

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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Certified that the document is admitted to registration. The signatures of the said parties are in conformity with this document and the facts of this document.

Sub-Registrar
Panchayet, Panchayet

19 JUL 2012

DEED OF AMALGAMATION

THIS DEED OF AMALGAMATION is made on this 10th day of July, Two Thousand and Twelve (2012) BETWEEN 1) BIJAY KUMAR BHARTIA, Son of Sharawan Kumar Bhartia, by faith - Hindu, by occupation - Business, residing at 99, Sitaram Ghosh Street, Police Station - Amherst Street, Kolkata - 700 009, 2) SRI BALARAM PANJA, Son of Late Kanta Charan Panja, by faith - Hindu, by occupation - Business, residing at

10-07-2012
SNO-12268/12
7.00 pm

VC
2334

100/2, Rabindra Sarani, Liluah, District – Howrah, No (1) and (2) both are the Partners of **M/S. PRANSHU CONSTRUCTION**, a partnership firm duly constituted under the Indian Partnership Act, 1932 having its registered office at 99, Sitaram Ghosh Street, Police Station – Amherst Street, Kolkata – 700009, hereinafter Jointly referred to as the **OWNER NO.1/PARTY OF THE FIRST PART**, (which expression shall unless excluded by or repugnant to the context shall be deemed and mean to include their heirs, executors, legal representatives administrators and assignees) of the **FIRST PART**.

AND

SMT. KRISHNA BANERJEE, Wife of Sri Gora Chand Banerjee, by faith – Hindu, by Occupation-housewife, by Citizen – Indian, resident of 12/1, Baishnabghata Bye Lane, Police Station – Jadavpur, Kolkata – 700047, hereinafter for the sake of brevity called and referred to as the **OWNERS NO. 2/PARTY OF THE SECOND PART** (which expression shall unless excluded by or repugnant to the context shall be deemed and mean to include her heirs, executors, legal representatives, administrators and assignees) of the **SECOND PART**.

AND

SMT. REKHA BANERJEE, Wife of Sri Chinmoy Banerjee, by faith – Hindu, by Occupation-housewife, by Citizen – Indian, resident of 12/1, Baishnabghata Bye Lane, Police Station – Jadavpur, Kolkata – 700047, hereinafter for the sake of brevity called and referred to as the **OWNERS**

NO. 3/PARTY OF THE THIRD PART (which expression shall unless excluded by or repugnant to the context shall be deemed and mean to include her heirs, executors, legal representatives, administrators and assignees) of the **THIRD PART**.

AND

1) **GORA CHAND BANERJEE**, 2) **CHINMOY BANERJEE**, both Sons of Late Indubhusan Banerjee, by occupation – No.1 – Teacher, No. 2- Advocate, both residing at 11, Baishnabghata Bye Lane, Police Station – Jadavpur, Kolkata – 700 047, hereinafter jointly referred to as the **OWNERS NO.4/PARTY OF THE FOURTH PART**, (which expression shall unless excluded by or repugnant to the context shall be deemed and mean to include their heirs, executors, legal representatives administrators and assignees) of the **FOURTH PART**

WHEREAS ALL THAT piece and parcel of land containing an area of 7 (Seven) Cottahs more or less as per physical measurement along with other properties recorded in Mouza – Baishnabghata, Dag No.134, premises no. 36C/1A, Baishnabghata Road, Police Station – Jadavpur, Kolkata – 700047 was originally belonged to Sisir Kumar Chattopadhaya, Satish Chandra Chattopadhaya and Sitala Kanata Chattopadhaya who got the said property by virtue of inheritance and had partitioned their said property by virtue of a Registered Deed of Partition executed on 12th Chaitra, 1341.

AND WHEREAS by virtue of the said Deed of Partition the said Sisir Kumar Chattopadhaya, Satish Chandra Chattopadhaya and Sitala Kanata Chattopadhaya was allotted comprising with an area of .85 Satak each equivalent to 2 (Two) Bighas 11 (Eleven) Cottahs and 8 (Eight) Chittacks with structure and building standing thereon out of the total area of land measuring 2.55 Satak.

AND WHEREAS by two separate Deed of Sale executed on 11th Bhadra, 1342, the said Satish Chandra Chattopadhaya sold transferred and conveyed his demarcated allotted share comprising with an area of 32 Satak and 53 Satak respectively in favour of one Seikh Mannur and delivered possession thereon.

AND WHEREAS by another Deed of Sale dated 14th Magh, 1344, the said Seikh Mannur sold transferred and conveyed all that piece and parcel of aforesaid land comprising with an area of 53 Satak to Sisir Kumar Chattopadhaya at and for the valuable consideration as mentioned in the said Deed of Sale.

AND WHEREAS by a Deed of Sale in Bengali Vernacular bearing the date of 25th May, 1943 corresponding to 11th Jaistha, 1350, the said Sisir Kumar Chattopadhaya sold transferred and conveyed the schedule mentioned property along with other property to Smt. Susama Ghosh, Wife of Sri Brajokanta Ghosh in Benami of her father Rajendra Bhusan Baksi. The said Deed of Sale was registered in the office of the Sadar Joint Sub

Registrar at Alipore and recorded in Book No.I, Volume No.12 Pages 200 to 208 being No.721 for the year 1943 and delivered possession thereof.

AND WHEREAS by a Deed of release (Na Dabi Patra) which was registered in the office of the Sadar Joint Sub Registrar at Alipore and recorded in Book No.I, Volume No.47, Pages 132 to 134 being No.2453 for the year 1946, the said Smt. Susama Ghosh released, waived and relinquished her entire right title and interest in respect of all the properties including Schedule mentioned properties which was acquired by her in Benami of her father by virtue of Deed of Sale dated 25.05.1943 as mentioned herein above in favour of her father Rajendra Bhusan Baksi.

AND WHEREAS the said Rajendra Bhusan Baksi was seized and possessed of and sufficiently entitled to as absolute owner of the schedule mentioned property free from all encumbrances comprising with **ALL THAT** piece and parcel of land situated at Mouza – Baishanbghata, under Dag No.134, corresponding to Khatian No.189, Touzi No.151, premises No.36C/1A, Baishanbghata Road, Police Station – Jadavpur, District – 24 Parganas South, Kolkata – 700047 along with other property free from all encumbrances.

AND WHEREAS the said Rajendra Bhusan Baksi made and published his last Will on 26th day of February, 1965 whereunder bequeathed inter alia his schedule A mentioned property of the said will in favour of his son Sailendra Bhusan Baksi.

AND WHEREAS the said Rajendra Bhusan Bakshi died on 29th July, 1965 and after his death the said Will was probated and duly granted in favour of his son Sailendra Bhusan Bakshi as the sole executor of the said Will by virtue of an order dated 25th day of December, 1966 passed by the Hon'ble High Court at Calcutta in its Testamentary and Intestate jurisdiction in Probate Case No.107 of 1966.

AND WHEREAS by virtue of the said probated Will granted by Hon'ble High Court at Calcutta the said Sailendra Bhusan Bakshi has become the sole and absolute owner of the schedule mentioned properties along with other property and got mutated his name in the Assessment Registrar of the Kolkata Municipal Corporation in respect of the Schedule mentioned property being Premises 36C/1A, Baishanbghata Road, and the Kolkata Municipal Corporation duly granted mutation in favour of Sailendra Bhusan Bakshi in respect of the schedule mentioned property vide Assessee No.211000300954 and also got Clearance Certificate from the office of the competent authority under the Urban land (Ceiling and Regulation) Act, 1976 Sadar Alipore vide Case No. URL(S) 1094/76 and has been exercising his right interest and marketable title free from all encumbrances in respect of the scheduled mentioned property.

AND WHEREAS said Sailendra Bhusan Bakshi the abovenamed Vendor is seized and possessed of and sufficiently entitled to as absolute owner of the properties comprising with **ALL THAT** piece and parcel of bastu land admeasuring an area of 7 Cottahs as per physical measurement be the same moiré or less comprising in Mouza - Baishanbghata under Dag

No. 134 corresponding to Khatian No.189, Touzi No.151 premises No. 36C/1A, Baishanbghata Road, Police Station - Jadavpur, Kolkata - 700047, Ward No.100 within the limit of Kolkata Municipal Corporation District - 24 Parganas (S) more fully described in the Schedule A below and hereinafter referred to as the 'SAID PROPERTY'.

AND WHEREAS by two separate Deed of Sale both dated 14th day of March, 2011 which were registered in the office of the District Sub-Registrar -I, Alipore, South 24 Paraganas and recorded in Book No.I, C.D. Volume No.4, Pages from 3964 to 3984 being No.00862 for the year 2011 and in Book No.I, C.D. Volume No.4, Pages from 3943 to 3963, being No.00861 for the year 2011 respectively the said Sailendra Bhusan Bakshi represented therein by his Constituted Attorney Sri Chandan Bakshi and Smt. Kajal Bakshi sold transferred and conveyed the said property free from all encumbrances comprising with an area 3 (Three) Cottahs 8 (Eight) Chittacks as per physical measurement in each Deed of Sale total sold out area of land 7 (Seven) Cottahs as per physical measurement more fully described in the Schedule A below in two Deed of Sale each to 1) Bijoy Kumar Bhartia, Son of Shrawan Kumar Bhartia and 2) Sri Balaram Panja Son of Late Kanta Charan Panja and delivered possession thereof.

AND WHEREAS the said Bijay Kumar Bhartia and Balaram Panja duly mutated their name in the Assessment Registrar of the Kolkata Municipal Corporation in respect of the said property purchased by them and the Kolkata Municipal Corporation granted mutation in favour of said Bijay Kumar Bhartia and Balaram Panja vide Assessee No. 211000300954

in respect of the said premises being No. 36C/1A, Baishnabghata Road, Ward No.100 within the limit of Kolkata Municipal Corporation as fully described in the Schedule 'A' below. t

WHEREAS ALL THAT piece and Parcel of Bastu land admeasuring 16 Cottahs more or less with structures thereon recorded in C.S. Plot No. 139 appertaining to C.S. Khatian No.354 in Mouza Baishnab Ghata, R.S. No.11, Touzi No.151, under Police Station – Jadavpur, District 24 Parganas (S) being Municipal Premises No.10, 11, 12, 12/3 of Baishnabghata Bye Lane, Kolkata – 700047 was originally belonged to one Bhagaban Chandra Banerjee who had four sons 1) Kaliprosanna Banerjee 2) Taraprasanna Banerjee 3) Suriyya Kumar Banerjee and Sarada Prasanna Banerjee.

AND WHEREAS Kaliprosanna Banerjee died leaving behind him two sons 1) Satya Banerjee and 2) Santanu Banerjee.

AND WHEREAS Taraprosanna Banerjee died intestate leaving behind his four sons 1) Bibhutibhusan Banerjee 2) Sashibhusan Banerjee 3) Indu Bhusan Banerjee and 4) Nishibhusan Banerjee. The said Sashibhusan Banerjee sold his share to Indubhusan Banerjee.

AND WHEREAS said Suriya Kuamr Banerjee died intestate leaving behind his two sons 1) Amarendranath Banerjee 2) Inanda Banerjee. The said Inanda Banerjee sold his share to Amarendranath Banerjee. By virtue of the said transfer the said Amarendranath Banerjee had $\frac{1}{4}$ th share of the said property.

AND WHEREAS Saradaprosanna Banerjee left behind his only son Haricharan Banerjee who got $\frac{1}{4}$ th share of the said property.

AND WHEREAS the said Bhibhutibhusan Banerjee died intestate leaving behind him his wife Smt. Kiran Bala Banerjee, four sons, 1) Ramendra Nath Banerjee 2) Harendra Nath Banerjee 3) Brojendra Nath Banerjee and Barendra Nath Banerjee and three daughters, namely Bina Banerjee, Juthika Banerjee and Arati Banerjee.

AND WHEREAS the said 1) Haricharan Banerjee, Son of Late Sarada Prosanna Banerjee as Plaintiff No.1 (2) Santanu Banerjee, Son of Late Kaliprosanna Banerjee as Plaintiff No.2 and (3) Nishibhusan Banerjee (4) Indu Bhusan Banerjee both sons of Late Taraprosanna Banerjee as plaintiff No.3 and 4 had instituted a Partition suit being Title Suit No.128 of 1968 before the Learned 3rd Court of Subordinate Judge at Alipore against 1) Pashupati Alais Ramendranath Banerjee (2) Harendranath Banerjee (3) Brajendranath Banerjee (4) Barendranath Banerjee all sons of Late Bibhutibhusan Banerjee and Smt. Kiranbala Banerjee wife of Late Bibhutibhusan Banerjee as defendant No. 1, 2, 3, 4 and 5 respectively and Sri Satyacharan Banerjee, Son of Late Kali Prosonna Banerjee and (7) Sri Amerandranath Banerjee, Son of Late Suriya Kumar Banerjee as defendant No. 6 and 7 respectively in respect of the said property comprising an area of 16 Cottahs more or less Bastu land with structures thereon recorded in C.S. Dag No.139 under C.S. Khatian No.354 of Mouza Baishnabghata, Police Station Purba Jadavpur, District - 24 Parganas (S) bearing

Municipal Holding No.10, 11, 12, 12/3 Baishnabghata Bye Lane, Kolkata – 700047.

AND WHEREAS as virtue of a final decree dated May 09, 1972 passed by Mr. B.P. Bose, Learned Sub Judge, 6th Court, In-charge, the said Ramendra Nath Banerjee, Sri Harendra Nath Banerjee, Sri Brajendra Nath Banerjee and Sri Barendra Nath Banerjee, all sons of Late Bibhuti Bhusan Banerjee and Smt. Kiran Bala Banerjee, wife of Late Bibhuti Bhusan Banerjee, the defendant No.1, 2, 3, 4 and 5 of the said suit got free from all encumbrances **ALL THAT** piece and parcel of bastu land admeasuring an area of 850 Sq.ft. comprising in C.S. Plot No.139 appertaining to C.S. Khatian No.354 in Mouza Baishnab Ghata, R.S. No.11 Touzi No. 151 Municipal Premises No. 12, Baishnabghata Bye Lane, Police Station – Jadavpore, District – 24 Parganas (S).

AND WHEREAS the said Harendranath Banerjee died intestate leaving behind him his three sons namely Sri Mukul Banerjee, Sri Tapas Banerjee and Sri Ashish Banerjee and two daughters namely Smt. Sipra Biswas and Smt. Mamata Singha. The wife of Harendranath Banerjee was pre-deceased to him.

AND WHEREAS the said Ramendranath Banerjee died intestate in the year 1998 leaving behind his wife namely Gouri Banerjee and two sons namely 1) Paltu Banerjee and 2) Bijon Banerjee and one daughter namely Hena Dey, Wife of Late Asit Baran Dey as his legal heirs and successors in respect to the estate left by him who are jointly inherited 1/6th share

equivalent to 142 Sq.ft. in respect of the said property left by Ramendranath Banerjee.

AND WHEREAS the said Bijon Banerjee and Hena Dey the Vendors No.10 and 11 hereinabove being the legal heirs of the said Ramendranath Banerjee since deceased, are jointly sell transfer and convey their entire share of the said property comprising with the undivided share of land ad-measuring an area of 71 Sq.ft. with this presents.

AND WHEREAS the said Brojendranath Banerjee died intestate in the year 1999 as a bachelor.

AND WHEREAS the said Kiran Bala Banerjee wife of Late Bibhutibhusan Banerjee died intestate leaving behind her aforesaid legal heirs and successors belonged to Bibhutibhusan Banerjee.

AND WHEREAS by a Deed of Sale dated 19th day of June, 2008 the said 1) Sri Barendra Nath Banerjee 2) Smt. Bina Paul 3) Smt. Bithika Roy 4) Smt. Arati Panja, 5) Sri Mukul Banerjee 6) Tapas Banerjee 7) Sri Ashish Banerjee 8) Smt. Sipra Biswas 9) Smt. Mamata Singha, 10) Sri Bijon Banerjee 11) Hena Dey sold transferred and conveyed free from all encumbrances to 1) Bijay Kumar Bhartia Son of Sharawon Kumar Bhartia and 2) Sri Balaram Panja, Son of Late Kanta Chandra Panja at and for the consideration as mentioned in the said Deed of Sale **ALL THAT** piece and parcel of bastu land admeasuring an area of 779 Sq.ft. be the same more or less out of the total area of land measuring 850 Sq. ft. be the same more or less comprising in C.S. Plot No.139 appertaining to C.S. Khatian

No.354 in Mouza – Baishnab Ghata, R.S. No.11, Touzi No.151 Municipal Premises No.12, Baishnabghata Bye Lane, Police Station – Jadavpore, Ward No.100 within the limit of Kolkata Municipal Corporation, District 24 Parganas (S). The said Deed of Sale was registered in the office of the District Sub-Registrar-1, Alipore South 24 Paraganas and recorded in Book No.1, Volume No.18, Pages from 188 to 213 being No.01833 for the year 2008.

AND WHEREAS by another Deed of Sale dated 24th June, 2008 the abovenamed Gouri Banerjee, Wife of Late Ramendra Nath Banerjee and Paltu Banerjee, Son of Late Ramendra Nath Banerjee sold transferred and conveyed free from all encumbrances to 1) Bijay Kumar Bhartia, Son of Sharawan Kumar Bhartia and 2) Sri Balaram Panja, Son of Late Kanta Chandra Panja at and for the consideration as mentioned in the said Deed of Sale **ALI. THAT** piece and parcel of bastu land admeasuring an area of 71 Sq.ft. be the same more or less out of the total area of land measuring 850 Sq.ft. be the same more or less comprising in C.S. Plot No.139 appertaining to C.S. Khatian No.354 in Mouza – Baishnab Ghata, R.S. No.11, Touzi No.151, Municipal Premises No.12, Baishnabghata Bye Lane, Police Station Jadavpur, Ward No.100 within the limit of Kolkata Municipal Corporation, District – 24 Parganas (S) more fully described in the schedule below and hereinafter referred to as the **SAID PROPERTY**. The said Deed of Sale was registered in the office of the District Sub-Registrar –1, Alipore South 24 Paraganas and recorded in Book No.1, Volume No.121, Pages from 96 to 115 being No.01871 for the year 2008.

AND WHEREAS the said Bijay Kumar Bhartia and Balaram Panja duly mutated their name in the Assessment Registrar of the Kolkata Municipal Corporation in respect of the said property vide Assessee No.211000100540 and the Kolkata Municipal Corporation granted mutation in favour of said Bijay Kumar Bhartia and Balaram Panja in respect of the said premises being No. 12, Baishnabghata bye Lane, Ward No. 100 within the limit of Kolkata Municipal Corporation. The aforesaid total area of land measuring 850 Sq.ft. more fully described in the Schedule 'A-F' below and hereinafter referred to as the **SAID PROPERTY**.

AND WHEREAS One Sitala Kanta Chatterjee, Sishir Kumar Chatterjee and Satish Chandra Chatterjee were the Owners-in-Possession of **ALL THAT** piece and parcel of land measuring about 4 Cottahs, 7 Chittacks be the same more or less comprising in Mouza Baishnabghata, Khatian No.189 corresponding to Dag No.134 under Kolkata Municipal Corporation holding No. 36C Baishnabghata Bye Lane, Police Station previously Toilygunge, now Jadavpur, J.L. No.28, pargana Khaspur, Sub Registry Office, Alipore in the District of 24 Parganas who had partitioned their property amicably between themselves by executing Deed of Partition in the year 1935 registered with the Alipore Sub Registrar Office and recorded in Book No.1, Volume No. 14 Pages from 162, being No.611 for the year 1935.

AND WHEREAS by virtue of the said Deed of Partition Sitala Kanta Chatterjee, the third part of the said Deed of Partition was allotted **ALL THAT** piece and parcel of land comprising in premises No. 36C,

Baishnabghata Road which was described in Schedule 'B' of the said Deed of Partition and had been enjoying the said property free from all encumbrances.

AND WHEREAS the said Sitala Chandra Chatterjee died intestate leaving behind his son Santipada Chatterjee and Banamali Chatterjee as his legal heirs and successors in respect of the property left by him.

AND WHEREAS while the said Banamali Chatterjee and Santipada Chatterjee had been enjoying the said property free from all encumbrances, the said Banamali Chatterjee died intestate on 7.6.1985 leaving behind her wife Smt. Mamata Chatterjee and two daughters Smt. Manisha Chatterjee and Rupa Chatterjee as his legal heirs and successors in respect of his undivided 50% shares of the property left by him.

AND WHEREAS the said Santipada Chatterjee, Smt. Mamata Chatterjee, Smt. Monisha Chatterjee and Smt. Rupa Chatterjee while seized and possessed of and sufficiently entitled to as joint owner of the said property they by a **DEED OF SALE** in Bengali vernacular bearing the date of 9th August, 1985, corresponding to 22nd Shrawan 1392 sold transferred and conveyed a portion of the said property containing an area of 2 Cottahs 3 Chittacks and 22 and ½ Sq.ft. as per physical measurement out of the total area of land of 4 Cottahs and 7 Chittacks with all easement right attached thereto free from all encumbrances to Smt. Krishna Banerjee, Wife of Sri Gorachand Banerjee at and for the valuation as mentioned in the said Deed of Sale. The said Deed of Sale was registered in the office of the sub

Registrar office at Alipore, District 24 Parganas (S) and recorded in Book No.1. Being No.6878 for the year 1985.

AND WHEREAS the said Smt. Krishna Banerjee duly mutated her name in the Assessment Registrar of the Kolkata Municipal Corporation in respect of the aforesaid property purchased by her and the Kolkata Municipal Corporation granted mutation in favour of said Krishna Banerjee vide Assessee No. 211000301430 in respect of the said premises being No. 36C, Baishnabghata Road, Ward No. 100 within the limit of Kolkata Municipal Corporation as fully described in the Schedule 'B' below

AND WHEREAS by another **DEED OF SALE** in Bengali Vernacular bearing the date of 9th August, 1985 corresponding to 24th Shravan 1392 the said Santipada Chatterjee, Smt. Mamata Chatterjee, Smt. Manisha Chatterjee and Smt. Rupa Chatterjee Sold, transferred and conveyed **ALL THAT** piece and parcel of land containing an area of 2 Cottahs 3 Chittacks and 22 and $\frac{1}{2}$ Sq.ft. as per physical measurement out of the total land are of 4 Cottahs and 7 Chittacks comprising with premises no. 36C, Baishnabghata Road within the limit of Kolkata Municipal Corporation in favour of Smt. Rekha Banerjee, Wife of Sri Chinmoyee Banerjee. The said **DEED OF SALE** was registered in the office of the Sub Registrar, Alipore, District South 24 Parganas and recorded in Book No.1, Volume No.119 Pages 108 to 117 being No.6877 for the year 1985.

AND WHEREAS the said Smt. Rekha Banerjee duly mutated her name in the Assessment Registrar of the Kolkata Municipal Corporation in

respect of the aforesaid property purchased by her and the Kolkata Municipal Corporation granted mutation in favour of said Rekha Banerjee vide Assessee No. 211000307341 in respect of the said premises and the property of Smt. Rekha Banerjee has been renumbered as 36C/1, Baishnabghata Road, Ward No. 100 within the limit of Kolkata Municipal Corporation as fully described in the Schedule 'C' below

AND WHEREAS by virtue of the partition decree dated 9th May, 1972 passed by Sri B P Bose, Ld. Sub-Judge, 5th Court in Charge in partition Suit no. 128 of 1968, Indu Bhusan Banerjee, Son of Late Tara Prasanna Banerjee was allotted **ALL THAT** demarcated partition of plot no.7 as described in the schedule D-1 of the said partition decree comprising with **ALL THAT** piece and parcel of land containing an area of 1086 Sq.ft. with structure made on roof and tiles standing thereto and duly mutated his name in respect of his said property with the Calcutta now Kolkata Municipal Corporation and the Kolkata Municipal Corporation granted mutation certificate to the said Indu Bhusan Banerjee in respect of the premises no.12 Baishnabghata Bye Lane, Police Station – Jadavpore, Kolkata – 700047.

AND WHEREAS by a Deed of Gift in Bengali Vernacular bearing the date of 20th June, 1986 corresponding to 5th Assar 1393 the said Indu Bhusan Banerjee Gifted transferred and conveyed the said property comprising with Municipal Premises No.12, Baishnabghata Bye Lane containing an area of 1086 Sq.ft. equivalent to 1 Cottahs, 8 Chitacks and 6 Sq.ft. more or less to Sri Gora Chand Banerjee and Sri Chinmoy Banerjee

at and for the consideration as mentioned in the said Deed of Gift. The said Deed of Gift was registered in the office of the District Sub Registrar, Alipore at South 24 Parganas and recorded in Book No.1, being No.11738 for the year 1986.

AND WHEREAS the said Gorachand Banerjee and Chinmoy Banerjee duly mutated their name in the Assessment Registrar of the Kolkata Municipal Corporation in respect of the property purchased by them containing an area of 1 (One) Cottah 8(Eight) Chittacks and 6 (Six) Sq.ft. as per physical measurement and the Kolkata Municipal Corporation granted mutation in favour of said Gorachand Banerjee and Chinmoy Banerjee and the said property of Gorachand Banerjee and Chinmoy Banerjee has been re-numbered as 12/4, Baishnabghata Bye Lane, vide Assessee No. 211000105513 as fully described in the Schedule 'D-I' below.

AND WHEREAS by virtue of the said partition decree Nishibhusan Banerjee was allotted ALL THAT demarcated portion comprising with ALL THAT piece and parcel of land measuring about 1 Cottah 8 Chittacks (as per Physical Verification) be the same more or less who while had been enjoying the said property free from all encumbrances, he by a DEED OF SALE dated 29.1.1974 registered with the Alipore Sub Registrar office and recorded in Book No.1, Volume No.27 Pages 37 to 41 Deed No.453 for the year 1974 sold transferred and conveyed the property to one Smt. Manu Banerjee who duly mutated her name in the Calcutta Municipal Corporation in respect of her purchased property and had been

enjoying the same free from all encumbrances with all right to transfer in the mode of sale gift etc.

AND WHEREAS by a Deed of Sale dated 23rd February, 1979 the said Manu Banerjee sold transferred and conveyed the said property to Smt. Aruna Sarkar, wife of Sri Rabin Sarkar at and for the consideration as mentioned in the said Deed of Sale. The said Deed of Sale was registered in the office of the District Sub Registrar Office South 24 Parganas at Alipore and recorded in Book No.I, Volume No.15, Pages 177 to 184, for the year 1971.

AND WHEREAS the said Aruna Sarkar duly mutated her name in the office of the Kolkata Municipal Corporation and had been enjoying the said property free from all encumbrances by paying taxes to the Corporation in her own name.

AND WHEREAS by a Deed of Sale in Bengali vernacular bearing the date of 11th August, 1992 corresponding to 26th Shrawan, 1399 the said Aruna Sarkar sold transferred and conveyed the said property containing an area of land measuring 1 Cottah and 8 Chittacks as per physical verification more or less being premises no.12/2, Baishnabghata Bye Lane in favour of Sri Gora Chand Banerjee and Sri Chinmoy Banerjee at and for the consideration as mentioned in the said Deed of Sale. The said Deed of Sale was registered in the office of the District Sub Registrar, Alipore South 24 Parganas and recorded in Book No. 1, being No.13407 for the year 1992.

AND WHEREAS the said Gorachand Banerjee and Chinmoy Banerjee duly mutated their name in the Assessment Registrar of the Kolkata Municipal Corporation in respect of the property purchased by them containing an area of 1 (One) Cottah 8(Eight) Chittacks as per physical measurement and the Kolkata Municipal Corporation granted mutation in favour of said Gorachand Banerjee and Chinmoy Banerjee and the said property of Gorachand Banerjee and Chinmoy Banerjee has been re-numbered as 12/2, Baishnabghata Bye Lane, vide Assessee No. 211000100564 as fully described in the Schedule 'D-II' below

AND WHEREAS the aforementioned Five properties are more fully and particularly mentioned and described in the Schedule A-I, A-II, B, C, D-I and D-II hereunder written are contiguous to each other aggregating 15 (Fifteen) Cottahs 10 (Ten) Chittacks 1 (One) Sq.ft. more or less belonging to the party of the First Part (Schedule A-I and Schedule A-II), party of the Second parts (Schedule B), party of the Third Part(Schedule C) and Party of the fourth Part (Schedule D-I and Schedule D-II) which are more fully and particularly mentioned and described in the Schedule E hereunder written.

AND WHEREAS the parties of the First Second, Third and Fourth parts herein are keen to construct residential buildings in the said five premises as joint owner for which the party of the First , Second, Third and Fourth part hereto agreed to make an amalgamation of land each by way of mutual exchange between themselves.

AND WHEREAS all the parties hereto jointly decided to unify their respective shares into a plot of land and so that effect the party of the First part herein has decided to exchange, gift, convey and/or transfer the undivided impartible 2 (Two) Chittacks share of land each from their Schedule A-I and Schedule A-II property to Schedule B, Schedule C, Schedule D-I and Schedule D-II property and unto the party of the Second part, Third Part and Fourth Part herein, the Owner of Schedule B, Schedule C, Schedule D-I and Schedule D-II property respectively in the manner as mentioned above in equal share and simultaneously the parties of the Second part, Third Part and Fourth Part have decided to exchange, gift, convey and/or transfer the undivided impartible 2 (Two) Chittacks of land unto the party of the First part herein to their each schedule A-I and Schedule A-II property in equal share from their respective schedule mentioned B, C, D-I and D-II property hereunder written.

AND WHEREAS the party of the Second part herein has decided to exchange, gift, convey and/or transfer the undivided impartible 2 (Two) Chittacks share of land from her Schedule B property to Schedule A-I, Schedule A-II, Schedule C, Schedule D-I and Schedule D-II property and unto the party of the First part, Third Part and Fourth Part herein, the Owner of Schedule A-I, Schedule A-II, Schedule C, Schedule D-I and Schedule D-II property respectively in the manner as mentioned above in equal share and simultaneously the parties of the First part, Third Part and Fourth Part herein have decided to exchange, gift, convey and/or transfer their undivided impartible 2 (Two) Chittacks of land unto the party of the

Second part herein to his Schedule C property in equal share from their respective schedule mentioned A-I , A-II, C, D-I and D-II property hereunder written.

AND WHEREAS the party of the Third Part herein has decided to exchange, gift, convey and/or transfer the undivided impartible 2 (Two) Chittacks share of land from her Schedule C property to Schedule A-I, Schedule A-II, Schedule B, Schedule D-I and Schedule D-II property and unto the party of the First Part, Second Part and Fourth Part herein, the Owner of Schedule A-I, Schedule A-II, Schedule B, Schedule D-I and Schedule D-II property respectively in the manner as mentioned above in equal share and simultaneously the parties of the First Part, Second Part and Fourth Part herein have decided to exchange, gift, convey and/or transfer their undivided impartible 2 (Two) Chittacks of land unto the party of the Third Part herein to her Schedule C property in equal share from their respective schedule mentioned A-I , A-II, B, D-I and D-II property hereunder written.

AND WHEREAS the party of the Fourth Part herein have decided to exchange, gift, convey and/or transfer the undivided impartible 2 (Two) Chittacks share of land each from their Schedule D-I and Schedule D-II property to Schedule A-I, Schedule A-II, Schedule B and Schedule C property and unto the party of the First Part, Second Part and Third Part herein, the Owner of Schedule A-I, Schedule A-II, Schedule B and Schedule C property respectively in the manner as mentioned above in equal share and simultaneously the parties of the First Part, Second Part

and Third Part have decided to exchange, gift, convey and/or transfer the undivided impartible 2 (Two) Chittacks of land unto the party of the Fourth Part herein to their each schedule D-I and Schedule D-II property in equal share from their respective schedule mentioned A-I, A-II, B and C property hereunder written

THE SCHEDULE A-I ABOVE REFERRED TO

ALL THAT undivided piece and parcel of land measuring an area 2 Chittacks out of the total land area measuring 7 (Seven) Cottahs (As per Physical Measurement) be the same a little more or less comprised in Mouza – Baishanbghata, under Dag No. 134 corresponding to Khatian No. 189, Touzi No. 151 premises no. 36C/1A, Baishanabghata Road, Police Station – Jadavpur, Kolkata – 700047 Ward No.100 within the limit of Kolkata Municipal Corporation Ward No.100 within the limit of Kolkata Municipal Corporation District 24 Parganas (S) and butted and bounded as follows :-

THE SCHEDULE A-II ABOVE REFERRED TO

ALL THAT undivided piece and parcel of land measuring an area 2 Chittacks out of the total land area measuring 850 Sq.ft. comprising in C.S. Plot No. 139 appertaining to C.S. Khatian No.354 in Mouza Baishnab Ghata, R.S. No.11 Touzi No.151 Municipal Premises No.12 Baishnabghata Bye Lane, Police Station Jadavpur, Ward No. 100 within the limit of Kolkata Municipal Corporation District – 24 Parganas (S).

The Ground Rent has been paid to the State of West Bengal for the aforesaid property through the office of the Additional Block Land and Land Reform Office, Alipore, South 24 Parganas.

THE SCHEDULE B ABOVE REFERRED TO

ALL THAT undivided piece and parcel of land measuring an area of 2 Chittacks out of the total land area measuring 2 Cottahs 3 Chittacks and 22 and $\frac{1}{2}$ Sq.ft. comprising in C.S. Plot No. 139 appertaining to C.S. Khatian No.354 in Mouza Baishnab Ghata, R.S. No.11, Touzi No.151, Municipal Premises 36C Baishnabghata Road, Police Station - Jadavpur, Ward No.100 within the limit of Kolkata Municipal Corporation, District 24 Parganas (S)

THE SCHEDULE C ABOVE REFERRED TO

ALL THAT undivided piece and parcel of land measuring an area 2 Chittacks out of the total land area measuring of 2 Cottahs 3 Chittacks and 22 and $\frac{1}{2}$ Sq.ft. comprising of premises being No. 36C/1, Baishnabghata Road, Ward No. 100 within the limit of Kolkata Municipal Corporation, District - 24 Parganas (S)

THE SCHEDULE D-I ABOVE REFERRED TO

ALL THAT undivided piece and parcel of land measuring an area 2 Chittacks out of the total land area measuring of 1086 Sq.ft. equivalent to 1 Cottah 8 Chittacks and 6 Sq.ft. comprising of premises No. 12/4, Baishnabghata Bye Lane, Ward No. 100 within the limit of Kolkata Municipal Corporation, District - 24 Parganas (S)

THE SCHEDULE D-II ABOVE REFERRED TO

ALL THAT undivided piece and parcel of land measuring an area of 2 Chittacks out of the total land area measuring of 1 Cottah 8 Chittacks comprising of premises No. 12/2, Baishnabghata Bye Lane, Ward No. 100 within the limit of Kolkata Municipal Corporation, District – 24 Parganas (S)

THE SCHEDULE E ABOVE REFERRED TO

(Amalgamated Property of Schedule A-I, A-II, B, C, D-I and D-II)

ALL THAT piece and parcel of Bastu land altogether measuring 15 (Fifteen) Cottahs 10 (Ten) Chittacks 1 (One) Sq.ft. be the same a little more or less with 600 (Five hundred) Sq.ft. R.T.S. situated at C.S. Plot No.139 appertaining to C.S. Khatian No.354 in Mouza Baishnab Ghata, R.S. No.11, Touzi No.151, Kolkata Municipal Corporation Premises No.12, Baishnabghata bye lane (being the consolidated and amalgamated Premises Nos. 36C/1A Baishnabghata Road, 12 Baishnabghata Bye Lane, 36C Baishnabghata Road, 36C/1 Baishnabghata Road, 12/4 Baishnabghata Bye Lane and 12/2 Baishnabghata Bye Lane), Police Station Jadavpore, Ward No.100 within the limit of Kolkata Municipal Corporation, District 24 Parganas (S) with all easement rights including right to use common passage attached thereto butted and bounded as follows :-

BOUNDARIES

ON THE NORTH	:	12/3B Baishnabghata Bye Lane, 14/D Baishnabghata Bye Lane, 17/10 Baishnabghata Bye Road, 17/9 Baishnabghata Road.
ON THE SOUTH	:	12/2/1 Baishnabghata Bye Lane.
ON THE EAST	:	20K/1 and 20J/1 Baishnabghata Road.
ON THE WEST	:	Kolkata Municipal Corporation Road.

IN WITNESS WHEREOF these present have been executed by and between the parties hereto on this day, month and year first above written.

WITNESSES :-

1. Prannab Kumar Ghosh -
10, Old Post Office Street -
KOL - - 1

Prannab Kumar Ghosh

Prannab Kumar Ghosh

FIRST PARTIES

2. Souvik Banerjee
P-133, Usha Park,
SUVADA C/8.
KOLKATA - 700084.

Souvik Banerjee

SECOND PARTY

Rishi Banerjee

THIRD PARTY

Gosachand Banerjee

Chinmay Banerjee

FOURTH PARTIES

Drafted by me :-

Prannab Kumar Ghosh
Advocate
High Court, Calcutta.

Typed by :-

Subrata Chakrabarty
(SUBRATA CHAKRABARTY)
10, Old Post Office Street,
Kolkata - 700 001.

SPECIMEN FORM FOR TEN FINGER PRINTS



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Rajendra K. Bhat



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Balaranjan



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Krishna Banerjee



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Renuka Banerjee

SPECIMEN FORM FOR TEN FINGER PRINTS



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Gora Chand Gouyee



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Chinmay Patil



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

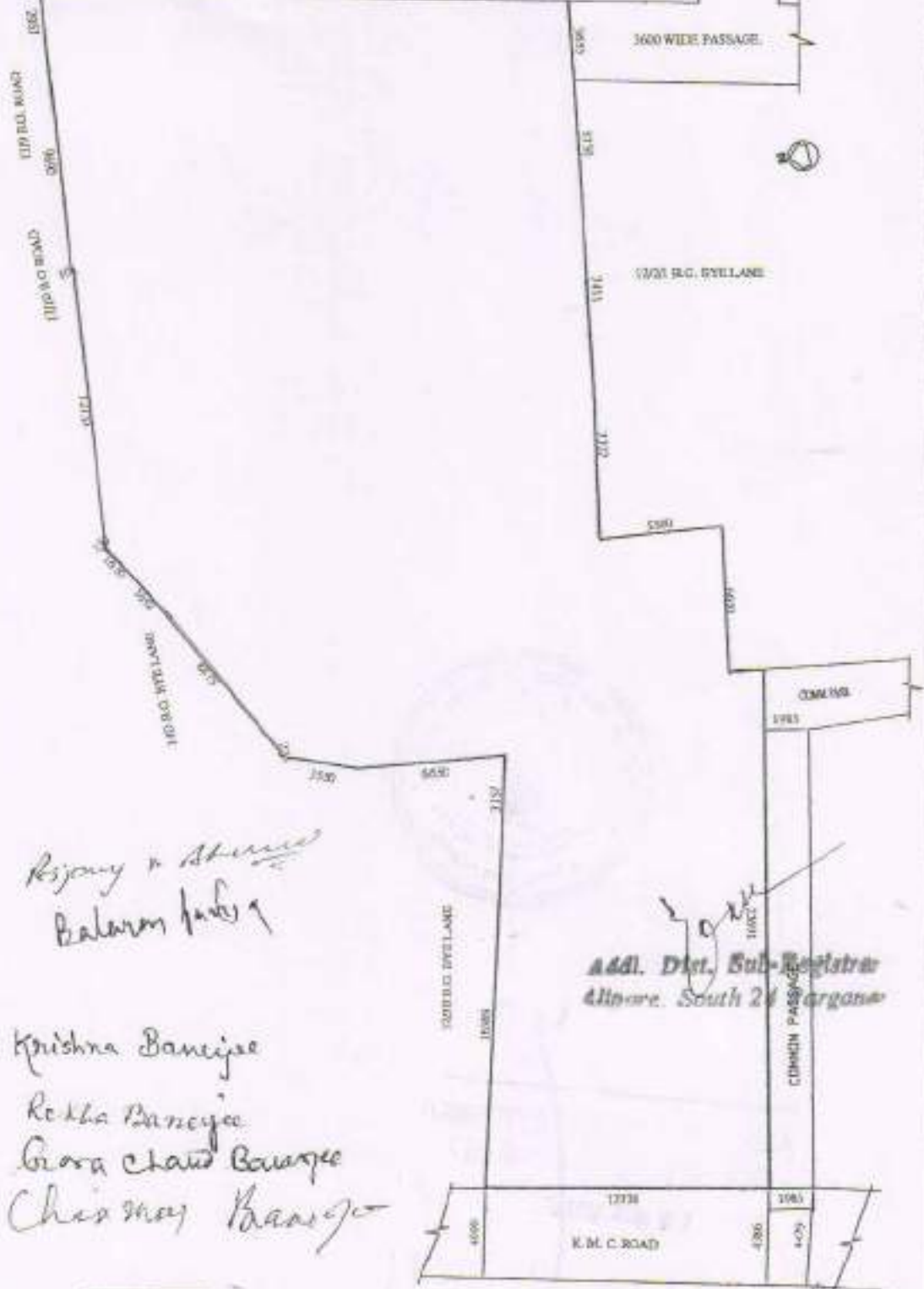


	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

AMalgamated Plan at PRE NO 12, BALUBHARIGHATA BYELANE, WARD NO. 39, RR. K.C. 70047.
TOTAL AREA OF LAND: 15K. 12CH. 02 SFY.

HOUSE OF HIRONMOY MITRA
100/1 B.O. ROAD
12305

ASHI KUMAR DUTTA
20/1 B.O. ROAD
12309



Rajany & Ashwin
Balaram Dasg

Krishna Banerjee
Rohita Banerjee
Gora Chand Banerjee
Chiranjay Banerjee

ADDL. Dist. Sub-Registrar
Alipore, South 24 Parganas

SE. OF ADJACENT

SITE PLAN
SCALE 1:200

Babu Biswas
BABLU BISWAS

LBS KOLKATA MUNICIPAL CORPORATION
LICENCE NO. 1160

Class - 1

110/2/C, B. T. Road, Kor-108



Government Of West Bengal
Office Of the A.D.S.R. ALIPORE
District:-South 24-Parganas

Endorsement For Deed Number : I - 05777 of 2012
(Serial No. 07395 of 2012)

On

Payment of Fees:

On 10/07/2012

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

Presented for registration at 19.00 hrs. on 10/07/2012, at the Private residence by Bijay Kumar Bhartia, one of the Executants.

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

Execution is admitted on 10/07/2012 by

1. Bijay Kumar Bhartia
Partner, M/ S Pranshu Construction, 99, Sitaram Ghosh Street, Kolkata, Thana:-Amherst St., P.O. :-
District:-Kolkata, WEST BENGAL, India, Pin :-700009.
By Profession : Business
2. Balaram Panja
Partner, M/ S Pranshu Construction, 99, Sitaram Ghosh Street, Kolkata, Thana:-Amherst St., P.O. :-
District:-Kolkata, WEST BENGAL, India, Pin :-700009.
By Profession : Business
3. Krishna Banerjee, wife of Gora Chand Banerjee, 12/1, Baishnabghata Bye Lane, Kolkata,
Thana:-Jadavpur, P.O. :-, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700047, By Caste
Hindu, By Profession : House wife
4. Rekha Banerjee, wife of Chinmoy Banerjee, 12/1, Baishnabghata Bye Lane, Kolkata,
Thana:-Jadavpur, P.O. :-, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700047, By Caste
Hindu, By Profession : House wife
5. Gora Chand Banerjee, son of Lt Indubhusan Banerjee, 11, Baishnabghata Bye Lane, Kolkata,
Thana:-Jadavpur, P.O. :-, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700047, By Caste
Hindu, By Profession : Others
6. Chinmoy Banerjee, son of Lt Indubhusan Banerjee, 11, Baishnabghata Bye Lane, Kolkata,
Thana:-Jadavpur, P.O. :-, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700047, By Caste
Hindu, By Profession : Advocate
Identified By Pranesh Kumar Ghosh, son of Lt Amiya Kumar Ghosh, 10, Old Post Office Street,
Kolkata, Thana:-Hare Street, P.O. :-, District:-Kolkata, WEST BENGAL, India, Pin :-700001, By Caste
Hindu, By Profession: Law Clerk

(Arnab Basu)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 11/07/2012

Certificate of Market Value(WB PUVI rules of 2001)

(Arnab Basu)
ADDITIONAL DISTRICT SUB-REGISTRAR



Government Of West Bengal
Office Of the A.D.S.R. ALIPORE
District: -South 24-Parganas

Endorsement For Deed Number : I - 05777 of 2012
(Serial No. 07395 of 2012)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-1,11,67,734/-M.V. of the property of Greatest Value Rs 57,50,003/-

Certified that the required stamp duty of this document is Rs.- 402520 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

(Arnab Basu)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 19/07/2012

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, 5 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 63264.00/-, on 19/07/2012

(Under Article : A(1) = 63250/- ,E = 14/- on 19/07/2012)

Deficit stamp duty

Deficit stamp duty

1. Rs. 49000/- is paid, by the draft number 901760, Draft Date 11/07/2012, Bank Name State Bank of India, CALCUTTA MAIN BRANCH, received on 19/07/2012
2. Rs. 49000/- is paid, by the draft number 901765, Draft Date 11/07/2012, Bank Name State Bank of India, CALCUTTA MAIN BRANCH, received on 19/07/2012
3. Rs. 49000/- is paid, by the draft number 901773, Draft Date 11/07/2012, Bank Name State Bank of India, CALCUTTA MAIN BRANCH, received on 19/07/2012
4. Rs. 49000/- is paid, by the draft number 901759, Draft Date 11/07/2012, Bank Name State Bank of India, CALCUTTA MAIN BRANCH, received on 19/07/2012
5. Rs. 49000/- is paid, by the draft number 901753, Draft Date 10/07/2012, Bank Name State Bank of India, CALCUTTA MAIN BRANCH, received on 19/07/2012
6. Rs. 49000/- is paid, by the draft number 901752, Draft Date 10/07/2012, Bank Name State Bank of India, CALCUTTA MAIN BRANCH, received on 19/07/2012
7. Rs. 5520/- is paid, by the draft number 901727, Draft Date 10/07/2012, Bank Name State Bank of India, CALCUTTA MAIN BRANCH, received on 19/07/2012
8. Rs. 49000/- is paid, by the draft number 901728, Draft Date 10/07/2012, Bank Name State Bank of India, CALCUTTA MAIN BRANCH, received on 19/07/2012
9. Rs. 49000/- is paid, by the draft number 901730, Draft Date 10/07/2012, Bank Name State Bank of India, CALCUTTA MAIN BRANCH, received on 19/07/2012

(Arnab Basu)
ADDITIONAL DISTRICT SUB-REGISTRAR



Government Of West Bengal
Office Of the A.D.S.R. ALIPORE
District:-South 24-Parganas

Endorsement For Deed Number : 1 - 05777 of 2012
(Serial No. 07395 of 2012)

(Arnab Basu)
ADDITIONAL DISTRICT SUB-REGISTRAR

(Arnab Basu)
ADDITIONAL DISTRICT SUB-REGISTRAR

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 25
Page from 3467 to 3499
being No 05777 for the year 2012.



Annab

(Annab Basu) 20-July-2012
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. ALIPORE
West Bengal