

0664/2025

I-630/25



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AU 250343

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

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

20 MAR 2025

DEED OF AMALGAMATION/MARGER

THIS DEED OF AMALGAMATION/MARGER made this the 19th day of March 2025 (Two thousand and Twenty-five).

C. Case No. 024 D. 19/03/2025

K(I) Rs. 50

K(II) Rs. 450

Total Rs. 500

Realised on 19/03/2025

D.S. R-I

Alipore South 24 Pgr

2025

622

03 MAR 2025

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

Name :

Address :

Vendor :

Alipore Collectorate, 24Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR
Alipore Police Court, Kol-27

SRI BIPLAB DEY
ADVOCATE
The Calcutta City Court Bar Association
2 & 3, R.S. Roy Road, 2nd Floor
Kolkata-700 001

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✓ Anowajy

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District Sub-Registrar-1
Alipore, South 24 Parganas



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Identified by me

Replab Dey

(WB/660/1992)

The City Civil Court Bar Association

2 & 3, R.S. Roy Road

Kol-1

19 MAR 2025

SMT MAYA NAG CHOWDHURY, (PAN No.- AKYPN5801E) (Aadhaar No. 6919 8349 5317) (Mob.No. 8452821777), daughter of Late Nipendra Kumar Bose and Late Dwipri Bose alias Dipri Basu and wife of Sibabrata Nagchaudhary, by occupation-House wife, by faith – Hindu, by Nationality-Indian, residing at No. 2/41, Scheme No.-II, N.S.C.Bose Road, Nagtala, P.O. Naktala, P.S. Netaji Nagar, Kolkata-700 047, District-South 24 Parganas, in the West Bengal, hereinafter referred to and called as the "FIRST PART (LAND OWNER)/ FIRST PARTY" (which term or expression unless excluded by or repugnant to the context shall deem to mean and include her heirs, legal representative, successors and assigns),hereinafter referred to as the FIRST PART.

AND

(1) SRI. PIJUSH KANTI SARKAR (PAN- ALWPS0378N) (AADHAAR NO.- 2011 1954 9310) (MOB.- 9432378156), son of Late Subodh Kumar Sarkar, by religion- Hindu, by occupation- Retired, by nationality- Indian, residing at 2/41, Second Scheme, N.S.C. Bose Road, P.O.-Naktala, P.S.-Netaji Nagar, Kolkata-700 047, (2) SRI. AMITAVA SARKAR (PAN- APGPS1312E) (AADHAAR NO.- 4446 9324 6020) (MOB.-9875399562), son of Sri Subodh Kumar Sarkar, by religion- Hindu, by occupation- Retired, by nationality- Indian, residing at 2/41, Second. Scheme, N.S.C. Bose Road, P.O.-Naktala, P.S. Netaji Nagar, Kolkata-700 047, hereinafter referred to as the "SECOND PART (LAND OWNER)/ SECOND PARTY" (which expression shall, unless excluded by the context or otherwise, include their respective heirs, executors, administrators, legal representative and permitted assigns) of the SECOND PART.

DEVOLUTION OF TITLE:-

I. FIRST PLOT OF LAND:-

WHEREAS the Governor of the State of West Bengal had gifted ALL THAT piece and parcel of land measuring about 1 Cottah 14.5 Chittack be the same a little more or less in L.O.No.- 41B in C.S. Plot No.- 236(P), 237(P), 481(P) of Mouza-Naktala, J.L. No.- 32, Police Station- Jadavpur in the District of 24 Parganas on dated 12.07.1988 to Smt. Dipri Basu (since deceased), wife of late Nipendra Kumar Bose and the said Deed of Gift which was duly registered in the office of Additional District Registrar, South 24 Parganas and recorded in the Book No.-I, Vol. No.- XXVII, pages 9-12, Being No.- 1953 for the year 1988.

12/07/1988



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AND WHEREAS there after she mutated her name in the records of then the Calcutta Corporation now known as The Kolkata Municipal Corporation and the said Corporation allotted Assessee No. 211000710410, being premises number as 255/33A N.S.C. Bose Road, Post Office- Naktala, Police Station now Netaji Nagar formerly Jadavpur, Ward No.-100, Kolkata – 700047 and the mailing address is 2/41/B Naktala, Scheme-II, Kolkata- 700047.

AND WHEREAS thereafter for the purpose of better living she constructed a two storied residential building and she started living and enjoying the said land along with the building at premises no. 255/33A N.S.C. Bose Road, Post Office- Naktala, Police Station now Netaji Nagar formerly Jadavpur , Ward No.-100, Kolkata – 700047.

AND WHEREAS the said property is free from all encumbrances, lien, mortgages and lispensens whatsoever.

AND WHEREAS while enjoying the peaceful possession, Dipiti Basu alias Dwipiti Bose died intestate on 02.02.2010 leaving behind her only daughter namely Smt. Maya Nag Chowdhury as her only legal heirs and/or successors. According to Hindu Succession Act 1956.

AND WHEREAS thereafter Smt. Maya Nag Chowdhury became the owner of ALL THAT piece and parcel of land measuring about 1 Cottah 14.5 Chittack be the same a little more or less, alongwith the said two storied building lying and situate at 255/33A N.S.C. Bose Road, P.O. Naktala, P.S. Netaji Nagar, Kolkata–700 047.

AND WHEREAS thus the First Party herein became the absolute owner, seized and possessed of or otherwise well and sufficiently entitled to ALL THAT the piece and parcel of land measuring about an area of 1 Cottah 14.5 Chittack (127.5 Sq.M.) be the same a little more or less togetherwith a two storied building standing thereon measuring about 1200 Sq.ft. be the same a little more or less, marked as L.O.No.- 41B in C.S. Plot No.- 236(P), 237(P), 481(P) of Mouza-Naktala, J.L. No.- 32, Police Station- formerly Jadavpur now Netaji Nagar, in the District of 24 Parganas being K.M.C. Premises No.- 255/33A N.S.C. Bose Road, P.O. Naktala, P.S. Netaji Nagar, Kolkata–700 047, Assessee No. 211000710410, under ward No.- 100, of Kolkata Municipal Corporation, morefully and particularly mentioned and described in **FIRST SCHEDULE** hereunder written.

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II. SECOND PLOT OF LAND:-

WHEREAS the Governor of the State of West Bengal had gifted ALL THAT piece and parcel of undivided undemarcated proportionate share of land measuring about **1 Cottah 14.5 Chittack** be the same a little more or less in L.O.No.- 41A in C.S. Plot No.- 236(P), 237(P), 481(P) of Mouza-Naktala, J.L. No.- 32, Police Station-Jadavpur in the District of 24 Parganas on dated 12.07.1988 to Sri Pijush Kanti Sarkar & Sri Amitava Sarkar, both sons of Subodh Kumar Sarkar, through a Deed of Gift which was duly registered in the office of Additional District Registrar, South 24 Parganas and recorded in the Book No.-I, Vol. No.- XXVII, pages 5-8, Being No.- 1952 for the year 1988.

AND WHEREAS there after they mutated their name in the records of then the Calcutta Corporation now known as The Kolkata Municipal Corporation and the said Corporation allotted Assessee No. **211000708839 & 211000721236**, being premises number as 255/33 N.S.C. Bose Road, Post Office- Naktala, Police Station now Netaji Nagar formerly Jadavpur, Ward No.-100, Kolkata – 700047 and the mailing address is 2/41/A Naktala, Scheme-II, P.O:- Naktala, P.S:- Netaji Nagar, Kolkata- 700047 & 41/A Naktala, Scheme-II, Kolkata- 700047 respectively.

AND WHEREAS thereafter for the purpose of better living they constructed two Nos. of residential buildings separately and they started living and enjoying the said land along with the building at premises no. 255/33 N.S.C. Bose Road, Post Office- Naktala, Police Station now Netaji Nagar formerly Jadavpur , Ward No.-100, Kolkata – 700047.

AND WHEREAS while enjoying the aforesaid property, Sri Pijush Kanti Sarkar and Sri Amtava Sarkar mutually decided to merge two Assessee Nos into one Assessee No by executing a Deed of Amalgamation/Merger on **..20.03.2025**. ¹⁴⁷ which was duly registered in the office of D.S.R.-I, South 24 Parganas, West Benagl and recorded in Book No.-I, Vol. No.- 1601-2025., Being No.- **1.630**....., for the year 2025 and after executing the said Deed of Amalgamation/Merger, they got Assessee No. 211000721236.

AND WHEREAS the said property is free from all encumbrances, lien, mortgages and lispensens whatsoever.

AND WHEREAS thus the Second Party herein became the absolute owners, seized and possessed of or otherwise well and sufficiently entitled to ALL THAT the piece and parcel of land measuring about an area of 1 Cottah 14.5 Chittack (127.5

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Sq.M.) be the same a little more or less togetherwith a structure standing thereon measuring about 1200 Sq.ft. be the same a little more or less, marked as L.O.No.- 41A in C.S. Plot No.- 236(P), 237(P), 481(P) of Mouza-Naktala, J.L. No.- 32, Police Station- formerly Jadavpur now Netaji Nagar, in the District of 24 Parganas being K.M.C. Premises No.- 255/33 N.S.C. Bose Road, P.O. Naktala, P.S. Netaji Nagar, Kolkata-700 047, Assessee No. 211000721236, under ward No.- 100, of Kolkata Municipal Corporation, morefully and particularly mentioned and described in **SECOND SCHEDULE** hereunder written.

AND WHEREAS the said first party herein, are the sole and absolute owner-in-possession of the property comprised in the **FIRST SCHEDULE** hereto.

AND WHEREAS the said second party herein, are the joint owners-in-possession of the property comprised in the **SECOND SCHEDULE** hereto.


AND WHEREAS both the parties have mutually agreed to merge the said two plots by transferring the undivided equal share of ownership of their said properties as between them viz. that the first party herein, shall convey to the second party ALL THAT the undivided and undemarcated piece of land measuring about **15.25 Sq.ft.**; out of **1 Cottah 14.5 Chittack** be the same a little more or less alongwith a structure measuring about undivided and undemarcated **600 Sq.ft.**; out of **1200 Sq.ft.** be the same a little more or less, marked as L.O.No.- 41B in C.S. Plot No.- 236(P), 237(P), 481(P) of Mouza-Naktala, J.L. No.- 32, Police Station- formerly Jadavpur now Netaji Nagar, in the District of 24 Parganas being K.M.C. Premises No.- 255/33A N.S.C. Bose Road, P.O. Naktala, P.S. Netaji Nagar, Kolkata-700 047, Assessee No. 211000710410, under ward No.- 100, of Kolkata Municipal Corporation, mentioned in **FIRST SCHEDULE** and the second party herein will convey in lieu thereof the equal **15.25 Sq.ft.**; out of **their 1 Cottah 14.5 Chittack** be the same a little more or less alongwith a structure measuring about undivided and undemarcated **600 Sq.ft.**; out of **their 1200 Sq.ft.**; out of their **1200 Sq.ft.** be the same a little more or less, marked as L.O.No.- 41A in C.S. Plot No.- 236(P), 237(P), 481(P) of Mouza-Naktala, J.L. No.- 32, Police Station- formerly Jadavpur now Netaji Nagar, in the District of 24 Parganas being K.M.C. Premises No.- 255/33 N.S.C. Bose Road, P.O. Naktala, P.S. Netaji Nagar, Kolkata-700 047, Assessee No.211000721236, under ward No.- 100, of Kolkata Municipal Corporation, mentioned in **SECOND SCHEDULE** to the first party herein.

1. Each of the parties hereto hereby covenants with the other:

FIRSTLY that the property, which is morefully and particularly described in schedule herein below, hereby transferred by them are free from all encumbrances,

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SECONDLY that the property so transferred by each of them shall be quietly entered upon and held and enjoyed by each other and the rents and profits received by each other without any interruption or disturbance by the party transferring the same.

THIRDLY that each of the parties hereto will at the request and cost of the other execute every such assurance and do every such act or things as shall reasonably be required by such other, the property hereby transferred to each other.

The grants hereby made and each of the covenants herein contained shall in the case of each party hereto be binding upon and ensure for the benefit of their heirs, legal representatives, successors and assigns.

After merge of the **FIRST & SECOND SCHEDULED** property they only use the premises being No. **255/33, N.S.C.Bose Road, P.O. Naktala, P.S. Netaji Nagar Kolkata - 700 047, District South 24 Parganas**, Assessee No.211000721236.

NOW THIS DEED WITNESSES that in pursuance of the mutual understanding and in consideration of the transfer effected by Second party as hereunder appearing, the said First Party as beneficial owners do hereby grant, convey, transfer, assign and assure unto and in favour of Second Party herein, free from encumbrances **ALL THAT** an undivided and undemarcated share of land measuring about **15.25 Sq. ft.**; out of **1 Cottah 14.5 Chittack** be the same a little more or less alongwith a structure measuring about undivided and undemarcated **600 Sq. ft.**; out of **1200 Sq. ft.** be the same a little more or less, marked as L.O. No.- 41B in C.S. Plot No.- 236(p), 237(p), 481(p) of Mouza-Naktala, J.L. No.- 32, Police Station- formerly Jadavpur now Netaji Nagar, in the District of 24 Parganas being K.M.C. Premises No.- 255/33A N.S.C. Bose Road, P.O. Naktala, P.S. Netaji Nagar, Kolkata-700 047, Assessee No. 211000710410, under ward No.- 100, of Kolkata Municipal Corporation, comprised in **FIRST SCHEDULE** hereto TO HAVE AND TO HOLD the same absolutely and forever by the second party in exchange for what is hereunder transferred by the said second party in favour of the first party AND THAT the said Second Party in further pursuance of the said understanding and in consideration of the transfer effected by the First Party as beneficial owners, do hereby grant, convey, transfer, assign and assure unto and in favour of the said first Party herein, free from all encumbrances **ALL THAT** an undivided and undemarcated share of land measuring about **15.25 Sq. ft.** out of **1 Cottah 14.5 Chittack** be the same a little more or less alongwith a structure measuring about undivided and undemarcated **600 Sq. ft.**; out of **1200 Sq. ft.** be the same a little more or less, marked as L.O. No.-

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41A in C.S. Plot No.- 236(P), 237(P), 481(P) of Mouza-Naktala, J.L. No.- 32, Police Station- formerly Jadavpur now Netaji Nagar, in the District of 24 Parganas being K.M.C. Premises No.- 255/33 N.S.C. Bose Road, P.O. Naktala, P.S. Netaji Nagar, Kolkata-700 047, Assessee No.211000721236, under ward No.- 100, of Kolkata Municipal Corporation, mentioned in SECOND SCHEDULE hereto TO HAVE AND TO HOLD the same absolutely and forever by the first party in exchange for the transfer as aforesaid effected by, the first party in favour of the second party as aforesaid.

IT IS HEREBY AGREED AND DECLARED that each party hereto has good right, full power, absolute authority and indefeasible title to give, grant, transfer and convey the property for merging by this deed AND that each party shall at all times hereafter peaceably and quietly hold, possess and enjoy the amalgamated property, morefully mentioned and described in the THIRD SCHEDULE hereunder, without any claim, demand or interruption by the other and will, at the request and costs of the other, execute every such assurance or assurances and further do execute and perform every such act, deed or thing as shall reasonably be required by the other for further and more perfectly assuring to the other, the property hereby conveyed to her/them.

IT IS HEREBY FURTHER DECLARED that the value of the property specified in each of the FIRST & SECOND SCHEDULE is Rs. 8,57,812.../-) and Rs. 8,57,812/- respectively.

FIRST SCHEDULE ABOVE REFERRED TO
(The Land Of Smt. Maya Nag Chowdhury to be exchanged)

ALL THAT piece and parcel of land measuring about 15.25 Chittack out of 1 Cottah 14.5 Chittack be the same a little more or less alongwith a structure measuring about undivided and undemarcated share of structure measuring about 600 Sq.ft. out of 1200 Sq.ft. be the same a little more or less, lying and situate at 255/33A N.S.C. Bose Road, P.O. Naktala, P.S. Netaji Nagar, Kolkata-700 047, L.O.No.- 41B in C.S. Plot No.- 236(P), 237(P), 481(P) of Mouza-Naktala, J.L. No.- 32, Assessee No. 211000710410, Dist. South 24 Parganas, West Bengal, which is butted and bounded as follows:-

ON THE SOUTH: **BOUNDARY OF METRO RAILWAY/ ADI GANGA**
ON THE NORTH: **N. S. C. BOSE ROAD**
ON THE WEST: **PLOT NO. 255/33, N.S.C. BOSE ROAD**
ON THE EAST: **PLOT NO. 2/42, SECOND SCHEME**

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SECOND SCHEDULE ABOVE REFERRED TO

**(The Land Of Sri. Pijush Kanti Sarkar & Sri. Amitava Sarkar to be
exchanged)**

ALL THAT piece and parcel of land measuring about ^{15.25} ~~8~~ Chittack out of 1 Cottah ²²⁴ measuring about undivided and undemarcated share of structure measuring about **600 Sq.ft.** out of **1200 Sq.ft.** be the same a little more or less, lying and situate at 255/33 N.S.C. Bose Road, P.O. Naktala, P.S. Netaji Nagar, Kolkata-700 047, L.O.No.- 41A in C.S. Plot No.- 236(p), 237(p), 481(p) of Mouza-Naktala, J.L. No.- 32, Assessee No.211000721236, Dist. South 24 Parganas, West Bengal, which is butted and bounded as follows:-

ON THE SOUTH: BOUNDARY OF METRO RAILWAY/ ADI GANGA
ON THE NORTH: N. S. C. BOSE ROAD
ON THE WEST: PLOT NO.2/40, SECOND SCHEME
ON THE EAST: PLOT NO.255/33A, N.S.C. BOSE ROAD

THIRD SCHEDULE ABOVE REFERRED TO

**(The Total Land Of Smt. Maya Nag Chowdhury, Sri. Pijush Kanti Sarkar
& Sri. Amitava Sarkar after merge)**

ALL THAT piece and parcel of land measuring about 3 Cottah 13 Chittack be the same a little more or less alongwith three structures, one structure is measuring about **1200 Sq.ft.** and each of other two structures measuring about **600 Sq.ft.**, so total area of the structures measuring about **2400 Sq.ft.** lying and situate at 255/33 N.S.C. Bose Road, P.O. Naktala, P.S. Netaji Nagar, Kolkata-700 047, Mouza-Naktala, J.L. No.- 32, Dist. South 24 Parganas, West Bengal, Assessee No.211000721236, to be formed on merger, morefully and particularly mentioned in **FIRST & SECOND SCHEDULE**, and to be butted and bounded as follows:-

ON THE SOUTH: BOUNDARY OF METRO RAILWAY/ ADI GANGA
ON THE NORTH: N. S. C. BOSE ROAD
ON THE WEST: PLOT NO.2/40, SECOND SCHEME
ON THE EAST: PLOT NO. 2/42, SECOND SCHEME

ABM



[Signature]

District Sub-Registrar-1
Alipore, South 24 Parganas

19 MAR 2025

IN WITNESS WHEREOF the parties hereto have hereunto put their respective hands the day month and year first above written.

SIGNED AND DELIVERED

by the PARTIES at Kolkata

in the presence of :

WITNESSES:

1. Biplob Deb
3/62, Chittaranjan Colony,
P.O. - Jadavpur University,
P.S. - Jadavpur,
Kolkata - 32

✓ Maya Noida Deb.

SIGNATURE OF FIRST LAND OWNER

2. Paranto Ghosh
114/1A Raja S.C. Noida
Road, Kolkata - 47

✓ Amrita Sarkar
✓ Pijushanti Sarkar,

SIGNATURE OF SECOND LAND OWNERS

Drafted by:

Biplab Deb

Mr. BIPLAB DEB (WB/660/1992)

Advocate

The City Civil Court's Bar Association
283, K.S. Roy Road, 2nd Floor,
Kolkata - 700001.
Ph.no. 9831294305

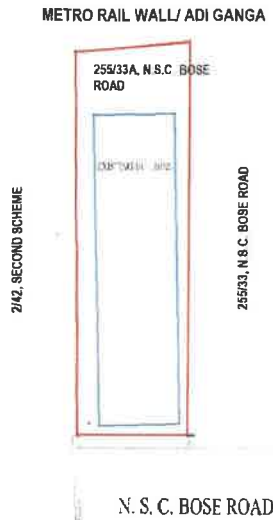


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Alipore, South 24 Parganas

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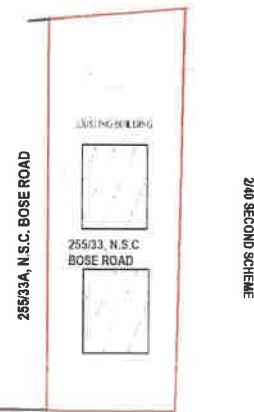
PLAN SHOWING THE AMALGAMATION OF TWO PREMISES NO.- 255/33 & 255/33A N. S. C. BOSE ROAD, WARD NO.- 100, BOROUGH NO.- X, P.O.- NAKTALA, P.S.- NETAJI NAGAR, KOLKATA- 700047, DIST.- SOUTH 24- PARGANAS, WEST BENGAL.

1) PLAN SHOWING BOUNDARY OF 255/33A, N.S.C. BOSE ROAD, KOLKATA- 700047.
TOTAL AREA OF LAND= 1 COTTAH 14.5 CHITTACK

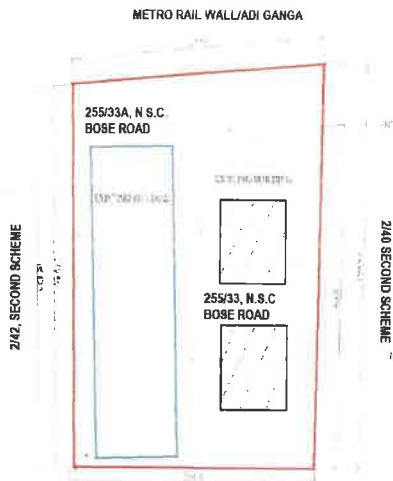


2) PLAN SHOWING BOUNDARY OF 255/33 N.S.C. BOSE ROAD, KOLKATA- 700047.
TOTAL AREA OF LAND= 1 COTTAH 14.5 CHITTACK

METRO RAIL WALL/ADI GANGA



3) PLAN SHOWING THE (AMALGAMATED) BOUNDARY OF TWO PREMISES
NO.- 255/33 & 255/33A, N.S.C. BOSE ROAD, KOLKATA- 700047
TOTAL LAND AREA= 3 COTTAH 13 CHITTACK



N. S. C. BOSE ROAD

SIGNATURE OF THE FIRST PARTY (LAND OWNER)

DRAWN BY

SIGNATURE OF THE SECOND PARTY (LAND OWNERS)



d/
District Sub-Registrar-1
Alipore, South 24 Parganas

19 MAR 2025

SPECIMEN FORM FOR TEN FINGERPRINTS



Howdy

Howdy

LEFT HAND	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Amir

LEFT HAND	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Pijush

LEFT HAND	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



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District Sub-Registrar-I
Alipore, South 24 Parganas







19 MAR 2025



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16012000769845/2025

I. Signature of the Person(s) admitting the Execution at Private Residence.




SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs MAYA NAGCHOWDHURY 2/41, SCHEME NO.-II, N.S.C.BOSE ROAD, City:- Kolkata, P.O:- NAKTALA, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047	Seller			
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mrs MAYA NAGCHOWDHURY 2/41, SCHEME NO.II, N.S.C.B.ROAD, City:- Kolkata, P.O:- NAKTALA, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047	Buyer			



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SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr BIPLAB DEY Son of Mr NARAYAN CHANDRA DEY CHITTARANJAN COLONY,, 3/62, City:- Kolkata, P.O:- JADAVPUR UNIVERSITY, P.S:- Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700032	Mr AMITAVA SARKAR, Mr PIJUSH KANTI SARKAR, Mr AMITAVA SARKAR, Mr PIJUSH KANTI SARKAR, Mrs MAYA NAGCHOWDHURY			 19/03/2025

(Md Tabis Ansari)

DISTRICT SUB-
REGISTRAR


OFFICE OF THE D.S.R. - I

SOUTH 24-PARGANAS

South 24-Parganas, West

Bengal




District Sub-Registrar-I
Alipore, South 24 Parganas

19 MAR 2025



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



180320252045057384

GRIPS Payment Detail

GRIPS Payment ID:	180320252045057384	Payment Init. Date:	18/03/2025 20:49:05
Total Amount:	118327	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	7101365978845	BRN Date:	18/03/2025 20:49:34
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr Gopal Kundu
Mobile: 9830135704

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250450573858	Directorate of Registration & Stamp Revenue	118327
Total			118327

IN WORDS: ONE LAKH EIGHTEEN THOUSAND THREE HUNDRED TWENTY SEVEN ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.







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



192024250450573858

GRN Details

GRN:	192024250450573858	Payment Mode:	SBI Epay
GRN Date:	18/03/2025 20:49:05	Bank/Gateway:	SBIePay Payment Gateway
BRN :	7101365978845	BRN Date:	18/03/2025 20:49:34
Gateway Ref ID:	IGASPBKBB7	Method:	State Bank of India NB
GRIPS Payment ID:	180320252045057384	Payment Init. Date:	18/03/2025 20:49:05
Payment Status:	Successful	Payment Ref. No:	2000769845/6/2025
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Mr Gopal Kundu
Address:	8/1A Baishnabghata Bye Lane
Mobile:	9830135704
Email:	gopalkundu1969@gmail.com
Period From (dd/mm/yyyy):	18/03/2025
Period To (dd/mm/yyyy):	18/03/2025
Payment Ref ID:	2000769845/6/2025
Dept Ref ID/DRN:	2000769845/6/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000769845/6/2025	Property Registration- Stamp duty	0030-02-103-003-02	39451
2	2000769845/6/2025	Property Registration- Registration Fees	0030-03-104-001-16	78876
Total				118327

IN WORDS: ONE LAKH EIGHTEEN THOUSAND THREE HUNDRED TWENTY SEVEN ONLY.



Major Information of the Deed

Deed No :	I-1601-00630/2025	Date of Registration	20/03/2025
Query No / Year	1601-2000769845/2025	Office where deed is registered	
Query Date	17/03/2025 5:40:17 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	BIPLAB DEY CITY CIVIL COURT, CALCUTTA,Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9831294305, Status :Advocate		
Transaction		Additional Transaction	
[1301] Merger/Demerger, Amalgamation (Other than company amalgamation)		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 4,000/-		Rs. 25,70,624/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 39,551/- (Article:23)		Rs. 78,876/- (Article:A(1), E, M)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: N.S.C. Bose Road(Naktala), , Premises No: 255/33, , Ward No: 100 Pin Code : 700047

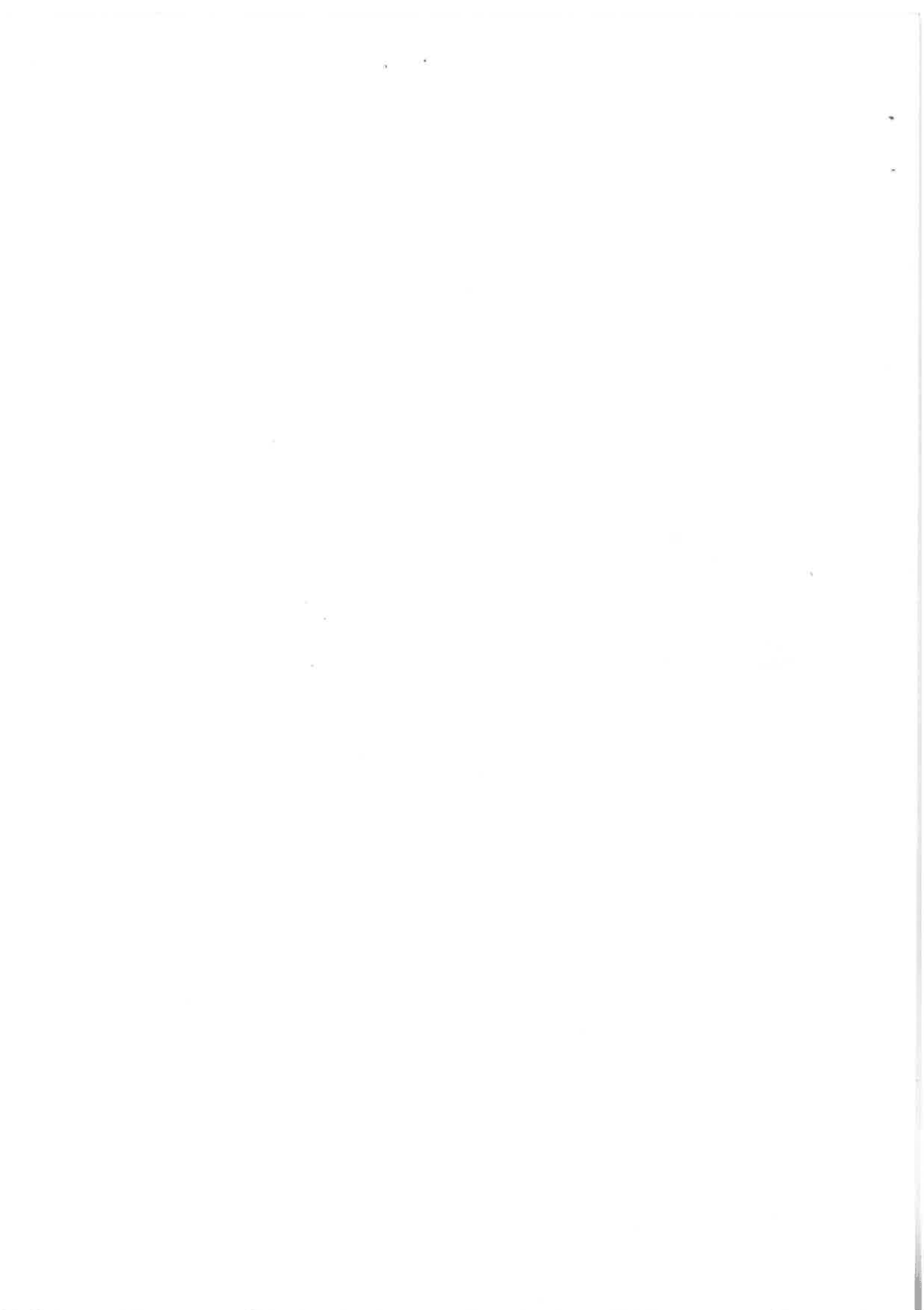
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	7.625 Chatak	1,000/-	8,57,812/-	Property is on Road

District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: N.S.C. Bose Road(Naktala), , Premises No: 255/33A, , Ward No: 100 Pin Code : 700047

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	(RS :-)		Bastu	7.625 Chatak	1,000/-	8,57,812/-	Property is on Road
Grand Total :				1.5727Dec	2,000 /-	17,15,624 /-	







Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	600 Sq Ft.	1,000/-	4,27,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 300 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 15 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 300 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 15 Years, Roof Type: Pucca, Extent of Completion: Complete					





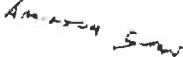


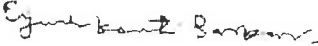
S2	On Land L2	600 Sq Ft.	1,000/-	4,27,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 15 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 15 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1200 sq ft	2,000 /-	8,55,000 /-	

Seller Details :




SI No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr AMITAVA SARKAR Son of Late SUBODH KUMAR SARKAR Executed by: Self, Date of Execution: 19/03/2025 , Admitted by: Self, Date of Admission: 19/03/2025 ,Place : Office	 19/03/2025	 Captured LTI 19/03/2025	 19/03/2025
	41/A, NAKTALA G.S. SCHEME NO.II, City:- Kolkata, P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India Date of Birth: XX-XX-1XX0 , PAN No.: AKxxxxxx2E, Aadhaar No: 44xxxxxxxx6020, Status :Individual, Executed by: Self, Date of Execution: 19/03/2025 , Admitted by: Self, Date of Admission: 19/03/2025 ,Place : Office			
2	Name	Photo	Finger Print	Signature
	Mr PIJUSH KANTI SARKAR Son of Late SUBODH KUMAR SARKAR Executed by: Self, Date of Execution: 19/03/2025 , Admitted by: Self, Date of Admission: 19/03/2025 ,Place : Office	 19/03/2025	 Captured LTI 19/03/2025	 19/03/2025
	41A, NAKTALA G.S. SCHEME NO.-II, City:- Kolkata, P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India Date of Birth: XX-XX-1XX7 , PAN No.: ALxxxxxx8N, Aadhaar No: 20xxxxxxxx9310, Status :Individual, Executed by: Self, Date of Execution: 19/03/2025 , Admitted by: Self, Date of Admission: 19/03/2025 ,Place : Office			
3	Name	Photo	Finger Print	Signature
	Mrs MAYA NAGCHOWDHURY Daughter of Late NIPENDRA KUMAR BOSE 2/41, SCHEME NO.-II, N.S.C. BOSE ROAD, City:- Kolkata, P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth: XX-XX-1XX9 , PAN No.: AKxxxxxx1E, Aadhaar No: 69xxxxxxxx5317, Status :Individual, Executed by: Self, Date of Execution: 19/03/2025 , Admitted by: Self, Date of Admission: 19/03/2025 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 19/03/2025 , Admitted by: Self, Date of Admission: 19/03/2025 ,Place : Pvt. Residence			



Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr AMITAVA SARKAR (Presentant) Son of Late SUBODH KUMAR SARKAR Executed by: Self, Date of Execution: 19/03/2025 , Admitted by: Self, Date of Admission: 19/03/2025 ,Place : Office	Photo  19/03/2025	Finger Print  Captured LTI 19/03/2025	Signature  19/03/2025
	Son of Late SUBODH KUMAR SARKAR 41/A, NAKTALA G.S.SCHEME NO-II, City:- Kolkata, P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.:: APxxxxxx2E, Aadhaar No: 44xxxxxxxx6020, Status :Individual, Executed by: Self, Date of Execution: 19/03/2025 , Admitted by: Self, Date of Admission: 19/03/2025 ,Place : Office			
2	Name Mr PIJUSH KANTI SARKAR Son of Late SUDHIR KUMAR SARKAR Executed by: Self, Date of Execution: 19/03/2025 , Admitted by: Self, Date of Admission: 19/03/2025 ,Place : Office	Photo  19/03/2025	Finger Print  Captured LTI 19/03/2025	Signature  19/03/2025
	Son of Late SUDHIR KUMAR SARKAR 41/A, NAKTALA G.S.SCHEME-II, City:- Kolkata, P.O:- NAKTLA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.:: ALxxxxxx8N, Aadhaar No: 20xxxxxxxx9310, Status :Individual, Executed by: Self, Date of Execution: 19/03/2025 , Admitted by: Self, Date of Admission: 19/03/2025 ,Place : Office			
3	Mrs MAYA NAGCHOWDHURY Daughter of Late NIPENDRA KUMAR BOSE 2/41, SCHEME NO.II, N.S.C.B.ROAD, City:- Kolkata, P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.:: AKxxxxxx1E, Aadhaar No: 69xxxxxxxx5317, Status :Individual, Executed by: Self, Date of Execution: 19/03/2025 , Admitted by: Self, Date of Admission: 19/03/2025 ,Place : Pvt. Residence			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr BIPLAB DEY Son of Mr NARAYAN CHANDRA DEY CHITTARANJAN COLONY,, 3/62, City:- Kolkata, P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032	 19/03/2025	 Captured 19/03/2025	 19/03/2025



Identifier Of Mr AMITAVA SARKAR, Mr PIJUSH KANTI SARKAR, Mrs MAYA NAGCHOWDHURY, Mr AMITAVA SARKAR, Mr PIJUSH KANTI SARKAR, Mrs MAYA NAGCHOWDHURY

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr AMITAVA SARKAR	Mr AMITAVA SARKAR-0.0873698 Dec,Mr PIJUSH KANTI SARKAR-0.0873698 Dec,Mrs MAYA NAGCHOWDHURY-0.0873698 Dec
2	Mr PIJUSH KANTI SARKAR	Mr AMITAVA SARKAR-0.0873698 Dec,Mr PIJUSH KANTI SARKAR-0.0873698 Dec,Mrs MAYA NAGCHOWDHURY-0.0873698 Dec
3	Mrs MAYA NAGCHOWDHURY	Mr AMITAVA SARKAR-0.0873698 Dec,Mr PIJUSH KANTI SARKAR-0.0873698 Dec,Mrs MAYA NAGCHOWDHURY-0.0873698 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr AMITAVA SARKAR	Mr AMITAVA SARKAR-0.0873698 Dec,Mr PIJUSH KANTI SARKAR-0.0873698 Dec,Mrs MAYA NAGCHOWDHURY-0.0873698 Dec
2	Mr PIJUSH KANTI SARKAR	Mr AMITAVA SARKAR-0.0873698 Dec,Mr PIJUSH KANTI SARKAR-0.0873698 Dec,Mrs MAYA NAGCHOWDHURY-0.0873698 Dec
3	Mrs MAYA NAGCHOWDHURY	Mr AMITAVA SARKAR-0.0873698 Dec,Mr PIJUSH KANTI SARKAR-0.0873698 Dec,Mrs MAYA NAGCHOWDHURY-0.0873698 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr AMITAVA SARKAR	Mr AMITAVA SARKAR-66.66666667 Sq Ft,Mr PIJUSH KANTI SARKAR-66.66666667 Sq Ft,Mrs MAYA NAGCHOWDHURY-66.66666667 Sq Ft
2	Mr PIJUSH KANTI SARKAR	Mr AMITAVA SARKAR-66.66666667 Sq Ft,Mr PIJUSH KANTI SARKAR-66.66666667 Sq Ft,Mrs MAYA NAGCHOWDHURY-66.66666667 Sq Ft
3	Mrs MAYA NAGCHOWDHURY	Mr AMITAVA SARKAR-66.66666667 Sq Ft,Mr PIJUSH KANTI SARKAR-66.66666667 Sq Ft,Mrs MAYA NAGCHOWDHURY-66.66666667 Sq Ft

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	Mr AMITAVA SARKAR	Mr AMITAVA SARKAR-66.66666667 Sq Ft,Mr PIJUSH KANTI SARKAR-66.66666667 Sq Ft,Mrs MAYA NAGCHOWDHURY-66.66666667 Sq Ft
2	Mr PIJUSH KANTI SARKAR	Mr AMITAVA SARKAR-66.66666667 Sq Ft,Mr PIJUSH KANTI SARKAR-66.66666667 Sq Ft,Mrs MAYA NAGCHOWDHURY-66.66666667 Sq Ft
3	Mrs MAYA NAGCHOWDHURY	Mr AMITAVA SARKAR-66.66666667 Sq Ft,Mr PIJUSH KANTI SARKAR-66.66666667 Sq Ft,Mrs MAYA NAGCHOWDHURY-66.66666667 Sq Ft



Endorsement For Deed Number : I - 160100630 / 2025

On 19-03-2025

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

Presented for registration at 12:48 hrs on 19-03-2025, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Mr AMITAVA SARKAR , one of the Claimants.

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 25,70,624/-

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

Execution is admitted on 19/03/2025 by 1. Mr AMITAVA SARKAR, Son of Late SUBODH KUMAR SARKAR, 41/A, NAKTALA G.S. SCHEME NO.II, P.O: NAKTALA, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Retired Person, 2. Mr PIJUSH KANTI SARKAR, Son of Late SUBODH KUMAR SARKAR, 41A, NAKTALA G.S.SCHEME NO.-II, P.O: NAKTALA, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Retired Person, 3. Mr AMITAVA SARKAR, Son of Late SUBODH KUMAR SARKAR, 41/A, NAKTALA G.S.SCHEME NO-II, P.O: NAKTALA, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Retired Person, 4. Mr PIJUSH KANTI SARKAR, Son of Late SUDHIR KUMAR SARKAR, 41/A, NAKTALA G.S.SCHEME-II, P.O: NAKTLA, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Retired Person

Indetified by Mr BIPLAB DEY, , Son of Mr NARAYAN CHANDRA DEY, CHITTARANJAN COLONY,, 3/62, P.O: JADAVPUR UNIVERSITY, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by profession Advocate

Endorsement by Commissioner after execution of Visit Commission Case No:-000024 of 2025

1. Having visited the residence of Mrs MAYA NAGCHOWDHURY, , Daughter of Late NIPENDRA KUMAR BOSE, 2/41, SCHEME NO.-II, N.S.C.BOSE ROAD, P.O: NAKTALA, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by profession House wife I have this day examined the said Mrs MAYA NAGCHOWDHURY who has been identified to my satisfaction by Mr BIPLAB DEY, , Son of Mr NARAYAN CHANDRA DEY, CHITTARANJAN COLONY,, 3/62, P.O: JADAVPUR UNIVERSITY, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by profession Advocate AND the said Mrs MAYA NAGCHOWDHURY has admitted the execution of this document

2. Having visited the residence of Mrs MAYA NAGCHOWDHURY, , Daughter of Late NIPENDRA KUMAR BOSE, 2/41, SCHEME NO.II, N.S.C.B.ROAD, P.O: NAKTALA, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by profession House wife I have this day examined the said Mrs MAYA NAGCHOWDHURY who has been identified to my satisfaction by Mr BIPLAB DEY, , Son of Mr NARAYAN CHANDRA DEY, CHITTARANJAN COLONY,, 3/62, P.O: JADAVPUR UNIVERSITY, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by profession Advocate AND the said Mrs MAYA NAGCHOWDHURY has admitted the execution of this document

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 25,752.00/- (A(1) = Rs 25,706.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 78,876/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/03/2025 8:49PM with Govt. Ref. No: 192024250450573858 on 18-03-2025, Amount Rs: 78,876/-, Bank: SBI EPay (SBIEPay), Ref. No. 7101365978845 on 18-03-2025, Head of Account 0030-03-104-001-16



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 12,873/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 39,451/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 622, Amount: Rs.100.00/-, Date of Purchase: 03/03/2025, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 18/03/2025 8:49PM with Govt. Ref. No: 192024250450573858 on 18-03-2025, Amount Rs: 39,451/-, Bank: SBI EPay (SBlePay), Ref. No. 7101365978845 on 18-03-2025, Head of Account 0030-02-103-003-02



Md Tabis Ansari
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 20-03-2025**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.



Md Tabis Ansari
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1601-2025, Page from 23557 to 23580

being No 160100630 for the year 2025.



Digitally signed by MD TABIS ANSARI
Date: 2025.03.20 14:34:39 +05:30
Reason: Digital Signing of Deed.

(Md Tabis Ansari) 20/03/2025

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS

West Bengal.

