

05507/24

D-05369/2024



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Registered then the document is admitted the
Registration. The signature sheets and the
entertainment sheets provided with the
document are the part of this document

AS 268659

15/05/2024
Q-200118096/2024

Deed of Amalgamation

THIS DEED OF AMALGAMATION is made on this the 15th
day of May, in the year Two Thousand Twenty Four (2024).

BETWEEN



SRI RAJAT SAHA (PAN No- AKKPS2463F and
Aadhaar No- 8580-5569-3070) son of Late Gobinda
Chandra Saha, by faith Hindu, by Occupation - Service,
by Nationality- Indian, residing at 121/1F, Raja S. C.
Mullick Road, P.O.- Naktala, P.S.- Netaji Nagar, Kolkata-

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700047, hereinafter called and referred to as the "FIRST PARTY" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, and legal representatives and assignee) of the FIRST PART

AND

SMT PROTIMA BHOWMIK (PAN No- BIOPB7537E and Aadhaar No- 5139-0945-3536) daughter of Saraj Kumar Chakraborty and sister of Late Mainak Chakraborty, by faith Hindu, by occupation- Homemaker, by nationality - Indian, Permanently residing at 121/1F, Raja S. C. Mullick Road, P.O.- Naktala, P.S.- Netaji Nagar, Kolkata-700047 and presently A-2, Silver Nest, Plot No- 89, Kolerkhairane, Sector-15, Navi Mumbai, Thane-400709, hereinafter called and referred to as the "SEOCND PARTY" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators, legal representatives) of the SECOND PART.

AND

SRI MUKUL SAHA (PAN No- AKLPS7797R and Aadhaar No 3920-9470-0429) son of Manindra Chandra Saha, by faith Hindu, by occupation - Business, by nationality- Indian, residing at 356/1G/1, Netaji Subhash Chandra Bose Road, P.O.- Naktala, Kolkata-700047, hereinafter called and referred to as the "THIRD PARTY" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators, legal representatives) of the THIRD PART.

WHEREAS one Sri Debandra Nath Sarkar was seized and possessed of bastu land measuring 0.39 Satak comprising Dag

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No. 359, Khatian No. 280, J.L. No. 28 in Mouza Baishnabghata in the District of 24 Parganas.

AND WHEREAS a Deed of Trust was registered in the name of Sri Ramanath Dey Sarkar, Religious Charitable Trust on 19th December, 1953 comprising Dag No. 359 wherein Trustees were appointed such as Sri Khagendra Nath Dey Sarkar, Sri Sachindra Nath Dey Sarkar, Sri Samarendra Nath Dey Sarkar and Sri Narendra Nath Dey Sarkar, who also appointed as Managing Committee of Trustees;

AND WHEREAS the three out of five Managing Committee Members of the Trust, Sri Khagendra Nath Dey Sarkar, Sri Sachindranath Dey Sarkar, Sri Samarendra Nath Dey Sarkar express their inability to perform their duties as Trustees. Hence they were substituted by Sri Pranabendra Nath Dey Sarkar, Sri Dhirendra Nath Dey Sarkar and Sri Birendra Nath Dey Sarkar, by a resolution taken by the Trustee unanimously.

AND WHEREAS Smt. Aleya Dey Sarkar, wife of Late Narendra Nath Dey Sarkar (a member of the Managing Committee) was also elected as a member of the Managing Committee in place of her husband since his death.

AND WHEREAS as per the constitution of the said Sri Ramanath Dey Sarkar Religious Charitable Trust, the Managing Committee were empowered in all sorts of sale, lease and transfer of the said trust property.

AND WHEREAS now the said land measuring 0.39 satak was in full possession and acquired by the said Sri Ramanath Dey Sarkar, Religious Charitable Trust.

AND WHEREAS at the time registration of the Charitable Trust, the area was under Municipality and the address was then 24/2, Baishnagbhata Lane, Police Station Jadavpur, but after acquire the area by The Kolkata Municipal Corporation, a new assessment was done and new premises number was allotted by the Kolkata Municipal Corporation, the street name was changed to Raja S.C. Mallick Road, P.S.- Jadavpur, Kolkata-700047 and this property was newly addressed as 121/1/F Raja S.C. Mullick Road, Kolkata-700047

AND WHEREAS For the development of the said trust the managing committee of the trustees made a resolution on 1st March 1970 to sale a part of the land which was accepted by Sri Nitya Gopal Ghosal to purchase measuring 02(two) cottahs, 09 (nine) Chittacks and 22 (Twenty Two) sq.ft. at 24/2, Baishnagbhata Lane, Police Station Jadavpur now Netaji Nagar, known as 121/1F Raja S.C. Mullick Road, Kolkata-700047

AND WHEREAS the managing committee of the trust of Ramnath Dey Sarkar Religious Charitable Trust sold, transferred, conveyed to Sri Nitya Gopal Ghosal a piece and parcel of land at 24/2, Baishnagbhata Lane, Police Station Jadavpur now Netaji Nagar, known as 121/1F Raja S.C. Mullick Road, Kolkata-700047 measuring more or less (02)Two Cottahs (09)Nine Chittaks and (22)Twenty two square feet on 13th April, 1970 by virtue of a registered Deed of Conveyance registered at the of the District Sub-Registrar, 24 Parganas Alipore, recorded in Book No. I, Volume No. 51, Pages 67 to 33, Being No.1433 registered in the office of the District Sub- Registrar at Alipore for the year 1970.

AND WHEREAS said Sri Nitya Gopal Ghosal was a lawful owner of the said land at premises no 24/2, Baishnagbhata Lane, Police Station Jadavpur now Netaji Nagar, known as 121/1F Raja S.C. Mullick Road, Kolkata-700047 and was ceased and possessed of or otherwise well and sufficiently entitled to the messuage, tenements, lands, hereitaments and premises as an absolute and indefesible and premises as an absolute and indefesible estate in fee simple or an estate equivalent thereto free from all encumbrances and recorded his name in respect of the said land being premises No 24/2, Baishnagbhata Lane, Police Station Jadavpur now Netaji Nagar, known as 121/1F Raja S.C. Mullick Road, Kolkata-700047 and paid necessary taxes thereof, Holding the Assessee No- 21-100-08-0136-9.

AND WHEREAS said Nitya Gopal Ghosal constructed and erected a two storied building on the said plot or land being premises No 24/2, Baishnagbhata Lane, Police Station Jadavpur now Netaji Nagar, known as 121/1F Raja S.C. Mullick Road, Kolkata-700047 as per sanction plan 110, dated 18/06/1970 and living and enjoying there peacefully with his family.

AND WHEREAS said Sri Nitya Gopal Ghosal died intestate leaving behind his wife Smt. Minati Ghosal and three daughters, namely Mithu Mukherjee, Munmun Banerjee and Moly Misra as the legal heirs and successors;

AND WHEREAS the said successors of Late Nitya Gopal Ghosal became the joint owners of the land with two storied

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building at Premises No.121/1F, Raja S.C. Mullick Road, Police Station Jadavpur now Netaji Nagar, Kolkata -700047

AND WHEREAS now the joint owners, the lawful successors of Late Nitya Gopal Ghoshal, (1) Mithu Mukherjee, (2) Munmun Banerjee and (3) Moly Misra, appoint one of the joint owners Smt. Minati Ghosh as a Lawful Attorney of the property being premises No 24/2, Baishnagbhata Lane, Police Station Jadavpur now Netaji Nagar, known as 121/1F Raja S.C. Mullick Road, Kolkata-700047, which was recorded at the office of the Sub-Registrar Alipore, vide Book No-IV, Volume NO- 10, Pages from 211 to 221, Being No- 00381 for the year 2003 dated 04/06/2003.

AND WHEREAS one Sri Rajat Saha due to urgent need for accommodation approached to the joint owners for purchase a residential flat at the ground floor front portion measuring 586 sq. ft (super built up area) more or less at the premises no- 121/1F Raja S.C. Mullick Road, P.S.- Jadavpur now Netaji Nagar, Kolkata-700047.

AND WHEREAS after agreement of all the parties the then joint owners conveyed the residential flat towards Sri Rajat Saha at the ground floor front portion measuring 586 sq. ft (super built up area) more or less at the premises no-121/1F Raja S.C. Mullick Road, P.S.- Jadavpur now Netaji Nagar, Kolkata-700047, which was recorded at the office of the Addl. Sub-Registrar Alipore, vide Book No-I, Volume No-274, Pages from 106 to 130, Being No- 04056 for the year 2003 dated 04/07/2003.

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AND WHEREAS after purchase of the property Sri Rajat Saha mutated his name in the record of the Kolkata Municipal Corporation vide Assessee No- 211000810129

AND WHEREAS one Sri Koushik Chanda, son of Sri Sudhir Ranjan Chanda, purchased the property from the successors of Late Nitya Gopal Ghosal, Smt. Minati Ghosal wife of Late Nitya Gopal Ghosal and three daughters of Late Nitya Gopal Ghosal, namely Mithu Mukherjee, Munmun Banerjee and Moly Misra the entire first floor and one temple at the roof at 121/1F Raja S.C. Mullick Road, Kolkata-700047, measuring about 1241 square feet, little more or less from its erstwhile owners at the said premises which Deed of Conveyance was registered at the office of the A.D.S.R- Alipore, vide Book No- I, Volume No- 274, Pages from 159 to 182, Being No- 04058, for the year 2003.

AND WHEREAS one Sri Mainak Chakraborty son of Sri Saroj Kumar Chakraborty was an old tenant, approached to the successors of Late Nitya Gopal Ghosal, Smt. Minati Ghosal wife of Late Nitya Gopal Ghosal and three daughters of Late Nitya Gopal Ghosal, namely Mithu Mukherjee, Munmun Banerjee and Moly Misra for purchase a residential flat at the ground floor back side measuring about 586 square feet (super built up area) little more or less at premises no- 121/1F Raja S.C. Mullick Road, Kolkata-700047, P.S.- Jadavpur now Netaji Nagar, Kolkata-700047.

AND WHEREAS Sri Mainak Chakraborty, purchased a residential flat at the ground floor back side measuring about 586 square feet (super built up area) little more or less at premises no- 121/1F Raja S.C. Mullick Road, Kolkata-700047, P.S.- Jadavpur now Netaji Nagar, Kolkata-700047 from the

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successors of Late Nitya Gopal Ghosal, Smt. Minati Ghosal wife of Late Nitya Gopal Ghosal and three daughters of Late Nitya Gopal Ghosal, namely Mithu Mukherjee, Munmun Banerjee and Moly Misra which Deed of Conveyance was registered at the office of the D.S.R-1, Alipore, vide Book No- I, Volume No- 39, Pages from 45 to 76, Being No- 00539, for the year 2007, dated 27/03/2007.

AND WHEREAS after purchase of the property Sri Mainak Chakraborty mutated his name in the record of the Kolkata Municipal Corporation.

AND WHEREAS Sri Mainak Chakraborty was unmarried and expired on 25/03/2014 vide Death Certificate No- 0054289 and his mother Late Purnima Chakraborty expired on 05/06/2015, vide Death Certificate No- 00100035.

AND WHEREAS after expiry of Late Mainak Chakraborty and his mother Late Purnima Chakraborty, Smt. Protima Bhowmik daughter of Late Saraj Chandra Chakraborty and only sister of Late Mainak Chakraborty became the sole and absolute owner of the Residential flat at ground floor back side measuring about 586 square feet (super built up area) little more or less at premises no- 121/1F Raja S.C. Mullick Road, Kolkata-700047, P.S.- Jadavpur now Netaji Nagar, Kolkata-700047.

AND WHEREAS Smt. Protima Bhowmik, after becoming the sole and absolute owner of the property of Late Mainak Chakraborty recorded her name in the book of The Kolkata Municipal Corporation, vide Assessee No- 211000801359.

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AND WHEREAS the then purchaser Sri Koushik Chanda, due to requirement of funds offered to sale the Schedule B mentioned property jointly towards Sri Subhas Chandra Das and Sri Rajdeep Das, which Deed of Conveyance was recorded at the office of the D.S.R.-1, Alipore vide Book No-I, CD. Volume No- 1, Pages from 751 to 770, Being No- 03685, for the year 2008.

AND WHEREAS while thus seized and possessed of the said entire first floor flat including the temple on the roof at 121/1F Raja S.C. Mullick Road, Kolkata-700047 duly mutated their names in the Assessment Register of the Kolkata Municipal Corporation vide Assessee No- 21-100-08-1013-0 and paid rates and taxes of the Kolkata Municipal Corporation regularly

AND WHEREAS Sri Subhas Chandra Das and Sri Rajdeep Das due to requirement of money conveyed the residential flat on the entire 1st floor plus a temple room on the roof measuring 1241 sq ft (super built up) more or less at the premises no- 121/1F, Raja S.C. Mullick Road, P.S.- Netaji Nagar, Kolkata-700047 towards Sri Mukul Saha son of Late Manindra Chandra Saha of 356/1G/1, N.S.C. Bose Road, Kolkata-700047, which Deed of Conveyance was recorded at the office of the D.S.R.-4, Alipore vide Book No- I, Volume No- 1604-2024, Pages from 130018 to 130044 Being No- 160404087, for the year 2024.

AND WHEREAS the parties hereto being the Owners of the three Schedule premises described in the FIRST SCHEDULE, SECOND SCHEDULE AND THIRD SCHEDULE have now mutually decided to develop the same for better enjoyment of the Schedule properties after amalgamation of the two aforesaid adjacent portion of the same premises as a whole for the purpose of practical convenience of the parties as per acts and Rules of the local municipality.

AND WHEREAS after the execution of this Deed of amalgamation all the parties shall be the joint Owners of the total plot of land measuring more or less 2 Cottahs 9 Chittacks and 22 Square Feet as described in the FIRST SCHEDULE hereunder written.

NOW THIS DEED OF WITNESSETH :- That in pursuance of the aforesaid agreement and in consideration of the transfer effected by the First Party herein as beneficial Owner do hereby grant, convey, transfer, assign and assure unto and in favour of the Second Party in respect of the undivided $1/3^{\text{rd}}$ share of the land described in the FOURTH SCHEDULE hereunder written free from all encumbrances TO HAVE AND TO HOLD the same absolute and forever in exchange for what is hereunder transferred by the Second Party unto and in favour of the Third Party.

AND WHEREAS the Second Party herein in further pursuance of the aforesaid Agreement and in consideration of the transfer effected by the Second Party as beneficial Owners do hereby jointly grant, convey, transfer, assign and assure unto and in favour of the First Party in respect of the undivided $1/3^{\text{rd}}$ share of the land more particularly described in the FOURTH SCHEDULE hereunder written free from all encumbrances TO HAVE AND TO HOLD the same absolutely forever free from all encumbrances in exchange for what is hereunder transferred by the First Party as aforesaid.

AND WHEREAS the Third Party herein in further pursuance of the aforesaid Agreement and in consideration of the transfer effected by the Third Party as beneficial Owners do hereby jointly grant, convey, transfer, assign and assure unto and in favour of the Second Party in respect of the undivided $1/3^{\text{rd}}$ share of the land more particularly described in the FOURTH SCHEDULE hereunder written free from all encumbrances TO HAVE AND TO HOLD the same absolutely forever free from all

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encumbrances in exchange for what is hereunder transferred by the First Party as aforesaid.

AND WHEREAS the parties herein by executing this Deed of Amalgamation do hereby declare expressly state and affirm as follows :-

1. That both the parties of the First Part, Second and Third Part themselves or any one out of them being authorized to act on behalf of all the parties have taken necessary steps to complete the AMALGAMATION scheme of the FIRST, SECOND AND THIRD SCHEDULE mentioned premises. For the purpose of such Amalgamation a plan depicting the nature of Amalgamation is made by a competent person and all the parties hereto have signed and confirmed the said Amalgamation plan, which is a part of this Deed and attached hereto.
2. That execution of this Indenture and preparation of the said Amalgamation plan all the three portion of the same premises as mentioned in the FIRST, SECOND AND THIRD SCHEDULE herein below will be treated as one and single premises and the same shall bear only one premises number, until and unless the authority of Kolkata Municipal Corporation would allot only other number to the single and amalgamated premises as mentioned earlier.
3. That the total value of the land specified in the FOURTH SCHEDULE are almost same and equal and the same is assessed to Rs. 40,00,000/- only for the purpose of stamp duty.
4. That the said three plots shall henceforth be deemed to be one compact and undivided plot of land having no existence of three separate plots at the one premises numbered of the here plots.
5. That the parties have no intention to separate the said compact plot of land even in future also.

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6. That the parties shall jointly hold, occupy, possess of and enjoy the said amalgamated plot as one undivided.
7. That the parties hereto have agreed to build a multistoried building upon the land after amalgamation as mentioned in the FOURTH SCHEDULE premises by demolishing the existing structures standing thereon and construct a G+3 residential building after obtaining the building plan in respect of FOURTH SCHEDULE property after amalgamating the FIRST, SECOND AND SCHEDULE described hereunder written.
8. That it is still further agreed between the parties hereto that they shall approach the Kolkata Municipal Corporation that the premises mentioned in the FOURTH SCHEDULE hereunder written should be mutated amalgamated and given a single premises number.
9. That the Schedule of the said Amalgamated plot is shown in the map or plan annexed hereto and depicted by "Red" border lines and morefully and particularly described in the FOURTH SCHEDULE written and to the amalgamated land with two storied building standing thereon here ditment and premises measuring 2 (Two) cottahs 9 (nine) chittaks 22 (Twenty two) square feet be the same a little more or less comprised in Khatian no. 290, Dag No. 359, Mouza Baishnabghata, J.L. No. 28, Police Station- Netaji Nagar, Kolkata-700047 which is within the limits of the Kolkata Municipal Corporation being known as premises no. 121/1F, Raja S.C. Mulcik Road, Police Station Netaji Nagar, Kolkata-700047, KMC Ward No 100,

THE FIRST SCHEDULE ABOVE REFERRED TO
(Description of entire property First Party)

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All THAT the back side of Ground Floor measuring 586 square feet be the same more or less (super built up area) consisting of 1 (one) bedroom, 1 (one) dining-cum-drawing, 1 (one) kitchen and 1(one) baths-cum-privy. The said portion intended to develop is particularly delineated in RED border in the map attached hereto and butted and bounded as follows:-

ON THE NORTH : By land of Md. Momian Bibi

ON THE EAST : By Plot NO. 366

ON THE SOUTH: By house of Smt. Santi Sarkar

ON THE WEST : By 14' 6" wide KMC Black Top Road

THE SECOND SCHEDULE ABOVE REFERRED TO

(Description of entire property Second Party)

All THAT the Front side of Ground Floor measuring 586 square feet be the same more or less (super built up area) consisting of 2 (Two) bedrooms, 1 (one) dining-cum-drawing, 1 (one) kitchen, 1(one) baths-cum-privy and 1 (one) verandah. The said portion intended to develop is particularly delineated in BLUE border in the map attached hereto and butted and bounded as follows:-

ON THE NORTH : By land of Md. Momian Bibi

ON THE EAST : By Plot NO. 366

ON THE SOUTH: By house of Smt. Santi Sarkar

ON THE WEST : By 14' 6" wide KMC Black Top Road

THE THIRD SCHEDULE ABOVE REFERRED TO

(Description of entire property Third Party)

ALL THAT the entire First floor and one temple room at the roof measuring 1241 (one thousand two hundred forty one) square feet be the same more or less (super built up area) consisting of 3 (three) bedroom, 1 (one), dining-cum-drawing, 2 (two) kitchen, 2(Two) baths-cum-privy and 3 (three) verandah. The said portion intended to develop is particularly delineated in GREEN border in the map attached hereto and butted and bounded as follows:-

ON THE NORTH : By land of Md. Momian Bibi

ON THE EAST : By Plot NO. 366

ON THE SOUTH: By house of Smt. Santi Sarkar

ON THE WEST : By 14' 6" wide KMC Black Top Road

THE FOURTH SCHEDULE ABOVE REFERRED TO

(Amalgamated property)

ALL THAT piece and parcel of land with two storied building standing thereon here ditment and premises measuring 2 (Two) cottahs 9 (nine) chittaks 22 (Twenty two) square feet be the same a little more or less together with two storied residential building ground floor measuring about 1406 sq. Ft. Covered area and first floor measuring about 1490 sq. Ft. Covered area and also roof area 1490 sq. Ft. Covered area comprised in Khatian no. 290, Dag No. 359, Mouza Baishnabghata, J.L. No. 28, Police Station- Netaji Nagar, Kolkata-700047 which is within the limits of the Kolkata Municipal Corporation being known as premises no. 121/1F, Raja S.C. Mullick

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Road, Police Station Netaji Nagar, Kolkata-700047, KMC Ward No 100, butted and bounded as follows :-

ON THE NORTH : By land of Md. Momian Bibi

ON THE EAST : By Plot NO. 366

ON THE SOUTH: By house of Smt. Santi Sarkar

ON THE WEST : By 14' 6" wide KMC Black Top Road

IN WITNESS WHEREOF the both the PARTIES hereto set and subscribed their respective hands on the day, month and year first above written.

SIGNED SEALED & DELIVERED
of Kolkata in the Presence of :-

WITNESSES :-

1. *Amib Koulter*
Alipore Judges' Court
ref-28

Rajak Saha.
Signature of the FIRST PARTY/
FIRST PART

2. *Sanjay Akhary*
157, Brahmachari Rd.
ref-84

Ratima Bhowmik
Signature of the SECOND PARTY/
SECOND PART

Manish Datta
Signature of the THIRD PARTY/
THIRD PART

Drafted by :

Shriyank
Shriyank Malakar

Advocate

Alipore Judges' Court

Kolkata-700027

Membership No- F/890/1380/2016

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

Name RAJAT SAHA
 Signature Rajat Sa Ha

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

Name PRATINA BHOSNIK
 Signature Pratna Bhosnik

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

Name MUKUL SAHA
 Signature Mukul Saha



Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



150520242004723808

GRIPS Payment Detail

GRIPS Payment ID:	150520242004723808	Payment Init. Date:	15/05/2024 08:16:38
Total Amount:	171906	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	8557307359325	BRN Date:	15/05/2024 08:16:55
Payment Status:	Successful	Payment Init. From:	Department Portal

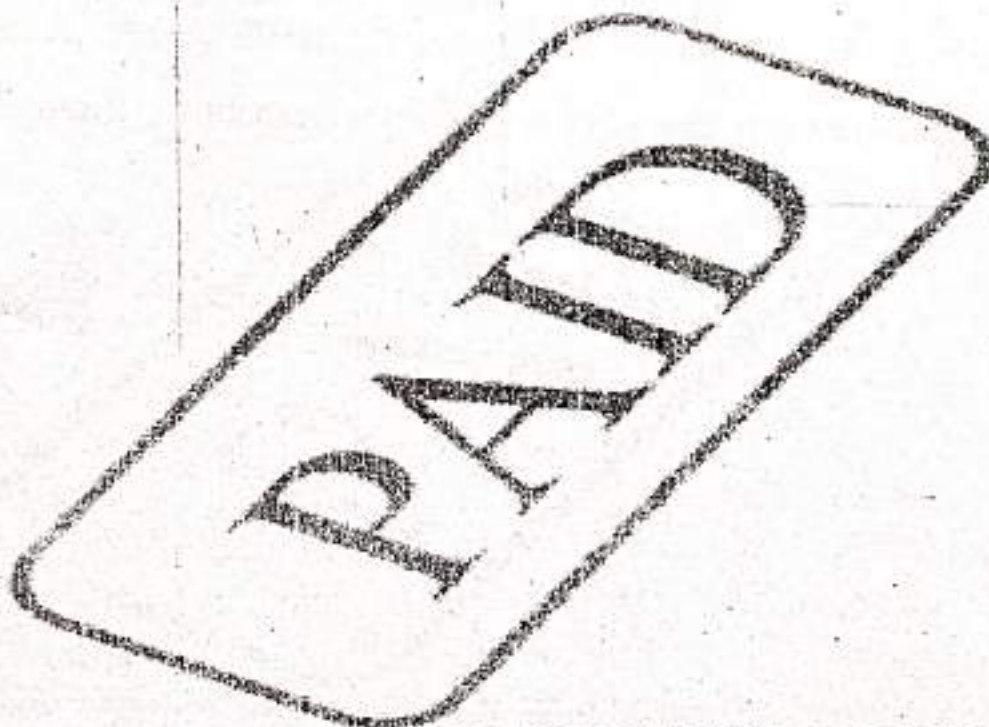
Depositor Details

Depositor's Name: Mr SUJOY MALAKAR
Mobile: 9830837717

Payment (GRN) Details

Sl No	GRN	Department	Amount
1	192024250047238098	Directorate of Registration & Stamp Revenue	171906
Total			171906

IN WORDS: ONE LAKH SEVENTY ONE THOUSAND NINE HUNDRED SIX 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



192024250047238098

GRN Details

GRN: 192024250047238098
GRN Date: 15/05/2024 08:16:38
BRN: 8557307359325
Gateway Ref ID: CHP9288658
GRIPS Payment ID: 150520242004723808
Payment Status: Successful
Payment Mode: SBI Epay
Bank/Gateway: SBIEpay Payment Gateway
BRN Date: 15/05/2024 08:16:55
Method: State Bank of India NB
Payment Init. Date: 15/05/2024 08:16:38
Payment Ref. No: 2001180796/7/2024
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr SUJOY MALAKAR
Address: B/19, L.N.COLONY, KOLKATA-700047
Mobile: 9830837717
Period From (dd/mm/yyyy): 15/05/2024
Period To (dd/mm/yyyy): 15/05/2024
Payment Ref ID: 2001180796/7/2024
Dept Ref ID/DRN: 2001180796/7/2024

Payment Details

Sl.No.	Payment Ref No	Head of NC Description	Head of NC	Amount (₹)
1	2001180796/7/2024	Property Registration Stamp duty	0030-02-103-003-02	57266
2	2001180796/7/2024	Property Registration- Registration Fees	0030-03-104-001-16	114640

Total 171906

IN WORDS: ONE LAKH SEVENTY ONE THOUSAND NINE HUNDRED SIX ONLY.



Major Information of the Deed

Deed No.	I-1604-05369/2024	Date of Registration	15/05/2024
Query No.	1604-2001180796/2024	Office where deed is registered	
Query Date and Time	11/05/2024 6:58:26 PM	D.S.R. - IV SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	ANIRBAN MOULICK ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8617774077, Status : Solicitor firm		
Transaction	Additional Transaction		
[1301] Merger/Demerger, Amalgamation (Other than company amalgamation)	[4307] Other than Immovable Property, Appointment in Execution of a Power [Rs : 2/-]		
Set forth value	Market Value		
Rs. 10,00,000/-	Rs. 1,14,63,254/-		
Stamp Duty Paid (SD)	Registration Fee Paid		
Rs. 57,368/- (Article:23)	Rs. 1,14,672/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raja S. C. Mullick Road, Premises No: 121/1F, Ward No: 100 Pin Code : 700047

Sch. No.	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Set forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	2 Katha 9 Chatak 22 Sq Ft	5,00,000/-	79,81,424/-	Width of Approach Road: 16 Ft.
Grand Total :				4.2785Dec	5,00,000 /-	79,81,424 /-	

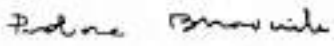
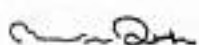
Structure Details :

Sch. No.	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	4386 Sq FL	5,00,000/-	34,81,830/-	Structure Type: Structure
Gr. Floor, Area of floor : 1406 Sq Ft., Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1490 Sq Ft., Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 2, Area of floor : 1490 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		4386 sq ft	5,00,000 /-	34,81,830 /-	

Seller Details :

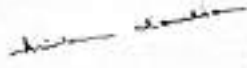
S.No	Name	Address	Photo	Finger print	Signature
1	Mr RAJAT SAHA Son of Late GOBINDRA CHANDRA SAHA Executed by: Self, Date of Execution: 15/05/2024 , Admitted by: Self, Date of Admission: 15/05/2024 ,Place : Office	 15/05/2024	 Captured LT 15/05/2024	 15/05/2024	
121/1F, RAJA S.C. MULLICK ROAD, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.:: AKxxxxxx3F, Aadhaar No: 85xxxxxxxx3070, Status :Individual, Executed by: Self, Date of Execution: 15/05/2024 , Admitted by: Self, Date of Admission: 15/05/2024 ,Place : Office					

Buyer Details :

S.No	Name	Address	Photo	Finger print	Signature
1	Mrs PROTIMA BHOWMIK Daughter of Mr SAROJ KUMAR CHAKRABORTY Executed by: Self, Date of Execution: 15/05/2024 , Admitted by: Self, Date of Admission: 15/05/2024 ,Place : Office	 15/05/2024	 Captured LT 15/05/2024	 15/05/2024	
Daughter of Mr SAROJ KUMAR CHAKRABORTY 121/F, RAJA S.C. MULLIK ROAD, City:- , 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-1XX7 , PAN No.:: BLxxxxxx7E, Aadhaar No: 51xxxxxxxx3536, Status :Individual, Executed by: Self, Date of Execution: 15/05/2024 , Admitted by: Self, Date of Admission: 15/05/2024 ,Place : Office					
2	Mr MUKUL SAHA (Presentant) Son of Late MANINDRA CHANDRA SAHA Executed by: Self, Date of Execution: 15/05/2024 , Admitted by: Self, Date of Admission: 15/05/2024 ,Place : Office	 15/05/2024	 Captured LT 15/05/2024	 15/05/2024	

Son of Late MANINDRA CHANDRA SAHA 358/1G/1, N.S.C. BOSE ROAD, City:- , P.O:- NAKTALA, P.S:-
Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700047 Sex: Male, By Caste: Hindu,
Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX4 , PAN No.: AKxxxxxx7R, Aadhaar
No: 39xxxxxxxx0429, Status :Individual, Executed by: Self, Date of Execution: 15/05/2024
, Admitted by: Self, Date of Admission: 15/05/2024 ,Place : Office

Identifier Details :

NAME	Photo	Finger Print	Signature
Mr ANIRBAN MOULICK Son of Late ASHIM MOULICK ALIPOORE JUDGES COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700027		 Captured	
	15/05/2024	15/05/2024	15/05/2024

Identifier Of Mr RAJAT SAHA, Mrs PROTIMA BHOWMIK, Mr MUKUL SAHA

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr RAJAT SAHA	Mrs PROTIMA BHOWMIK-2.13927 Dec, Mr MUKUL SAHA-2.13927 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr RAJAT SAHA	Mrs PROTIMA BHOWMIK-2193.00000000 Sq Ft, Mr MUKUL SAHA-2193.00000000 Sq Ft

Endorsement For Deed Number : I - 180405369 / 2024

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 11:03 hrs on 15-05-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr MUKUL SAHA, one of the Claimants.

Certificate of Market Value (WB-PUV) (rules of 2001)
Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,14,63,254/-

Admission of Execution Under Section 58 W.B. Registration Rules, 1962)
Execution is admitted on 15/05/2024 by 1. Mr RAJAT SAHA, Son of Late GOBINDRA CHANDRA SAHA, 121/1F, RAJA S.C. MULLICK ROAD, P.O: NAKTALA, Thana: Jadavpur, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Service, 2. Mrs PROTIMA BHOWMIK, Daughter of Mr SAROJ KUMAR CHAKRABORTY, 121/1F, RAJA S.C. MULLICK ROAD, P.O: NAKTALA, Thana: Jadavpur, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession House wife, 3. Mr MUKUL SAHA, Son of Late MANINDRA CHANDRA SAHA, 358/1G/1, N.S.C BOSE ROAD, P.O: NAKTALA, Thana: Jadavpur, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Business

Indetified by Mr ANIRBAN MOULICK, , Son of Late ASHIMMOULICK, ALIPOORE 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 1,14,672.00/- (A(1) = Rs 1,14,633.00/- , E = Rs 7.00/- , H = Rs 28.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 1,14,640/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 15/05/2024 8:16AM with Govt. Ref. No: 192024250047238098 on 15-05-2024, Amount Rs: 1,14,640/-,
Bank: SBI EPay (SBIEPay), Ref. No. 8557307359325 on 15-05-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty
Certified that required Stamp Duty payable for this document is Rs. 57,366/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 57,266/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 1834, Amount: Rs.100.00/-, Date of Purchase: 13/05/2024, Vendor name: Tapan Kumar Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 15/05/2024 8:16AM with Govt. Ref. No: 192024250047238098 on 15-05-2024, Amount Rs: 57,266/-, Bank: SBI EPay (SBIEPay), Ref. No. 8557307359325 on 15-05-2024, Head of Account 0030-02-103-003-02

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1604-2024, Page from 156105 to 156131
being No 160405369 for the year 2024.



(Anupam Halder)

Digitally signed by Anupam Halder
Date: 2024.05.15 12:43:02 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 15/05/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.