plot no. **G** herein situated in District of South 24 Parganas, P.S- Sonarpur, & A.D.S.R. Garia, at Mouza - Tentulberia, J.L. No. 44, Comprised in L.R. Dag No. 53, L.R. Khatian No. 669, 2025, 2041, 2127, 3534, 3535, R.S. Dag No.48 under R.S. Khatian No.433, 456, and L.R. Dag No. 54, previous L.R. Khatian No. 1446, present L.R. Khatian-3724, now within the limits of Rajpur Sonarpur Municipality Ward No. 1, the site plan is annexed herewith and marked in Colour "Red" ink, which is butted and bounded by :

- ON THE NORTH** : 12 ft wide common passage
- ON THE SOUTH** : 10 ft wide common passage
- ON THE WEST** : land of Ajay Chanda and Sufal Halder
- ON THE EAST** : 31 ft wide Sreenagar Main road



**IN WITNESSES WHEREOF** the Parties hereunto have set and subscribed their respective hands, seals and signatures on the day, month and year first above written.

**SIGNED SEALED AND DELIVERED**

at Kolkata in presence of :

**WITNESSES**

1. *Samin Deb Nath*  
*Grania Tatal Bania*  
*Kol-84*

2. *Swapan Kumar Samanta*  
*Dhava S.S. Sonapur*  
*Kolkata - 700152*

**CONSTITUTED ATTORNEY OF  
DILIP NATH MUKHOPADHYAY**

Being Constituted Attorney of

1. Smt. Jyotsna Dey
2. Sri Samir Dey
3. Sri Sanat Dey
4. Sri Sanjoy Kumar Dey
5. Smt. Monika Chatterjee
6. Smt. Bakul Shikari

[proprietor of M/s. Thikana reality]

Constituted Attorney of

Smt. Jyotsna De

Sri Samir De

Sri Sanat De

Sri Sanjoy De

Smt. Monika Chatterjee

Smt. Bakul Sikari and Dilip

Nath Mukhopadhyay

**THIKANA REALITY**

*[Signature]*  
Proprietor

Signature of the Developer

Drafted by

*Subhendu Kumar Hota*

Subhendu Kumar Hota

Advocate

High Court, Calcutta

Enrolment No. F-1077/921/1999

Type by :

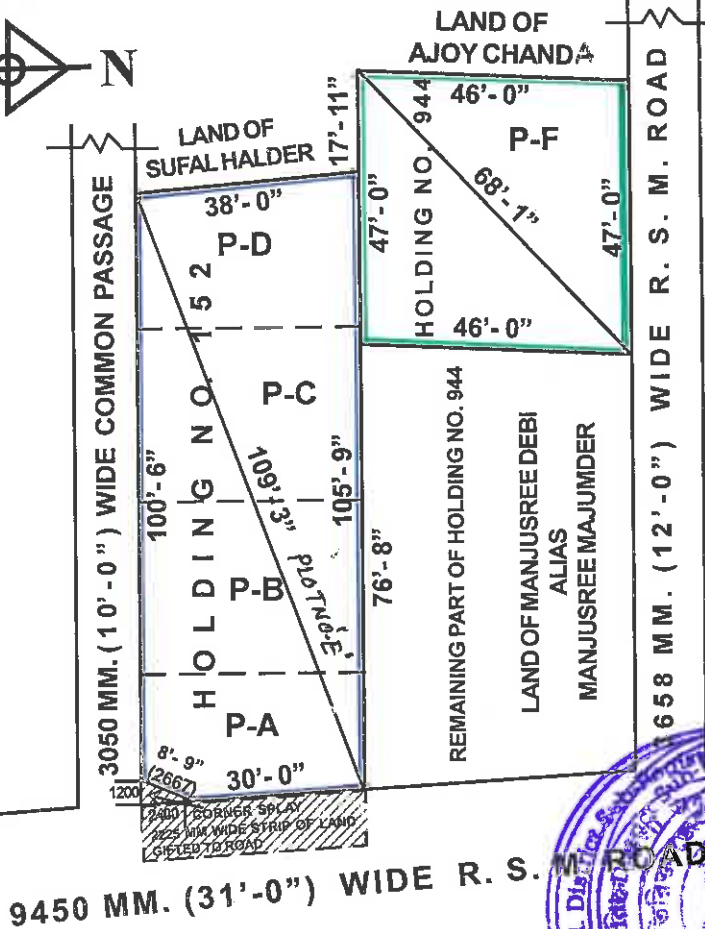
*C. Das.*

M.K.M. Type Centre,

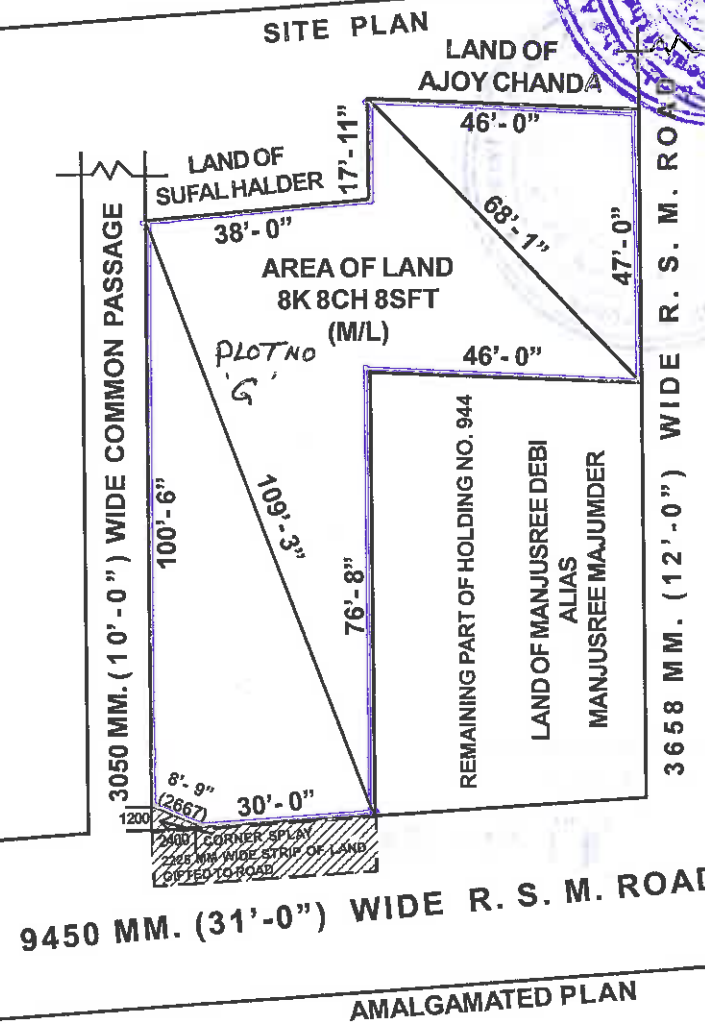
10, Old Post Office Street, Kolkata -700 001

AMALGAMATED PLAN OF R. S. DAG NO. : 48 (P), 39 (P) L.R. DAG NO. : 53 & 54, R. S. KHATIAN NO. : 433, 456 & 451, L. R. KHATIAN NO. : 669, 2025, 2041, 2127, 3534, 3535, 3724 IN THE MOUZA : TENTULBERIA, J. L. NO. : 44, P.S. : NARENDRAPUR, DIST. : 24 PARGANAS(S) UNDER RAJPUR - SONARPUR MUNICIPALITY, WARD NO. : 1, HOLDING NO. : 152 & 944 SRINAGAR MAIN ROAD. REF : AREA OF THE LAND SHOWN IN COLOURED BORDER.

SCALE : 1" = 32'-0"



P. NO.	NAME OF LAND OWNER	HOLDING NO.	AREA OF LAND
A	JYOTSNA DEY, SAMIR DEY, SANAT DEY, SANJOY DEY, MANIKA CHATTERJEE, BAKUL SIKARI	152, SRINAGAR	0K 15CH 27SFT
D	JYOTSNA DEY	152, SRINAGAR	1K 00CH 00SFT
B	SAMIR DEY, SANAT DEY, SANJOY DEY	152, SRINAGAR	1K 11CH 39SFT
C	PREVIOUS AMALGAMATED AREA	152, SRINAGAR	1K 12CH 32SFT
E	DILIP NATH MUKHOPADHYAY	152, SRINAGAR	5K 08CH 08SFT
F		944, SRINAGAR	3K 00CH 00SFT
G	TOTAL AMALGAMATED AREA		8K 08CH 08SFT



Being Constituted Attorney of  
 1. Smt. Jyotsna Dey  
 2. Sri Samir Dey  
 3. Sri Sanat Dey  
 4. Sri Sanjoy Kumar Dey  
 5. Smt. Manika Chatterjee  
 6. Smt. Bakul Shikari

**CONSTITUTED ATTORNEY OF**  
**DILIP NATH MUKHOPADHYAY**

SIGNATURE OF OWNERS

DRAWN BY:  
  
**MUKUL BISWAS**  
 SURVEYOR / PLANNER

**THIKANA REALITY**  
  
 Proprietor

Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Challan

GRN: 192019200211415811  
GRN Date: 12/03/2020 12:34:39  
BRN: IKOAMSVUP6

Payment Mode: Online Payment  
Bank: State Bank of India  
BRN Date: 12/03/2020 12:35:18

DEPOSITOR'S DETAILS

Id No. : 16291000406407/9/2020

[Query No./Query Year]

Name : Gopal Das  
Contact No. : Mobile No. : +91 8017220092  
E-mail :  
Address : Sreenagar Main Road Kol 94 PAN AIFPD6346P  
Applicant Name : Mr Subhednu Kumar Hota  
Office Name :  
Office Address :  
Status of Depositor : Buyer/Claimants  
Purpose of payment / Remarks : Exchange, Exchange Payment No 9

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	16291000406407/9/2020	Property Registration- Stamp duty	0030-02-103-003-02	24750
2	16291000406407/9/2020	Property Registration- Registration Fees	0030-03-104-001-16	4125

Total

28875

In Words : Rupees Twenty Eight Thousand Eight Hundred Seventy Five only

Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Challan

GRN: 192019200206010961

Payment Mode Online Payment

GRN Date: 05/03/2020 13:48:00

Bank : State Bank of India

BRN : IK0AMMFXT3

BRN Date: 05/03/2020 13:48:39

DEPOSITOR'S DETAILS

Id No. : 16291000406407/3/2020

[Query No./Query Year]

Name : Gopal Das

Contact No. :

Mobile No. : +91 8017220092

E-mail :

Address : Panchpota Kol 152 PAN BVAPD0066K

Applicant Name : Mr Subhednu Kumar Hota

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Exchange, Exchange Payment No 3

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ]
1	16291000406407/3/2020	Property Registration- Stamp duty	0030-02-103-003-02	116520
2	16291000406407/3/2020	Property Registration- Registration Fees	0030-03-104-001-16	20264

Total

136784

In Words : Rupees One Lakh Thirty Six Thousand Seven Hundred Eighty Four only

Thumb      1st finger      middle finger      ring finger      small finger



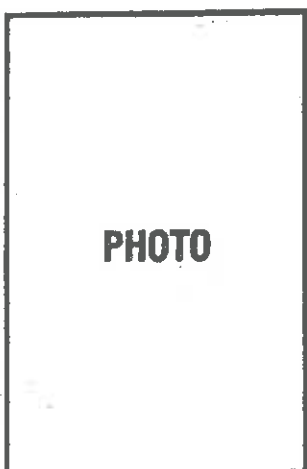
left hand					
right hand					

Name GOPAL DAS THIKANA REALITY

Signature

Proprietor

Thumb      1st finger      middle finger      ring finger      small finger



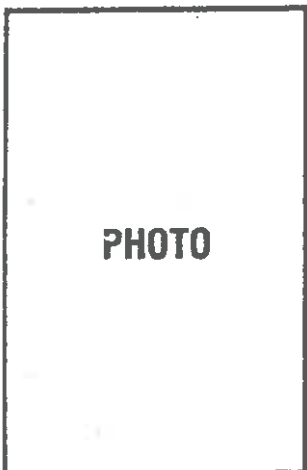
left hand					
right hand					

Name .....

Signature .....



Thumb      1st finger      middle finger      ring finger      small finger



left hand					
right hand					

Name .....

Signature .....

## Major Information of the Deed

Deed No :	I-1629-01345/2020	Date of Registration	12/03/2020
Query No / Year	1629-1000406407/2020	Office where deed is registered	
Query Date	02/03/2020 4:35:55 PM	A.D.S.R. GARIA, District: South 24-Parganas	
Applicant Name, Address & Other Details	Subhednu Kumar Hota Srinagar Main Road, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 700094, Mobile No. : 8017220092, Status : Advocate		
Transaction	Additional Transaction		
[0601] Exchange, Exchange	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2,00,000/-	Rs. 44,62,500/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,46,270/- (Article:31)	Rs. 24,389/- (Article:A(1), E)		
Remarks	M.V. of the property of Greatest Value Rs 24,37,500/- Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Srinagar Main Road, Mouza: Tentulbedia, , Ward No: 01, Holding No:944 JI No: 44, Pin Code : 700084



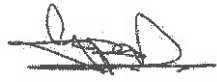



Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-54 (RS :-)	LR-3724	Bastu	Bastu	1 Katha 8 Chatak	1,00,000/-	20,25,000/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Srinagar Main Road, Mouza: Tentulbedia, , Holding No:152 944 JI No: 44, Pin Code : 700084



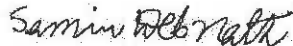
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	LR-53 (RS :-)	LR-669	Bastu	Bastu	4 Chatak	15,000/-	4,06,250/-	Width of Approach Road: 31 Ft., Adjacent to Metal Road,
L3	LR-53 (RS :-)	LR-2025	Bastu	Bastu	4 Chatak	15,000/-	4,06,250/-	Width of Approach Road: 31 Ft., Adjacent to Metal Road,
L4	LR-53 (RS :-)	LR-2041	Bastu	Bastu	4 Chatak	15,000/-	4,06,250/-	Width of Approach Road: 31 Ft., Adjacent to Metal Road,
L5	LR-53 (RS :-)	LR-2127	Bastu	Bastu	4 Chatak	15,000/-	4,06,250/-	Width of Approach Road: 31 Ft., Adjacent to Metal Road,
L6	LR-53 (RS :-)	LR-3534	Bastu	Bastu	4 Chatak	20,000/-	4,06,250/-	Width of Approach Road: 31 Ft., Adjacent to Metal Road,



**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr Gopal Das (Presentant )</b> Son of Late Madhusudan Das Date of Execution - 11/03/2020, , Admitted by: Self, Date of Admission: 11/03/2020, Place of Admission of Execution: Office	 <small>Mar 11 2020 2:48PM</small>	 <small>LTI 11/03/2020</small>	 <small>11/03/2020</small>
	proprietor, Thikana Reality , Sreenagar Main Road, P.O:- Panchasayar, P.S:- Sonarpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700094 , B-1, Srinagar , Dhalua Road, P.O:- Panchpota, P.S:- Sonarpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700152, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AIFPD6346P,Aadhaar No Not Provided by UIDAI Status : Attorney, Attorney of : Mrs Jyotsna Dey, Mr Samir Dey, Mr Sanat Dey, Mr Sanjoy Dey, Mr Monika Chatterjee, Mrs Bakul Sikari			
2	<b>Name</b> <b>Mr Gopal Das</b> Son of Late Madhusudan Das Date of Execution - 11/03/2020, , Admitted by: Self, Date of Admission: 11/03/2020, Place of Admission of Execution: Office	 <small>Mar 11 2020 2:48PM</small>	 <small>LTI 11/03/2020</small>	 <small>11/03/2020</small>
	Proprietor, Thikana Reality , Sreenagar Main Road, P.O:- Panchasayar, P.S:- Sonarpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700094 , B-1, Srinagar , Dhalua Road, P.O:- Panchpota, P.S:- Sonarpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700152, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AIFPD6346P,Aadhaar No Not Provided by UIDAI Status : Attorney, Attorney of : Mr Dilip Nath Mukhopadhyay			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mrs Samir Debnath</b> Son of Mr Jogen Debnath Tentulberia, P.O:- Garia, P.S:- Sonarpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700084	 <small>11/03/2020</small>	 <small>11/03/2020</small>	 <small>11/03/2020</small>
Identifier Of Mr Gopal Das, Mr Gopal Das			

## Share of Property After Exchange

Sch No.	Name of the Donor of Settlement	Party Number	Transferred Area	Transferred Area in(%)	Share in Market Value (In Rs.)
L1	Mrs Jyotsna Dey	1	0.4125 Dec	0.4125 Dec	3,37,500/-
L1	Mr Samir Dey	1	0.4125 Dec	0.4125 Dec	3,37,500/-
L1	Mr Sanat Dey	1	0.4125 Dec	0.4125 Dec	3,37,500/-
L1	Mr Sanjoy Dey	1	0.4125 Dec	0.4125 Dec	3,37,500/-
L1	Mr Monika Chatterjee	1	0.4125 Dec	0.4125 Dec	3,37,500/-
L1	Mrs Bakul Sikari	1	0.4125 Dec	0.4125 Dec	3,37,500/-
L2	Mr Dilip Nath Mukhopadhyay	2	0.4125 Dec	0.4125 Dec	4,06,250/-
L3	Mr Dilip Nath Mukhopadhyay	2	0.4125 Dec	0.4125 Dec	4,06,250/-
L4	Mr Dilip Nath Mukhopadhyay	2	0.4125 Dec	0.4125 Dec	4,06,250/-
L5	Mr Dilip Nath Mukhopadhyay	2	0.4125 Dec	0.4125 Dec	4,06,250/-
L6	Mr Dilip Nath Mukhopadhyay	2	0.4125 Dec	0.4125 Dec	4,06,250/-
L7	Mr Dilip Nath Mukhopadhyay	2	0.4125 Dec	0.4125 Dec	4,06,250/-

## Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Srinagar Main Road, Mouza: Tentulbedia, , Ward No: 01, Holding No:944 JI No: 44, Pin Code : 700084

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 54, LR Khatian No:- 3724	Owner:দিলীপ নাথ মুখোপাধ্যায়, Gurdian:অটল বিহার না, Address:নিজ , Classification:বাস্ত, Area:0.05000000 Acre,	Mrs Jyotsna Dey

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Srinagar Main Road, Mouza: Tentulbedia, , Ward No: 01, Holding No:152 944 JI No: 44, Pin Code : 700084

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L2	LR Plot No:- 53, LR Khatian No:- 669	Owner:জ্যোত্সনা বাল দা, Gurdian:অমূল্য দ, Address:নিজ , Classification:বাস্ত, Area:0.02000000 Acre,	Mrs Jyotsna Dey
L3	LR Plot No:- 53, LR Khatian No:- 2025	Owner:সঞ্জয় কুমার দা, Gurdian:অমূল্য কুমা দ, Address:নিজ , Classification:বাস্ত, Area:0.01000000 Acre,	Mr Sanjoy Dey
L4	LR Plot No:- 53, LR Khatian No:- 2041	Owner:সনাত কুমার দা, Gurdian:অমূল্য কুমা দ, Address:নিজ , Classification:বাস্ত, Area:0.02000000 Acre,	Mr Sanat Dey
L5	LR Plot No:- 53, LR Khatian No:- 2127	Owner:সমীর কুমার দা, Gurdian:অমূল্য কুমা দ, Address:নিজ , Classification:বাস্ত, Area:0.02000000 Acre,	Mr Samir Dey
L6	LR Plot No:- 53, LR Khatian No:- 3534	Owner:বকুল শিকারী, Gurdian:শুভেন্দু , Address:নিজ , Classification:বাস্ত, Area:0.01000000 Acre,	Mrs Bakul Sikari
L7	LR Plot No:- 53, LR Khatian No:- 3535	Owner:মনিকা দা, Gurdian:অমূল্য , Address:নিজ , Classification:বাস্ত, Area:0.01000000 Acre,	Mr Monika Chatterjee



On 02-03-2020

**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 44,62,500/- . MV of the property of Greatest Value Rs 24,37,500/-



**Debasish Dhar**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. GARIA**  
**South 24-Parganas, West Bengal**

On 11-03-2020

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

Presented for registration at 13:58 hrs on 11-03-2020, at the Office of the A.D.S.R. GARIA by Mr Gopal Das ,.

**Executed by Attorney**

1. Execution by Mr Gopal Das, proprietor, Thikana Reality (Sole Proprietorship), Sreenagar Main Road, P.O:- Panchasayar, P.S:- Sonarpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700094 as the constituted attorney of 1. Mrs Jyotsna Dey Purba Para Srinagar, P.O: Panchpota, Thana: Sonarpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700152, 2. Mr Samir Dey Purba Para Srinagar, P.O: Panchpota, Thana: Sonarpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700152, 3. Mr Sanat Dey Purba Para Srinagar, P.O: Panchpota, Thana: Sonarpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700152, 4. Mr Sanjoy Dey Purba Para Srinagar, P.O: Panchpota, Thana: Sonarpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700152, 5. Mr Monika Chatterjee Indrapala, P.O: Baruipur, Thana: Baruipur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 743610, 6. Mrs Bakul Sikari Madhya Madavnagar, Srinagar, P.O: Kakdwip, Thana: Kakdwip, , South 24-Parganas, WEST BENGAL, India, PIN - 743374 is admitted by him

Identified by Mrs Samir Debnath, , , Son of Mr Jogen Debnath, Tentulberia, P.O: Garia, Thana: Sonarpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Business

2. Execution by Mr Gopal Das, Proprietor, Thikana Reality (Sole Proprietorship), Sreenagar Main Road, P.O:- Panchasayar, P.S:- Sonarpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700094 as the constituted attorney of Mr Dilip Nath Mukhopadhyay 7/8, Brajamohan Mondal Road, P.O: Santoshpur, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700075 is admitted by him

Identified by Mrs Samir Debnath, , , Son of Mr Jogen Debnath, Tentulberia, P.O: Garia, Thana: Sonarpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 24,389/- ( A(1) = Rs 24,375/- ,E = Rs 14/- ) and Registration Fees paid by by online = Rs 20,264/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/03/2020 1:48PM with Govt. Ref. No: 192019200206010961 on 05-03-2020, Amount Rs: 20,264/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0AMMFXT3 on 05-03-2020, Head of Account 0030-03-104-001-16

### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,46,270/- and Stamp Duty paid by by online = Rs 1,16,520/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/03/2020 1:48PM with Govt. Ref. No: 192019200206010961 on 05-03-2020, Amount Rs: 1,16,520/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0AMMFXT3 on 05-03-2020, Head of Account 0030-02-103-003-02



**Debasish Dhar**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. GARIA**  
**South 24-Parganas, West Bengal**

**On 12-03-2020**

### 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 : 31 of Indian Stamp Act 1899.

### Payment of Fees

Certified that required Registration Fees payable for this document is Rs 24,389/- ( A(1) = Rs 24,375/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 4,125/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/03/2020 12:35PM with Govt. Ref. No: 192019200211415811 on 12-03-2020, Amount Rs: 4,125/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0AMSVUP6 on 12-03-2020, Head of Account 0030-03-104-001-16

### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,46,270/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 24,750/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 228, Amount: Rs.5,000/-, Date of Purchase: 05/03/2020, Vendor name: Tapas Halder

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/03/2020 12:35PM with Govt. Ref. No: 192019200211415811 on 12-03-2020, Amount Rs: 24,750/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0AMSVUP6 on 12-03-2020, Head of Account 0030-02-103-003-02



**Debasish Dhar**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. GARIA**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2020, Page from 47248 to 47295  
being No 162901345 for the year 2020.



*Dhar*

Digitally signed by DEBASISH DHAR  
Date: 2020.03.12 14:58:44 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 2020/03/12 02:58:44 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. GARIA  
West Bengal.

(This document is digitally signed.)