

396/2025

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पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

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10-03-2025
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Certified that the document is admitted to registration. The Signature sheets and the endorsement sheet annexed with this documents are part of this document.

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

10 MAR 2025

DEED OF AMALGAMATION
ASSESSEE AMALGAMATION

THIS DEED OF AMALGAMATION made this the 10th day of **March** Two thousand and Twenty-five (2025)

BY

Sl. No. 845- Re. 1001 Date 10 MAR 2025
Name D. Chakrabarty (Adv.)
Address Alipore Judges Court
Vendor Sign. Shubhas ch. Halder 1201-27-

S. C. Halder
Licensed Stamp Vendor
Alipore Judges Court
Kolkata-700027



Identified by

Prasanna Das.
S/o Naba Kr. Das.
Alipore Judges Court
Kot. 700027.
Law Clerk.

me

Adl. Dist. Sub-Registrar
Kolkata
10 MAR 2025

SRI. DEBASHISH PAUL, son of Late. Nani Gopal Paul, (PAN - BBSPP5785R, AADHAAR No. 282835853179, Mob : 9903386432) by nationality - Indian, by faith Hindu, by occupation - Retired Person, residing at 32/34A, Chandi Ghosh Road, Police Station - Regent Park, Post Office - Regent Park, Kolkata - 700040, District South 24 Parganas, hereinafter called the **PARTY OF THE FIRST PART** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives, administrator and assignee) of the **FIRST PART**:

AND

1. **SRI. NIPUL CH DAS**, son of Late. Jashoda Jiban Das, (PAN - BJBPD1064Q, AADHAAR No. 937500741865, Mob : 9433824496) by nationality - Indian, by faith Hindu, by occupation - Business, and 2. **SMT. KANCHANI @ KANCHONI DAS**, wife of Sri. Nipul Ch Das, (PAN - BYWPD1913Q, AADHAAR No. 776896388828, Mob : 9875541813) by nationality - Indian, by faith Hindu, by occupation - Housewife, both residing at 32/34A, Chandi Ghosh Road, Police Station - Regent Park, Post Office - Regent Park, Kolkata - 700040, District South 24 Parganas, hereinafter called the **PARTY OF THE SECOND PART** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives, administrator and assignee) of the **SECOND PART**:

AND

1. **SMT. KANCHANI @ KANCHONI DAS**, wife of Sri. Nipul Ch Das, (PAN - BYWPD1913Q, AADHAAR No. 776896388828, Mob : 9875541813) by nationality - Indian, by faith Hindu, by occupation - Housewife, and 2. **MISS. SUSHMITA DAS**, daughter of Sri. Nipul Ch Das, (PAN -



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Adl. Dist. Sub-Registrar
Bangalore
30 MAR 2025
South of Bangalore
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BYWPD1912R, AADHAAR No. 442466566419, Mob : 8240770621) by nationality - Indian, by faith Hindu, by occupation - Service, both residing at 32/34A, Chandi Ghosh Road, Police Station - Regent Park, Post Office - Regent Park, Kolkata - 700040, District South 24 Parganas, hereinafter called the **PARTY OF THE THIRD PART** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives, administrator and assignee) of the **THIRD PART**:

WHEREAS, one Ramendra Nath Pal, son of Late Harendra Kumar Pal, purchased a landed property measuring more or less about 03 (three) Cottahs 13 (thirteen) Chittaks 25 (twenty Five) Sq.ft. comprised in Mouza - Shibpur, Touzi No. 151, R.S. No. 37, J.L. No.42, Khatian No. 204, Dag No.127, Dag no. 127, Khatian no. 204, 205, within the jurisdiction of Tollygunge now Regent Park Police Station, Kolkata - 700040, in the District of South 24 Parganas, and the said Bengali Kobala deed was executed on 02.12.1953 and the same was duly registered at the office S.R. Allpore Sadar, recorded in Book No. I, Volume No. 125. Pages 111 to 114, being No.7586, for the year 1953.

AND WHEREAS, by virtue of the said Bengali kobala deed the said Ramendra Nath Pal, now deceased, became the owner and possessor of the said plot of land total measuring more or less about 03 (three) Cottahs 13 (thirteen) Chittaks 25 (twenty Five) Sq.ft. comprised in Mouza - Shibpur, Touzi No. 151, R.S. No. 37, J.L. No.42, Khatian No. 204, Dag No.127, Dag no. 127, Khatian no. 204, 205, within the jurisdiction of Tollygunge now Regent Park Police Station, Kolkata - 700040, in the District of South 24 Parganas.

AND WHEREAS, that the first wife of Ramendra Nath Pal, demise/died intestate living behind her surviving only child/ son namely Sri. Nani Gopal Pal and her husband.

AND WHEREAS, thereafter the said Ramendra Nath Pal re-married Smt. Saraju Sadha Pal.

AND WHEREAS, thereafter while in possession the said Ramendra Nath Pal died intestate on 03.11.1956 living behind his widow namely Smt. Saraju Sudha Pal, one daughter Smt. Shibani Pal & one son namely Nani Gopal Pal, issue from the first wife of Ramendra Nath Pal, to inherit his entire property as per Hindu succession Act, 1956, as amended upto date.

AND WHEREAS, by virtue of inheritance the said Smt. Saraju Sudha Pal, Smt. Shibani Pal & Sri. Nani Gopal Pal, jointly became the owner and possessor of the entire plot of land measuring more or less about 03 (three) Cottahs 13 (thirteen) Chittaks 25 (twenty Five) Sq.ft. comprised in Mouza - Shibpur, Touzi No. 151, R.S. No. 37, J.L. No.42, Khatian No. 204, Dag No.127, within the jurisdiction of Tollygunge now Regent Park Police Station, Kolkata - 700040, in the District of South 24 Parganas.

AND WHEREAS, while in possession the said owners namely Smt. Saraju Sudha Pal, Smt. Shibani Pal & Sri. Nani Gopal Pal, had decided to mutual separate with their respective shares, for their own interest occupying on possession according to the division of their respective shares of the said entire landed property mentioned above.

AND WHEREAS, by virtue of a registered partition deed viz. First party being Smt. Saraju Sudha Pal and Smt. Shibani Pal, collectively and Second party being Sri. Nani Gopal Pal, solely, duly registered executed the said partition deed in bangali on 14.03.1959 and the said deed was



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Adl. Dist. Sub-Registrar
Bangalore
10 MAR 2025
SOUTH DEPARTMENT

registered in the office of the Sub-Registered Alipore Sadar and the same was recorded in Book No. 1, Volume No. 35, pages from 286 to 290, being No. 2419 dated 14.3.1959 for the year 1959.

AND WHEREAS, by virtue of the said partition deed the First Part namely Smt. Saraju Sudha Pal and Smt. Shibani Pal collectively became the joint and absolute owners of ALL THAT piece and parcel of a demarcated portion land measuring more or less about 01 (one) Cottahs 14 (fourteen) Chittaks 35 (thirty-five) Sq.ft. along with a structure comprised in Mouza - Shibpur, Touzi No. 151, R.S. No. 37, J.L. No.42, Khatian No. 204, Dag No.127, within the jurisdiction of Tollygunge now Regent Park Police Station, Kolkata - 700040, in the District of South 24 Parganas, on one said and mutated their names in the records of the Kolkata Municipal Corporation vide Assessee no. 21-097-02-0122-1, being KMC premises no. 32/34B, Chandi Ghosh Road, Police Station - Regent Park, Kolkata - 700040, District South 24 Parganas.

AND WHEREAS, by virtue of the said partition deed the Second party therein mentioned in the said partition deed namely Sri. Nani Gopal Pal, became the sole and absolute owner and possessor of ALL THAT piece and parcel of a demarcated portion land measuring more or less about 01 (one) Cottahs 14 (fourteen) Chittaks 35 (thirty-five) Sq.ft. together with an old Two storied Building standing thereon, comprised in Mouza - Shibpur, Touzi No. 151, R.S. No. 37, J.L. No.42, Khatian No. 204, Dag No.127, within the jurisdiction of Tollygunge now Regent Park Police Station, Kolkata - 700040, in the District of South 24 Parganas, on one said and mutated his name in the records of the Kolkata Municipal Corporation vide Assessee no. 21-097-02-0121-0, being KMC premises no. 32/34A, Chandi Ghosh Road, Police Station - Regent Park, Kolkata - 700040, District South 24 Parganas.

AND WHEREAS, while in possession and enjoying the same by paying taxes regularly the said Sri. Nani Gopal Pal died intestate on 14.12.2008 living behind his widow namely Smt. Sipra Pal and only one son Sri. Debashish Paul, the first part herein above mentioned, to jointly inherit the entire plot of land as per Hindu Succession Act, 1956, as amended upto date.

AND WHEREAS, while in possession of the said plot of land along with the two storied building standing thereon the said Smt. Sipra Pal and Sri. Debashish Paul, jointly due to their urgent need of money sold the entire ground floor by virtue of two separate deed of conveyances viz. **1. To Sri. Nipul Chandra Das**, son of Late. Jashoda Jiban Das, & **Smt. Kanchoni Das**, wife of Sri. Nipul Chandra Das, a portion on the **Ground Floor Back Side** measuring about 650 Sq.Ft. super built up area and the said deed of conveyance was executed on 28.11.2013 and the same was registered in the Office of the D.S.R.- 1, at Alipore and recorded in Book no. 1, CD Volume no. 20, Pages from 2789 to 2806, being no. 04691, for the year 2013, and **2. To Miss. Sushmita Das**, daughter of Sri. Nipul Chandra Das, & **Smt. Kanchoni Das**, wife of Sri. Nipul Chandra Das, a portion on the **Ground Floor Front Side** measuring about 540 Sq.Ft. super built up area and the said deed of conveyance was executed on 21.02.2019 and the same was registered in the Office of the A.D.S.R., at Alipore and recorded in Book no. 1, Volume no. 1605-2019, Pages from 41513 to 41539, being no. 160501137, for the year 2019, along with undivided and un-partionable proportionate share of the land underneath and building and the said Smt. Sipra Pal and Sri. Debashish Paul, retained and are in possession of the entire first floor along with undivided and un-partionable proportionate share of the land underneath and building.

AND WHEREAS, by virtue of the said two deed of conveyance the said **Sri. Nipul Chandra Das**, son of Late. Jashoda Jiban Das, & **Smt. Kanchoni Das**, wife of Sri. Nipul Chandra Das, became the owner of the portion on the **Ground Floor Back Side**, and after the same entered their names in the records of the Kolkata Municipal Corporation vide **Assessee no. 21-097-02-1629-7**, and the said **Miss. Sushmita Das**, daughter of Sri. Nipul Chandra Das, & **Smt. Kanchoni Das**, wife of Sri. Nipul Chandra Das, a portion on the **Ground Floor Front Side**, and after the same entered their names in the records of the Kolkata Municipal Corporation vide **Assessee no. 21-097-02-1630-3**, and are in possession by paying taxes regularly, and the said Smt. Sipra Pal and Sri. Debashish Paul jointly are in possession and pay taxes in respect of **Assessee no. 21-097-02-0121-0**, in respect of KMC premises no. 32/34A, Chandi Ghosh Road, Police Station – Regent Park, Kolkata – 700040, District South 24 Parganas.

AND WHEREAS, while in possession the said Sri. Sipra Pal died intestate on 27.03.2022 leaving behind her only son namely Sri. Debasish Paul, the first part /owner to inherit the residue property at its entirety as per Hindu Succession Act, 1956, as amended upto date.

AND WHEREAS, by virtue of inheritance and by way of purchase the said Sri. Debashish Paul, Sri. Nipul Chandra Das, Smt. Kanchoni Das, and Miss. Sushmita Das, became the joint and absolute owner and possessor of the entire plot of land along measuring more or less about 01 (one) Cottahs 14 (fourteen) Chittaks 35 (thirty-five) Sq.ft. together with an old Two storied Building standing thereon, comprised in Mouza - Shibpur, Touzi No. 151, R.S. No. 37, J.L. No.42, Khatian No. 204, Dag No.127, lying and situated at KMC premises no. 32/34A, Chandi Ghosh Road, Police Station – Regent Park, Kolkata – 700040, District South 24 Parganas, as per their respective shares.



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Adul. Dist. Sub-Registrar
Bangalore
10 MAR 2025
South Zone Bangalore
Karnataka

AND WHEREAS, to facilitate the process of new construction the parties herein above, have applied for joint mutation of the KMC premises no. 32/34A, Chandi Ghosh Road, Police Station - Regent Park, Kolkata - 700040, District South 24 Parganas, for amalgamation of their respective apportionments and separate assessee numbers in the same building.

AND WHEREAS, in the manner aforesaid the parties herein above, own and possess their respective shares in the above KMC premises no. 32/34A, Chandi Ghosh Road, Police Station - Regent Park, Kolkata - 700040, District South 24 Parganas, in the following manner referred herein below in the Schedules and for the sake of convenience and to avoid any ambiguity regarding the devolution of interest of ownership and also the subsequent transfers amongst the co-owners/co-sharers of the said property.

AND WHEREAS, in the premises the parties hereto of the First Part, Second Part and Third part, became the absolute and lawful owners of their respective share of land the aforesaid flat are situated in the same building and the parties hereto jointly intended to enjoy the said properties by themselves and for that the parties hereto have decided to amalgamate their respective properties with the view to proper utilization of the said property and/or properties.

AND WHEREAS, unless and until the parties have shared upon each other the properties cannot be amalgamated into a single unit.

AND WHEREAS, each of the parties shall be entitled to the respective share of land and building within the amalgamated property and the same jointly after being amalgamated particulars whereof fully mentioned in the **FOURTH SCHEDULE** herein under written.

NOW THIS DEED WITNESSETH AS FOLLOWS :

1. That in consideration of the grant of right title and interest made in accordance with the terms of this deed and pursuant to the arrangement mentioned above the parties above named and in pursuance of the said amicable arrangements and in consideration of the premises the said First Part, Second Part and Third Part became the joint owners of the entire property fully described in the Fourth Schedule herein below mentioned along with all easementary right over the adjoining road, and have the right bring the electric line, sewerage line, water connection, etc. for the better use of the amalgamated land.
2. That each of the parties shall be entitled to the respective share of land within the amalgamated property and the said amalgamation is done for the better use of the entire plot of land by both the parties.
3. That the parties being inherited and bequeath and the both the parties herein jointly own and possess the property at KMC premises no. 32/34A, Chandi Ghosh Road, Police Station – Regent Park, Kolkata – 700040, District South 24 Parganas, having a single residential building and in similar terms the parties have decided to stay together by raising construction of a proposed building or buildings within the same premises and for the reasons and purpose aforesaid the parties have decided to amalgamate their respective shares by way of amalgamating their respective shares to meet up legal requirements as are provided under the provisions of Kolkata Municipal Corporation Act and Rules and hence these presents.

IT IS HEREBY AGREED AND DECLARED that each party hereto has/have good rightful power and absolute authority and indefeasible title to give, grant, transfer and convey, and by this Deed **AND** the parties hereto have been in peaceful possession and enjoyment of their respective property without any interruption and encumbrances whatsoever **AND** that each

party shall at all times hereafter peaceably and quietly hold, possess and enjoy the same without any claim, demand or interruption by the other and will at the costs and request of the other execute every such assurance and assurances and further do execute and perform every such act deed or thing as shall reasonably required by the other for further more and perfectly assurances to the other party **AND** the parties hereto understanding their respective benefits for their convenience considering the valuation of the property this Deed of amalgamation is made and in future the parties will not be entitled to raise any claim or demand against each other relating properties and the valuations of the same and the parties herein above shall be treated the joint owners or co-sharers of the said amalgamated premises to be assessed by the Kolkata Municipal Corporation authority or any other authorities having jurisdiction the all court of law.

BE IT NOTED HERE that the parties being satisfied in respect of their title of the properties as well as the valuation thereof have made and none of the parties will be entitled to raise any dispute or claim in any way or manner whatsoever.

FIRST SCHEDULE REFERRED TO ABOVE

(Description of the property belonging to **SRI. DEBASHISH PAUL**, the **FIRST PART** hereto)

ALL THAT, the portion/ flat on the **Entire First floor** measuring more or less about **1190 Sq.Ft. Super built up area (937.0078 Sq.Ft. built up area)** comprised in Mouza - Shibpur, Touzi No. 151, R.S. No. 37, J.L. No.42, Khatian No. 204, Dag No.127, within the jurisdiction of Tollygunge now Regent Park Police Station, lying and situate at KMC premises no. 32/34A, Chandi Ghosh Road, Police Station - Regent Park, Kolkata - 700040, District South 24 Parganas, on one said and mutated his name in the records of the Kolkata Municipal Corporation vide **Assessee no. 21-097-**

02-0121-0, along with along with the common right and interest over the common passage, stair, structure, drains, sewerage, waterline, overhead tank, underground water reservoir, pump room, roof, safety tank, landing, side spaces, including the 50% impartible share of the entire plot of land underneath.

SECOND SCHEDULE REFERRED TO ABOVE

(Description of the property belonging to **1. SRI. NIPUL CH DAS**, and **2. SMT. KANCHANI @ KANCHONI DAS**, the **SECOND PART** hereto)

ALL THAT, the portion/ flat on the **Ground Floor Back Side** measuring more or less about **650 Sq.Ft. Super built up area (511.811 Sq.Ft. built up area)** comprised in Mouza - Shibpur, Touzi No. 151, R.S. No. 37, J.L. No.42, Khatian No. 204, Dag No.127, within the jurisdiction of Tollygunge now Regent Park Police Station, lying and situate at KMC premises no. 32/34A, Chandi Ghosh Road, Police Station - Regent Park, Kolkata - 700040, District South 24 Parganas, on one said and mutated his name in the records of the Kolkata Municipal Corporation vide **Assessee no. 21-097-02-1629-7**, along with along with the common right and interest over the common passage, stair, structure, drains, sewerage, waterline, overhead tank, underground water reservoir, pump room, roof, safety tank, landing, side spaces, including the 25% impartible share of the entire plot of land underneath.

THIRD SCHEDULE REFERRED TO ABOVE

(Description of the property belonging to **1. SMT. KANCHANI @ KANCHONI DAS**, and **2. MISS. SUSHMITA DAS**, the **THIRD PART** hereto)

ALL THAT, the portion/ flat on the **Ground Floor Front Side** measuring more or less about **540 Sq.Ft. Super built up area (425.196 Sq.Ft. built up area)** comprised in Mouza - Shibpur, Touzi No. 151, R.S. No. 37, J.L. No.42, Khatian No. 204, Dag No.127, within the jurisdiction of Tollygunge

now Regent Park Police Station lying and situate at KMC premises no. 32/34A, Chandi Ghosh Road, Police Station - Regent Park, Kolkata - 700040, District South 24 Parganas, on one said and mutated his name in the records of the Kolkata Municipal Corporation vide **Assessee no. 21-097-02-1630-3**, along with along with the common right and interest over the common passage, stair, structure, drains, sewerage, waterline, overhead tank, underground water reservoir, pump room, roof, safety tank, landing, side spaces, including the 25% impertiable share of the entire plot of land underneath.

FOURTH SCHEDULE REFERRED TO ABOVE

(Description of the Entire Property after Amalgamation)

ALL THAT a piece and parcel of plot of homestead land total measuring more or less about 01 (one) Cottahs 14 (fourteen) Chittacks 35 (thirty five) Sq.Ft. together with an old Two storied Building standing thereon (Ground Floor - 1190 Sq.Ft. & First Floor - 1190 Sq.Ft.), comprised in Mouza - Shibpur, Touzi No. 151, R.S. No. 37, J.L. No.42, Khatian No. 204, Dag No.127, lying and situated at KMC Premises No. 32/34A, Chandi Ghosh Road, within the limits of Kolkata Municipal Corporation Ward No. 097, within the jurisdiction of Regent Park Police Station, Kolkata - 700040, in the District of South 24 Parganas, vide mother Assessee no. 21-097-02-0121-0.

The entire plot of land along with the two storied structure is butted and bounded as follows :-

- ON THE NORTH :** 30 Feet wide KMC Road,
- ON THE SOUTH :** House of Nipul Chandra Das & others,
- ON THE EAST :** 8 Feet wide KMC Road,
- ON THE WEST :** 3 Feet wide Common Passage & house of Smt.

Shibani Pal



Handwritten signature

Adl. Dist. Sub-Registrar
Bangalore
10 MAR 2025
South 24 Division
Kd. 1.

IN WITNESS WHEREOF the **FIRST PART**, **SECOND PART** and **THIRD PART**, hereunto set and subscribe their respective hands on the day, month and year first above written.

WITNESSES: -

1) Parameswar Das,
Alipore Judges Court
Lot- 700027.

2) Joyanta Mondal
Alipore Judges Court
Kal-27.

Sebastian Paul.

PARTY OF THE FIRST PART

Nipul chandra Das

Kamehaji Das

PARTY OF THE SECOND PART

Kamehaji Das

Sushmita Das

PARTY OF THE SECOND PART

Drafted By: -

D. Jayaraj Chatterjee

Advocate W.B.No. 1089/09
Alipore Judges' Court,
Kolkata - 700 027.



	Thumb	1 st Finger	Middle Finger	Ring finger	Small Finger
Left hand					
Right hand					

Name
Signature *Subashish Kaul*



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
Left hand					
Right hand					

Name
Signature *Nipul Chandra Das*



	Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
Left hand					
Right hand					

Name
Signature *Kamehani Das*



	Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
Left hand					
Right hand					

Name
Signature *Sushmita Das*



Handwritten signature or initials inside a triangle.

Addl. Registrar
Mumbai
1st MAR 2025
10:27



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



100320252043882042

GRIPS Payment Detail

GRIPS Payment ID:	100320252043882042	Payment Init. Date:	10/03/2025 12:09:56
Total Amount:	167190	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	3027281392113	BRN Date:	10/03/2025 12:10:28
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr DIBYENDU CHAKRABORTY
Mobile: 9903192998

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250438820438	Directorate of Registration & Stamp Revenue	167190
Total			167190

IN WORDS: ONE LAKH SIXTY SEVEN THOUSAND ONE HUNDRED NINETY 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



192024250438820438

GRN Details

GRN: 192024250438820438
GRN Date: 10/03/2025 12:09:56
BRN : 3027281392113
Gateway Ref ID: IGASOERGG8
GRIPS Payment ID: 100320252043882042
Payment Status: Successful
Payment Mode: SBI Epay
Bank/Gateway: SBIEpay Payment Gateway
BRN Date: 10/03/2025 12:10:28
Method: State Bank of India NB
Payment Init. Date: 10/03/2025 12:09:56
Payment Ref. No: 2000687186/1/2025
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr DIBYENDU CHAKRABORTY
Address: D98, RABINDRAPALLY
Mobile: 9903192998
Period From (dd/mm/yyyy): 10/03/2025
Period To (dd/mm/yyyy): 10/03/2025
Payment Ref ID: 2000687186/1/2025
Dept Ref ID/DRN: 2000687186/1/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000687186/1/2025	Property Registration- Stamp duty	0030-02-103-003-02	55672
2	2000687186/1/2025	Property Registration- Registration Fees	0030-03-104-001-16	111518
			Total	167190

IN WORDS: ONE LAKH SIXTY SEVEN THOUSAND ONE HUNDRED NINETY ONLY.



Major Information of the Deed









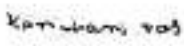
Deed No :	I-1605-00339/2025	Date of Registration	10/03/2025
Query No / Year	1605-2000687186/2025	Office where deed is registered	
Query Date	07/03/2025 9:14:20 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	Dibyendu Chakraborty Allpore Judges Court, Thana : Allpore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9903192998, Status : Advocate		
Transaction	Additional Transaction		
[1301] Merger/Demerger, Amalgamation (Other than company amalgamation)	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 3/-	Rs. 1,11,50,387/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 55,772/- (Article:23)	Rs. 1,11,518/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		



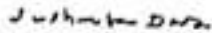
Apartment Details :

District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Premises No: 32/34A, Ward No: 097, Road: Chandi Ghosh Road, Pin Code : 700040







Sch No.	Mouza/Road Zone	Plot	Khatian	Floor Area (in Sq.Ft.)	Set Forth Value (In Rs.)	Market value (in Rs.)	Other Details
A1				Super Build Area: 1190, Carpet Area: 937.008	1/-	55,75,196/-	Floor No: 1, Apartment Type: Flat/Apartment Residential Use , Floor Type: Marble, Age of Flat: 5 Year, Approach Road Width: 30 Ft. , New Flat ,
A2				Super Build Area: 650, Carpet Area: 511.811	1/-	30,45,275/-	, Apartment Type: Flat/Apartment Residential Use , Floor Type: Marble, Age of Flat: 5 Year, Approach Road Width: 30 Ft. , New Flat ,
A3				Super Build Area: 540, Carpet Area: 425.196	1/-	25,29,916/-	, Apartment Type: Flat/Apartment Residential Use , Floor Type: Marble, Age of Flat: 5 Year, Approach Road Width: 30 FL. , New Flat ,



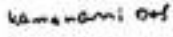


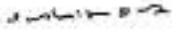
Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Debashish Paul Son of Late Nani Gopal Paul Executed by: Self, Date of Execution: 10/03/2025 , Admitted by: Self, Date of Admission: 10/03/2025 ,Place : Office	 <small>10/03/2025</small>	 Captured <small>LTI</small> <small>10/03/2025</small>	 <small>10/03/2025</small>
32/34A, Chandi Ghosh Road, City:- , P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.:: bbxxxxxx5r, Aadhaar No: 28xxxxxxxx3179, Status :Individual, Executed by: Self, Date of Execution: 10/03/2025 , Admitted by: Self, Date of Admission: 10/03/2025 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Shri Nipul Ch Das Son of Late Jashoda Jiban Das Executed by: Self, Date of Execution: 10/03/2025 , Admitted by: Self, Date of Admission: 10/03/2025 ,Place : Office	 <small>10/03/2025</small>	 Captured <small>LTI</small> <small>10/03/2025</small>	 <small>10/03/2025</small>
32/34A, Chandi Ghosh Road, City:- , P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.:: bjxxxxxx4q, Aadhaar No: 93xxxxxxxx1865, Status :Individual, Executed by: Self, Date of Execution: 10/03/2025 , Admitted by: Self, Date of Admission: 10/03/2025 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	Smt Kanchani Das, (Alias: Smt Kanchoni Das) Wife of Shri Nipul Ch Das Executed by: Self, Date of Execution: 10/03/2025 , Admitted by: Self, Date of Admission: 10/03/2025 ,Place : Office	 <small>10/03/2025</small>	 Captured <small>LTI</small> <small>10/03/2025</small>	 <small>10/03/2025</small>
32/34A, Chandi Ghosh Road, City:- , P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.:: byxxxxxx3q, Aadhaar No: 77xxxxxxxx8828, Status :Individual, Executed by: Self, Date of Execution: 10/03/2025 , Admitted by: Self, Date of Admission: 10/03/2025 ,Place : Office				

4	Name	Photo	Finger Print	Signature
	Miss Sushmita Das Daughter of Shri Nipul Ch Das Executed by: Self, Date of Execution: 10/03/2025 , Admitted by: Self, Date of Admission: 10/03/2025 ,Place : Office		 Captured	
		10/03/2025	LTI 10/03/2025	10/03/2025
32/34A, Chandi Ghosh Road, City:- , P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.:: byxxxxxx2r, Aadhaar No: 44xxxxxxxx6419, Status :Individual, Executed by: Self, Date of Execution: 10/03/2025 , Admitted by: Self, Date of Admission: 10/03/2025 ,Place : Office				

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Shri Debashish Paul (Presentant) Son of Late Nani Gopal Paul Executed by: Self, Date of Execution: 10/03/2025 , Admitted by: Self, Date of Admission: 10/03/2025 ,Place : Office		 Captured	
		10/03/2025	LTI 10/03/2025	10/03/2025
Son of Late Nani Gopal Paul 32/34A, Chandi Ghosh Road, City:- , P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.:: bbxxxxxx5r, Aadhaar No: 28xxxxxxxx3179, Status :Individual, Executed by: Self, Date of Execution: 10/03/2025 , Admitted by: Self, Date of Admission: 10/03/2025 ,Place : Office				
2	Shri Nipul Ch Das Son of Late Jashoda Jiban Das Executed by: Self, Date of Execution: 10/03/2025 , Admitted by: Self, Date of Admission: 10/03/2025 ,Place : Office		 Captured	
		10/03/2025	LTI 10/03/2025	10/03/2025
Son of Late Jashoda Jiban Das 32/34A, Chandi Ghosh Road, City:- , P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.:: bjxxxxxx4q, Aadhaar No: 93xxxxxxxx1865, Status :Individual, Executed by: Self, Date of Execution: 10/03/2025 , Admitted by: Self, Date of Admission: 10/03/2025 ,Place : Office				

	Name	Photo	Finger Print	Signature
3	Smt Kanchani Das, (Alias: Smt Kanchoni Das) Wife of Shri Nipul Ch Das Executed by: Self, Date of Execution: 10/03/2025 , Admitted by: Self, Date of Admission: 10/03/2025 ,Place : Office	 10/03/2025	 Captured LTI 10/03/2025	 10/03/2025
Wife of Shri Nipul Ch Das 32/34A, Chandi Ghosh Road, City:- , P.O:- Regent Park, P.S:-Regent Park, District:- South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Female, By Caste: Hindu, Occupation: Housewife, Citizen of: India Date of Birth: XX-XX-1XX0 , PAN No.:: byxxxxxx3q, Aadhaar No: 77xxxxxxxx8828, Status :Individual, Executed by: Self, Date of Execution: 10/03/2025 , Admitted by: Self, Date of Admission: 10/03/2025 ,Place : Office				
	Name	Photo	Finger Print	Signature
4	Miss Sushmita Das Daughter of Shri Nipul Ch Das Executed by: Self, Date of Execution: 10/03/2025 , Admitted by: Self, Date of Admission: 10/03/2025 ,Place : Office	 10/03/2025	 Captured LTI 10/03/2025	 10/03/2025
Daughter of Shri Nipul Ch Das 32/34A, Chandi Ghosh Road, City:- , P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth: XX-XX-1XX1 , PAN No.:: byxxxxxx2r, Aadhaar No: 44xxxxxxxx6419, Status :Individual, Executed by: Self, Date of Execution: 10/03/2025 , Admitted by: Self, Date of Admission: 10/03/2025 ,Place : Office				

Identifier Details :				
Name	Photo	Finger Print	Signature	
Shri Parameswar Das Son of Shri Naba Kumar Das Alipore Judges Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 10/03/2025	 Captured 10/03/2025	 10/03/2025	
Identifier Of Shri Debashish Paul, Shri Nipul Ch Das, Smt Kanchani Das, Miss Sushmita Das, Shri Debashish Paul, Shri Nipul Ch Das, Smt Kanchani Das, Miss Sushmita Das				

Transfer of property for A1

Sl.No	From	To. with area (Name-Area)
1	Shri Debashish Paul	Shri Debashish Paul-58.562988 Sq Ft,Shri Nipul Ch Das-58.562988 Sq Ft,Smt Kanchani Das-58.562988 Sq Ft, Miss Sushmita Das-58.562988 Sq Ft
2	Shri Nipul Ch Das	Shri Debashish Paul-58.562988 Sq Ft,Shri Nipul Ch Das-58.562988 Sq Ft,Smt Kanchani Das-58.562988 Sq Ft, Miss Sushmita Das-58.562988 Sq Ft
3	Smt Kanchani Das	Shri Debashish Paul-58.562988 Sq Ft,Shri Nipul Ch Das-58.562988 Sq Ft,Smt Kanchani Das-58.562988 Sq Ft, Miss Sushmita Das-58.562988 Sq Ft
4	Miss Sushmita Das	Shri Debashish Paul-58.562988 Sq Ft,Shri Nipul Ch Das-58.562988 Sq Ft,Smt Kanchani Das-58.562988 Sq Ft, Miss Sushmita Das-58.562988 Sq Ft

Transfer of property for A2

Sl.No	From	To. with area (Name-Area)
1	Shri Debashish Paul	Shri Debashish Paul-31.988188 Sq Ft,Shri Nipul Ch Das-31.988188 Sq Ft,Smt Kanchani Das-31.988188 Sq Ft, Miss Sushmita Das-31.988188 Sq Ft
2	Shri Nipul Ch Das	Shri Debashish Paul-31.988188 Sq Ft,Shri Nipul Ch Das-31.988188 Sq Ft,Smt Kanchani Das-31.988188 Sq Ft, Miss Sushmita Das-31.988188 Sq Ft
3	Smt Kanchani Das	Shri Debashish Paul-31.988188 Sq Ft,Shri Nipul Ch Das-31.988188 Sq Ft,Smt Kanchani Das-31.988188 Sq Ft, Miss Sushmita Das-31.988188 Sq Ft
4	Miss Sushmita Das	Shri Debashish Paul-31.988188 Sq Ft,Shri Nipul Ch Das-31.988188 Sq Ft,Smt Kanchani Das-31.988188 Sq Ft, Miss Sushmita Das-31.988188 Sq Ft

Transfer of property for A3

Sl.No	From	To. with area (Name-Area)
1	Shri Debashish Paul	Shri Debashish Paul-26.574750 Sq Ft,Shri Nipul Ch Das-26.574750 Sq Ft,Smt Kanchani Das-26.574750 Sq Ft, Miss Sushmita Das-26.574750 Sq Ft
2	Shri Nipul Ch Das	Shri Debashish Paul-26.574750 Sq Ft,Shri Nipul Ch Das-26.574750 Sq Ft,Smt Kanchani Das-26.574750 Sq Ft, Miss Sushmita Das-26.574750 Sq Ft
3	Smt Kanchani Das	Shri Debashish Paul-26.574750 Sq Ft,Shri Nipul Ch Das-26.574750 Sq Ft,Smt Kanchani Das-26.574750 Sq Ft, Miss Sushmita Das-26.574750 Sq Ft
4	Miss Sushmita Das	Shri Debashish Paul-26.574750 Sq Ft,Shri Nipul Ch Das-26.574750 Sq Ft,Smt Kanchani Das-26.574750 Sq Ft, Miss Sushmita Das-26.574750 Sq Ft

Endorsement For Deed Number : I - 160500339 / 2025

On 10-03-2025

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.

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

Presented for registration at 14:19 hrs on 10-03-2025, at the Office of the A.D.S.R. ALIPORE by Shri Debashish Paul, 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 1,11,50,387/-

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

Execution is admitted on 10/03/2025 by 1. Shri Debashish Paul, Son of Late Nani Gopal Paul, 32/34A, Chandī Ghosh Road, P.O: Regent Park, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Retired Person, 2. Shri Nipul Ch Das, Son of Late Jashoda Jiban Das, 32/34A, Chandī Ghosh Road, P.O: Regent Park, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Business, 3. Smt Kanchani Das, Alias Smt Kanchoni Das, Wife of Shri Nipul Ch Das, 32/34A, Chandī Ghosh Road, P.O: Regent Park, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession House wife, 4. Miss Sushmita Das, Daughter of Shri Nipul Ch Das, 32/34A, Chandī Ghosh Road, P.O: Regent Park, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Service, 5. Shri Debashish Paul, Son of Late Nani Gopal Paul, 32/34A, Chandī Ghosh Road, P.O: Regent Park, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Retired Person, 6. Shri Nipul Ch Das, Son of Late Jashoda Jiban Das, 32/34A, Chandī Ghosh Road, P.O: Regent Park, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Business, 7. Smt Kanchani Das, Alias Smt Kanchoni Das, Wife of Shri Nipul Ch Das, 32/34A, Chandī Ghosh Road, P.O: Regent Park, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession House wife, 8. Miss Sushmita Das, Daughter of Shri Nipul Ch Das, 32/34A, Chandī Ghosh Road, P.O: Regent Park, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Service

Identified by Shri Parameswar Das, , Son of Shri Naba Kumar Das, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,11,518.00/- (A(1) = Rs 1,11,504.00/- , E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 1,11,518/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/03/2025 12:10PM with Govt. Ref. No: 192024250438820438 on 10-03-2025, Amount Rs: 1,11,518/-, Bank: SBI EPay (SBIEPay), Ref. No. 3027281392113 on 10-03-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 55,772/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 55,672/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 845, Amount: Rs.100.00/-, Date of Purchase: 10/03/2025, Vendor name: S C HALDER

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/03/2025 12:10PM with Govt. Ref. No: 192024250438820438 on 10-03-2025, Amount Rs: 55,672/-, Bank: SBI EPay (SBIEPay), Ref. No. 3027281392113 on 10-03-2025, Head of Account 0030-02-103-003-02



MANIMALA CHAKRABORTY
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2025, Page from 15794 to 15818

being No 160500339 for the year 2025.



VMD

Digitally signed by MANIMALA CHAKRABORTY
Date: 2025.03.12 17:24:51 +05:30
Reason: Digital Signing of Deed.

**(MANIMALA CHAKRABORTY) 12/03/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.**