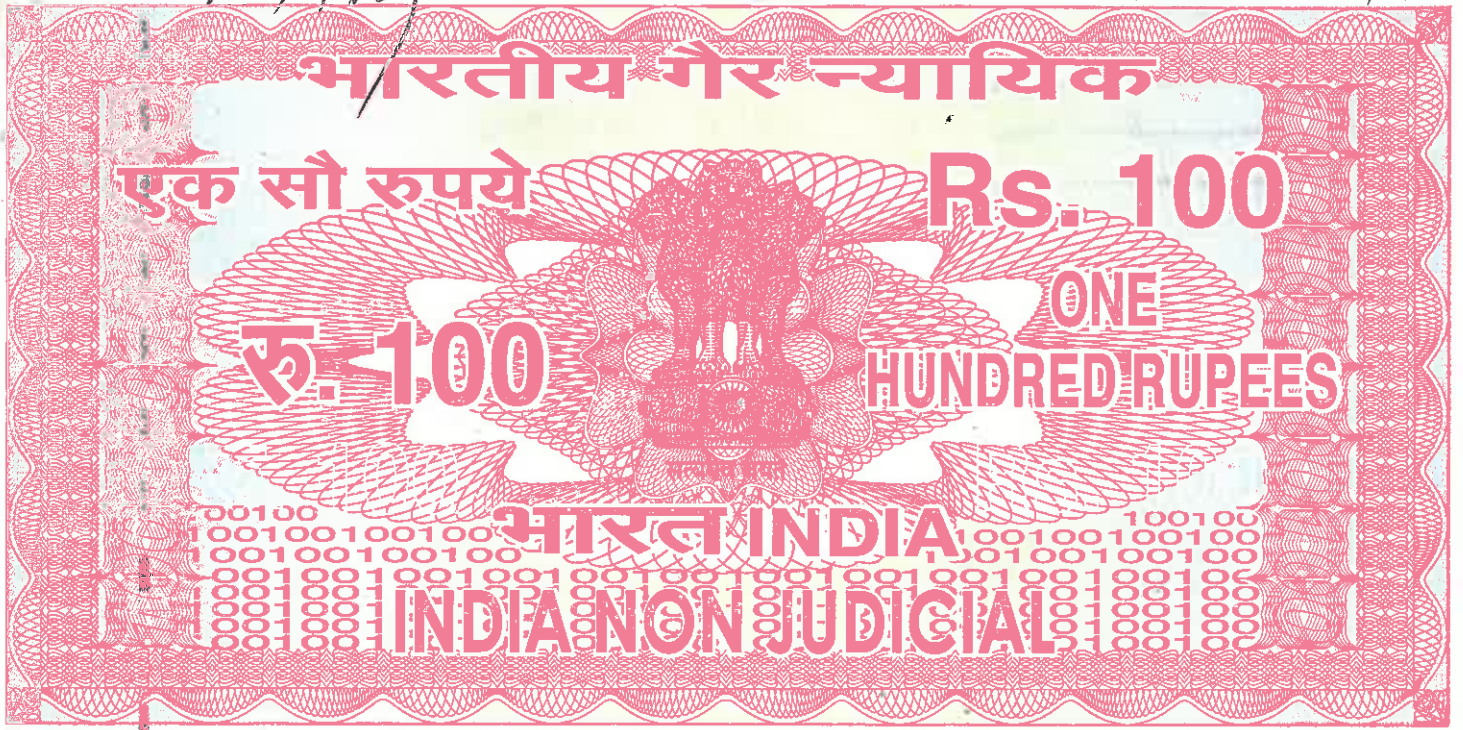


5639/19

P. 5215/19



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AC 520814

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

Additional District Sub-Registrar,
Garia South 24 Parganas

11 NOV 2019

DEED OF AMALGAMATION

THIS DEED OF AMALGAMATION is made this 11/15 day of November, 2019

BETWEEN

11.11.19
Q 11/193226

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 Power of Attorney registered at A.D.S.R. - Garia, recorded in Book No.I, Volume No.1929-2019, Pages 116534 to 116577, being No.162903705 for the year 2019.

AND

SMT. JYOTSNA DE (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, 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.1929-2019, Pages 116534 to 116577, being No.162903705 for the year 2019.

AND

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 "**THIRD 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 **THIRD PART**, represented by their 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.1929-2019, Pages 116534 to 116577, being No.162903705 for the year 2019.

AND

1) **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, 2) **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, 3) **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, hereinafter called and referred to as the "**FOURTH 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 their heirs, executors, administrators, legal representatives and assigns) of the **FOURTH PART**, represented by their 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.1929-2019, Pages 116534 to 116577, being No.162903705 for the year 2019.

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 R.S. Khatian No. 433 appertaining to R.S. 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 to 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 Baia Dey, Sri Samir Kumar Dey, Sri Sanjoy Kumar Dey, Sri Sanat Kumar Dey, Smt. Manika Chatterjee and Smt. Bakul Shikari, the landlords herein, 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 herein, 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 after the death of Amulya Kumar Dey, he leaving behind his wife, three sons and two daughters namely Smt.


Jyotsna Bala Dey, Sri Samir Kumar Dey, Sri Sanjoy Kuar Dey, Sri Sanat Kumar Dey, Smt. Manika Chatterjee and Smt. Bakul Shikari, the landowners herein, 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 herein, 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 herein became the absolute owner of ALL THAT piece and parcel of Bastu land measuring more or less 5 (five) cottahs 08 (eight) chittacks 08 (eight) sq. ft. which is under Mouza- Tentulberia, comprised in J.L. No. 44, lying and situated within R.S. Dag No. 48 under R.S. Khatian No. 433 appertaining to L.R. Dag nos. 52, 53 under L.R. Khatian No. 3535, 3534, 2025, 2041, 669, 2127 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 Schedule "A", Schedule "B", Schedule "D" and Schedule "C" below are situated side by side and adjacent to each other.

AND WHEREAS the First Party herein namely 1) **SMT. JYOTSNA DE**, 2) **SRI SAMIR DE**, 3) **SRI SANAT DE**, 4) **SRI SANJOY DE**, 5) **SMT. MONIKA CHATTERJEE**, 6) **SMT. BAKUL SIKARI** are the absolute owner of the land seized and possessed of and is sufficiently entitled to the plot of homestead land measuring net land area of 15 Chittaks 27 Sq.ft. as per present physical measurement in Mouza = Tentulberia, J.L. No. 44, Comprised in L.R. Dag No. 53, L.R. Khatian No. 669, 2127, 2041 2025 3535, 3534 , R.S. Dag No.48 under R.S. Khatian No.433, 456, now within the limits of Rajpur Sonarpur Municipality Ward No. 1, P.S. – Sonarpur, District South 24-Parganas. The first parties are the absolute owners of land measuring about 15 chittacks 27 sq. ft. more or less i.e. 702 sq. ft. and Smt. Jyotsna Dey is one of the owners of Plot No. A and B so the common share of Jyotsna Dey will be deducted i.e. 117 sq. ft. out of the total land area 15 chittaks 27 sq. ft. i.e. 702 sq. ft. and after deducting the one share the total share is $\frac{5}{6}$ th shares of the owners i.e. 117×5 sq. ft. = 585 sq. ft. and thereafter $585 \div 2$ i.e. 292.05 sq. ft. is the exchanging their



share with the Plot No. B i.e. land area measuring 1 cottah 11 chittacks 39 sq. ft. more or less as the owner of the land Jyotsna Dey. So first party are exchanging their above mentioned land measuring 292.05 sq. ft. more or less with the Plot No.B and simultaneously the second party is exchanging her land measuring 292.05 sq. ft. more or less with the Plot No.A.

AND WHEREAS the Third Party herein namely **1) SMT. JYOTSNA DE, 2) SRI SAMIR DE, 3) SRI SANAT DE, 4) SRI SANJOY DE, 5) SMT. MONIKA CHATTERJEE, 6) SMT. BAKUL SIKARI** are the absolute owners of the land seized and possessed of and is sufficiently entitled to the plot of homestead land measuring net land area of **ALL THAT** piece and parcel of land measuring **1 Cottah**, i.e. 720 sq. ft. more or less and Sri Samir Dey, Samar Dey and Sanjay Dey are the common owners of Plot No. D so the common share of Sri Samir Dey, Sanat Dey and Sanjay Dey will be deducted common share $720 \div 2 = 360$ sq.ft. and thereafter 360 sq.ft. $\div 2 = 180$ sq.ft. so they are exchanging 180sq.ft. with the plot no. C, the amalgamated plot of land. So simultaneously Plot "C" is exchanging their 180 sq. ft. with the Plot No. D. Thus four parties are exchanging their shares each other of the above mentioned plot

of land and the said Plot is the adjacent to each other and these plots of land have been shown in annexed plan.

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

AND WHEREAS the said Developer executed a Deed of rectification of Development Agreement being Deed No. 4871/ 2019 and registered Rectified Development Power of Attorney being No. 5057 for the year 2019 at A.D.S.R. Garia.

AND WHEREAS the said Developer on behalf of the parties have mutually decided to amalgamated their said four separate plots of land into one plot of land for their 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-Sonarapur Municipality and the parties by virtue of this Deed of Amalgamation further declare that the said four plots of land will be mutated as one plot bearing only one Holding Number in the Rajpur-Sonarapur Municipality in the names and the said Amalgamated four plots

Numbers of the said Municipality will be treated as one plot and one Holding of the Rajpur-Sonarpur Municipality and which is more fully and particularly described in the **Schedule "E"** hereunder written and specifically shown in the annexed plan delineated **"RED"** border being marked with Letter **"E"**.

NOW THIS DEED OF WITNESSETH that in pursuance of the aforesaid Development Agreement dated 31.07.2019 being No.03704/2019 at A.D.S.R. 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 at present Narendrapur, District :South 24 Parganas, Kolkata-700152, Proprietor of **"THIKANA REALITY"**, The value of the said exchange higher area of the property is Rs.10,66,409/- (Rupees Ten Lakhs Sixty Six Thousand Four Hundred Nine) only.

THE SCHEDULE "A" ABOVE REFERRED TO

Land of First Part

ALL THAT piece or parcel of Shali/Bastu land measuring about 15 Chittaks 27 Sq.ft. **Plot No.A as per site plan** as per present physical measurement in Mouza - Tentulberia, J.L. No. 44,

Comprised in L.R. Dag No. 53, L.R. Khatian Nos.669, 217, 2041, 2025, 3535, 3534, R.S. Dag No.48 under R.S. Khatian No.433, 456, now within the limits of Rajpur Sonarpur Municipality Ward No. 1, P.S. – Sonarpur at present Narendrapur, District South 24-Parganas, which is butted and bounded by :-

ON THE NORTH : Other plot of land
 ON THE SOUTH : 10 ft. common passage
 ON THE EAST : 31ft. Public Road
 ON THE WEST : Plot No. B

THE SCHEDULE “B” ABOVE REFERRED TO

Land of Second Part



ALL THAT piece or parcel of Sali land measuring about **1 Cottah 11 Chittaks 39 Sq.ft.** more or less situated in the P.S. Sonarpur, District of South 24 Parganas, P.S, & A.D.S.R.O. Garia, at Mouza - Tentulberia, J.L. No. 44, Comprised in L.R. Dag No. 53, L.R. Khatian No.669, R.S. Dag No.48 under R.S. Khatian No.433, 456, now within the limits of Rajpur Sonarpur Municipality Ward No. 1, which is butted and bounded by:-

ON THE NORTH : Other plot of land
 ON THE SOUTH : 10 ft. common passage
 ON THE EAST : Plot No. A
 ON THE WEST : Plot No. C

THE SCHEDULE "C" ABOVE REFERRED TO

Land of Third Part

ALL THAT piece and parcel of Bastu Land measuring about **1 Cottah 12 Chitaks 32 Sq.ft.**, **Plot No. C**, situated in the District of South 24 Parganas, P.S- Sonarpur at present Narendrapur, & A.D.S.R.O. Garia, at Mouza - Tentulberia, J.L. No. 44, Comprised in L.R. Dag No. 53, L.R. Khatian Nos.2025, 2041, 2127, R.S. Dag No.48 under R.S. Khatian No.433, 456, now within the limits of Rajpur Sonarpur Municipality Ward No. 1, which is butted and bounded by :

ON THE NORTH	:	Other plot of land	
ON THE SOUTH	:	10 ft. common passage	
ON THE EAST	:	Plot No. B	
ON THE WEST	:	Plot No. D	

THE SCHEDULE "D" ABOVE REFERRED TO

Land of Fourth Part

ALL THAT piece and parcel of Bastu Land measuring about **1 Cottah**, **Plot No. A1**, situated in the 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 No. 53, L.R. Khatian No. 669, 2127, 2041, 2025, 3535, 3534, R.S. Dag No.48 under R.S. Khatian No.433, 456, now within the limits of Rajpur

Sonarpur Municipality Ward No. 1, which is butted and bounded by:

ON THE NORTH	:	Other plot of land
ON THE SOUTH	:	10 ft. common passage
ON THE EAST	:	Plot No. C
ON THE WEST	:	Other plot of land

THE SCHEDULE "E" ABOVE REFERRED TO

Description of the Amalgamated Property

ALL THAT piece and parcel of Total Bastu Land measuring 5 Cottahs 8 Chittacks 8 Sq.ft. more or less situated in District of South 24 Parganas, P.S- Sonarpur at present Narendrapur, & A.D.S.R.O. 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, 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	:	Other plot of land
ON THE SOUTH	:	10 ft. common passage
ON THE EAST	:	31 ft. wide Public Road
ON THE WEST	:	Other plot of land

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. *Suman K. Samanta*
Dhalua, P.S. - Sonarpur
Kolkata - 152
2. *Barun Das Choudhury*
E-38, New Garia Housing
Co. Op. Society Kolkata 94

Drafted by

Subhendu Kumar Hota
Subhendu Kumar Hota
Advocate

High Court, Calcutta
Enrolment No. F-1077/921/1999

Type by :

C. Das
10, Old Post Office Street,
Kolkata - 700 001

Being Constiuted 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]

THIKANA REALITY



Proprietor

Signature of the Developer

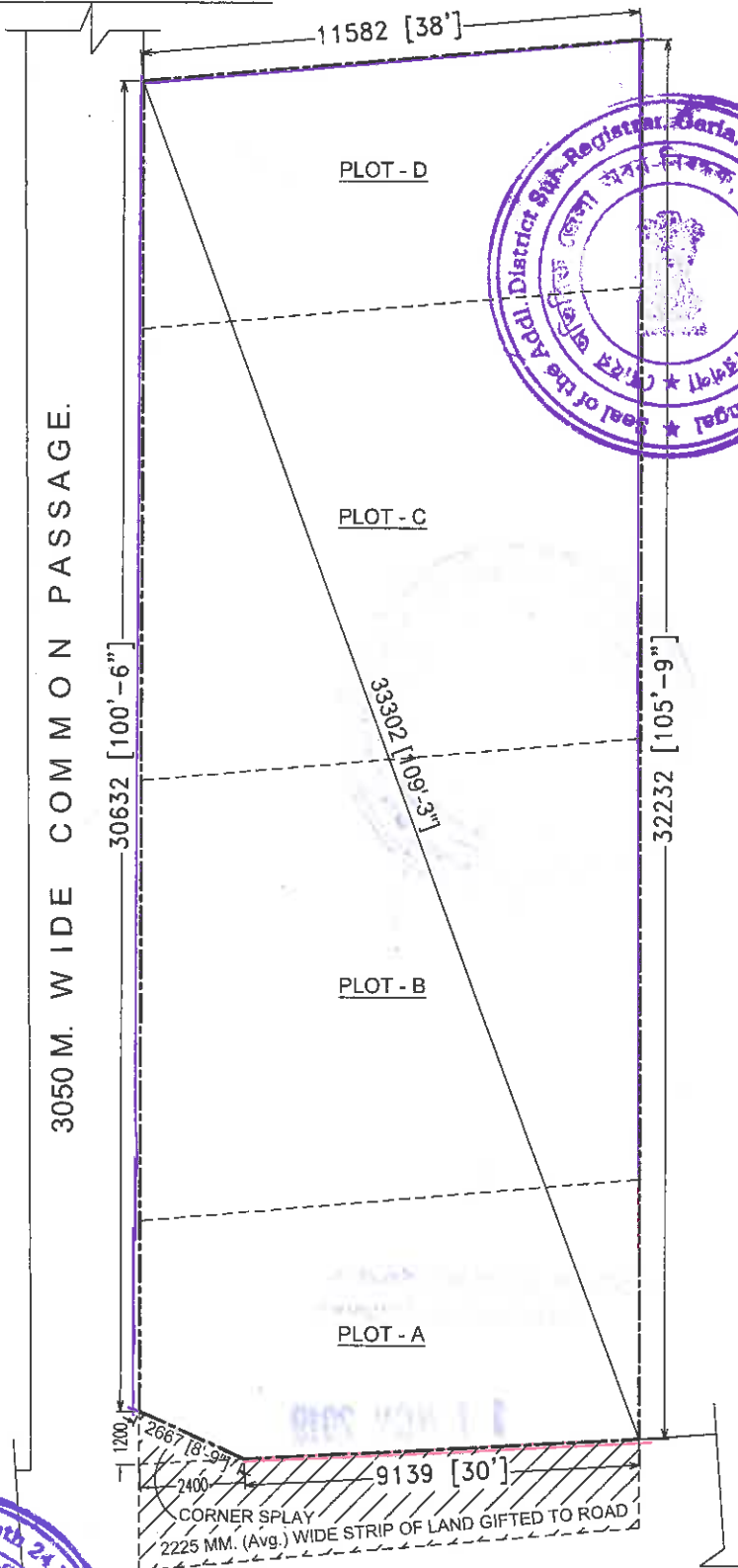
SITE PLAN OF LAND AT MOUZA - TENTULBERIA , J. L. NO. - 44 ,R. S. DAG NO. - 48 (P), R. S. KHATIAN NO.- 433 & 456 ,L. R. DAG NO.-53 ,L. R. KHATIAN NO.- 669,2025,2041,2127,3534,3535, P. S.- SONARPUR , DIST. - SOUTH 24 PARGANAS , WARD NO. - 1 , UNDER RAJPUR SONARPUR MUNICIPALITY .

GROSS LAND AREA (AS PER DEED) = 6K - 03CH - 31 Sq. Ft.(M/L)

SCALE :- 13' - 6" = 0' - 1"

TOTAL NET LAND AREA (AS PER FIELD) = 5K - 08CH - 08 Sq

Ft.(M/L) LAND SHOWN IN RED BORDER.



PLOT MARKED	NAME OF LAND OWNER	NET LAND AREA
A	JYOTSNA DE, SAMIR DE, SANAT DE, SANJAY DE, MONIKA CHATTERJEE, BAKUL SIKARI	0K - 15 CH - 27 Sq. Ft.
D		1K - 00 CH - 00 Sq. Ft.
B	JYOTSNA DE.	1K - 11 CH - 39 Sq. Ft.
C	SAMIR DE, SANAT DE, SANJAY DE	1K - 12 CH - 32 Sq. Ft.
E		0K - 08 CH - 08 Sq. Ft.
	TOTAL =	5K - 08 CH - 08 Sq. Ft.

- Being the Special 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

THIKANA REALITY

Proprietor

SIG. OF OWNERS.

DRAWN BY :-

SUMIT BERA
Civil Engineer

630 / 705
Srinagar, Garia Cut., W - 700070



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

GRN: 19-201920-007296241-2 Payment Mode Counter Payment
GRN Date: 13/09/2019 13:47:16 Bank : IDBI Bank
BRN : 231661879 BRN Date: 13/09/2019 00:00:00

DEPOSITOR'S DETAILS

Id No. : 16291000193236/5/2019












[Query No./Query Year]

Name : Thikana Realty
Contact No. : Mobile No. : +91 8017220092
E-mail :
Address : 34 Srinagar main Road Kolkata700094
Applicant Name : Mr Subhendu Kumar Hota
Office Name :
Office Address :
Status of Depositor : Seller/Executants
Purpose of payment / Remarks : Exchange, Exchange Payment No 5

PAYMENT DETAILS

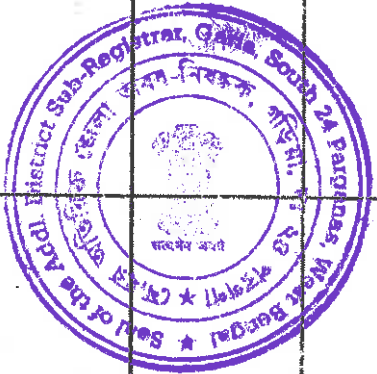
Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16291000193236/5/2019	Property Registration- Stamp duty	0030-02-103-003-02	63905
2	16291000193236/5/2019	Property Registration- Registration Fees	0030-03-104-001-16	10678

In Words : Rupees Seventy Four Thousand Five Hundred Eighty Three only
Total 74583

	Thumb	1st finger	middle finger	ring finger	small finger	
	left hand					
	right hand					

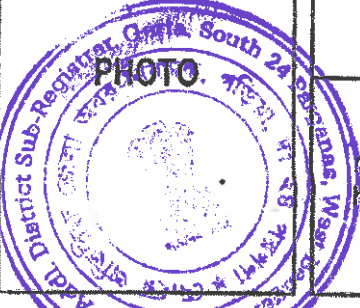
Name. RODIAL DAS

Signature. THIKANA REALITY

	Proprietor	Thumb	1st finger	middle finger	ring finger	small finger
<p style="text-align: center;">PHOTO</p>	left hand					
	right hand					

Name.....

Signature.....

	Thumb	1st finger	middle finger	ring finger	small finger
<p style="text-align: center;">PHOTO</p> 	left hand				
	right hand				

Name.....

Signature.....

Major Information of the Deed










Deed No :	I-1629-05215/2019	Date of Registration	11/11/2019
Query No / Year	1629-1000193236/2019	Office where deed is registered	
Query Date	30/08/2019 4:19:50 PM	A.D.S.R. GARIA, District: South 24-Parganas	
Applicant Name, Address & Other Details	Subhendu 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. 2,50,000/-	Rs. 21,32,818/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 64,005/- (Article:31)	Rs. 10,678/- (Article:A(1), E)		
Remarks	M.V. of the property of Greatest Value Rs 10,66,409/- Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

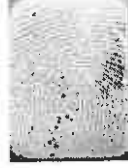
District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Srinagar Main Road, Mouza: Tentulbedia, JI No: 44, Pin Code : 700084

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-53	LR-3535	Bastu	Bastu	292.5 Sq Ft	1,00,000/-	6,60,158/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road,
L2	LR-53	LR-669	Bastu	Bastu	180 Sq Ft	50,000/-	4,06,251/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road,
L3	LR-53	LR-669	Bastu	Bastu	292.5 Sq Ft	50,000/-	6,60,158/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road,
L4	LR-53	LR-2041	Bastu	Bastu	180 Sq Ft	50,000/-	4,06,251/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road,
		TOTAL :			2.1656Dec	2,50,000 /-	21,32,818 /-	
		Grand Total :			2.1656Dec	2,50,000 /-	21,32,818 /-	

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Gopal Das (Presentant) Son of Late Madhusudan Das Date of Execution - 11/11/2019, , Admitted by: Self, Date of Admission: 11/11/2019, Place of Admission of Execution: Office			
	Nov 11 2019 2:21PM	LTI 11/11/2019	11/11/2019	Proprietor, Thikana Reality , 34, Srinagar Main Road, Ganapati Apartment,1st Floor, 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 Kumar Dey, Mrs Monika Chatterjee, Mrs Bakul Shikari
2	Name Mr Gopal Das Son of Late Madhusudan Das Date of Execution - 11/11/2019, , Admitted by: Self, Date of Admission: 11/11/2019, Place of Admission of Execution: Office			
	Nov 11 2019 2:21PM	LTI 11/11/2019	11/11/2019	Proprietor, Thikana Reality , 34, Srinagar Main Road, Ganapati Apartment,1st Floor, 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
3	Name Mr Gopal Das Son of Late Madhusudan Das Date of Execution - 11/11/2019, , Admitted by: Self, Date of Admission: 11/11/2019, Place of Admission of Execution: Office			
	Nov 11 2019 2:21PM	LTI 11/11/2019	11/11/2019	Proprietor, Thikana Reality , 34, Srinagar Main Road, Ganapati Apartment,1st Floor, 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 Samir Dey, Mr Sanat Dey, Mr Sanjoy Kumar Dey

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Samir Debnath Son of Mr Jogan Debnath Paschim Para, P.O:- Panchasayar, P.S:- Sonarpur, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700094			
	11/11/2019	11/11/2019	11/11/2019
Identifier Of Mr Gopal Das, 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	2	0.670313 Dec	0.670313 Dec	6,60,158/-
L2	Mr Samir Dey	2	60 Sq Ft	60 Sq Ft	1,35,417/-
L2	Mr Sanat Dey	2	60 Sq Ft	60 Sq Ft	1,35,417/-
L2	Mr Sanjoy Kumar Dey	2	60 Sq Ft	60 Sq Ft	1,35,417/-
L3	Mr Samir Dey	1	0.134063 Dec	0.134063 Dec	1,32,032/-
L3	Mr Sanat Dey	1	0.134063 Dec	0.134063 Dec	1,32,032/-
L3	Mr Sanjoy Kumar Dey	1	0.134063 Dec	0.134063 Dec	1,32,032/-
L3	Mrs Monika Chatterjee	1	0.134063 Dec	0.134063 Dec	1,32,032/-
L3	Mrs Bakul Shikari	1	0.134063 Dec	0.134063 Dec	1,32,032/-
L4	Mrs Jyotsna Dey	1	0.1375 Dec	0.1375 Dec	1,35,417/-
L4	Mrs Monika Chatterjee	1	0.1375 Dec	0.1375 Dec	1,35,417/-
L4	Mrs Bakul Shikari	1	0.1375 Dec	0.1375 Dec	1,35,417/-

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Srinagar Main Road, Mouza: Tentulbedia, 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:- 53, LR Khatian No:- 3535	Owner:মনিকা দে, Gurdian:অমূল্য , Address:নিজ , Classification:বাস্তু, Area:0.01000000 Acre,	Mrs Monika Chatterjee
L2	LR Plot No:- 53, LR Khatian No:- 669	Owner:জ্যোতসনা বাল্য দে, Gurdian:অমূল্য দ, Address:নিজ , Classification:বাস্তু, Area:0.02000000 Acre,	Mrs Jyotsna Dey
L3	LR Plot No:- 53, LR Khatian No:- 669	Owner:জ্যোতসনা বাল্য দে, Gurdian:অমূল্য দ, Address:নিজ , Classification:বাস্তু, Area:0.02000000 Acre,	Mrs Jyotsna Dey
L4	LR Plot No:- 53, LR Khatian No:- 2041	Owner:সনত কুমার দে, Gurdian:অমূল্য কুমা দ, Address:নিজ , Classification:বাস্তু, Area:0.02000000 Acre,	Mr Sanat Dey

Endorsement For Deed Number : I - 162905215 / 2019

On 30-08-2019

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 21,32,818/- . MV of the property of Greatest Value Rs 10,66,409/-



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

On 11-11-2019

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.

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

Presented for registration at 13:58 hrs on 11-11-2019, 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), 34, Srinagar Main Road, Ganapati Apartment, 1st Floor, 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 Kumar Dey, Purba Para Srinagar, P.O: Panchpota, Thana: Sonarpur, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700152, 5. Mrs Monika Chatterjee, Indrapala, P.O: Baruipur, Thana: Baruipur, City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 743610, 6. Mrs Bakul Shikari, Madhya Madavnagar, Srinagar, P.O: Kakdwip, Thana: Kakdwip, South 24-Parganas, WEST BENGAL, India, PIN - 743374 is admitted by him

Indetified by Mr Samir Debnath, Son of Mr Jogan Debnath, Paschim Para, P.O: Panchasayar, Thana: Sonarpur, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700094, by caste Hindu, by profession Business

2. Execution by Mr Gopal Das, Proprietor, Thikana Reality (Sole Proprietorship), 34, Srinagar Main Road, Ganapati Apartment, 1st Floor, P.O:- Panchasayar, P.S:- Sonarpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700094 as the constituted attorney of Mrs Jyotsna Dey, Purba Para Srinagar, P.O: Panchpota, Thana: Sonarpur, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700152 is admitted by him

Indetified by Mr Samir Debnath, Son of Mr Jogan Debnath, Paschim Para, P.O: Panchasayar, Thana: Sonarpur, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700094, by caste Hindu, by profession Business

3. Execution by Mr Gopal Das, Proprietor, Thikana Reality (Sole Proprietorship), 34, Srinagar Main Road, Ganapati Apartment, 1st Floor, P.O:- Panchasayar, P.S:- Sonarpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700094 as the constituted attorney of 1. Mr Samir Dey, Purba Para Srinagar, P.O: Panchpota, Thana: Sonarpur, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700152, 2. Mr Sanat Dey, Purba Para Srinagar, P.O: Panchpota, Thana: Sonarpur, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700152, 3. Mr Sanjoy Kumar Dey, Purba Para Srinagar, P.O: Panchpota, Thana: Sonarpur, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700152 is admitted by him

Indetified by Mr Samir Debnath, Son of Mr Jogan Debnath, Paschim Para, P.O: Panchasayar, Thana: Sonarpur, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700094, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 10,678/- (A(1) = Rs 10,664/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 10,678/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/09/2019 12:00AM with Govt. Ref. No: 192019200072962412 on 13-09-2019, Amount Rs: 10,678/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 231661879 on 13-09-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 64,005/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 63,905/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 26397, Amount: Rs.100/-, Date of Purchase: 08/11/2019, Vendor name: Mousumi Ghosh

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/09/2019 12:00AM with Govt. Ref. No: 192019200072962412 on 13-09-2019, Amount Rs: 63,905/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 231661879 on 13-09-2019, 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 1629-2019, Page from 170830 to 170874
being No 162905215 for the year 2019.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2019.11.15 14:43:56 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 15-Nov-19 2:42:23 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
West Bengal.

(This document is digitally signed.)