

4799/23 VC-1028/23

I-4683/23

भारतीय गैर न्यायिक

बीस रुपये

रु.20

Rs.20

TWENTY
RUPEES

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

31AA 238708

6.A.23
2.50

C-21897884

Document is admitted to
be a true and correct copy of the original
document are attached with the
document.

District Sub-Register-III
Alipore, South 24-parganas

11-04-23

DEED OF AMALGAMATION

THIS DEED OF DECLARATION FOR AMALGAMATION made
on this the 6th day of April, Two Thousand Twenty Three
(2023) of the Christian Era;

BETWEEN

023353

22 FEB 2023

No. Rs. -20/- Date.

Name: K. P. Majumder
Advocate,

Address: High Court, Calcutta
Alipore Collectorate, 24 Pgs. (S)

SUBHANKAR DAS
STAMP VENDOR

Alipore Police Court, Kol-27

Shri. Dr. Dey



3763

Shri. Dr. Dey



3764

Shri. Dr. Dey



3767

L.T.I of Chitralekha Mitra
by the pen of Ranjot Hati.



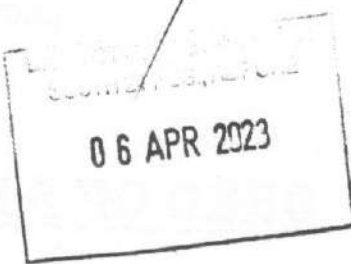
3765

Shri. Dr. Dey. Mitra



3766

Jamaguna Bora



3768

Ranjot Hati.

S/o - Ramakanta Hati.

Ull - Birebore, P.O - Panekm.

P.S - Egga, Dist - pusa midnapur

Pir m - 721447.

(1) **DIPANKAR MITRA (PAN : AHOPM8553B and Aadhaar No. 5377-4594-9187)** son of Late Jiban Bandhu Mitra, by faith Hindu, by Nationality Indian, by occupation - Service, residing at 38D, Chetla Road, P.O. Alipore, P.S. Chetla, Kolkata - 700027, (2) **CHITRALEKHA MITRA (PAN : AOXPM5383B and Aadhaar No. 8989-8493-3252)** wife of Late Hriday Bandhu Mitra, by faith Hindu, by Nationality Indian, by occupation - Housewife, residing at 38D, Chetla Road, P.O. Alipore, P.S. Chetla, Kolkata - 700027, (3) **DHRUBA JYOTI MITRA (PAN : ACYPM4898G and Aadhaar No. 9422-7139-9410)** son of Late Hriday Bandhu Mitra, by faith Hindu, by Nationality Indian, by occupation - Service,, residing at 38D, Chetla Road, P.O. Alipore, P.S. Chetla, Kolkata - 700027, (4) **TAMOGHNA BASU (PAN : EULPB9883D and Aadhaar No. 4777-0748-2737)** son of Patranga Basu, grandson of Late Hriday Bandhu Mitra, by faith Hindu, by Nationality Indian, by occupation - Student, residing at 47, Hospital Link Road, Santoshpur, P.O. Santoshpur, P.S. Survey Park, Kolkata - 700075, hereinafter jointly referred to as the **LAND OWNERS/FIRST PARTIES** (which term or expression shall unless excluded by or repugnant to the context and subject hereof be deemed to mean and include their heirs, executors, administrators, legal representative and assigns) of the **ONE PART.**

AND

SWAPAN KUMAR DEY (PAN : ACNPD9769J and Aadhaar No. 2521-5577-5484) son of Late Anil Dey, by faith Hindu, by Nationality Indian, by occupation - Retired Person, residing at 38C, Chetla Road, P.O. Alipore, P.S. Chetla, Kolkata - 700027 hereinafter referred to as the **LAND OWNER/SECOND PARTY**



06 APR 2023

(which term or expression shall unless excluded by or repugnant to the context and subject hereof be deemed to mean and include her heirs, executors, administrators, legal representative and assigns) of the **OTHER PART**.

WHEREAS one Jibon Bandhu Mitra was seized and possessed of and sufficiently entitled to 1/2 share of ALL THAT piece and parcel of bastu land area measuring 2 (two) cottahs 5 (five) Chittaks more or less alongwith three storied building lying and situated at Premises No. 38D, Chetla Road, K.M.C. Ward No. 82, Borough No. IX, P.O. Alipore, P.S. Chetla, Kolkata - 700027 morefully and specifically described in the Schedule thereunder written by virtue of Deed of Partition dated 06.05.1980 which was duly registered in the office of District Sub-Registrar Alipore and entered in Book No. I, Volume No. 95, Pages No 21-42 Being No. 3414 for the year 1980.

AND WHEREAS the said Jibon Bandhu Mitra mutated his name as the recorded owner in the records of Kolkata Municipal Corporation and have been paying taxes regularly in respect of Premises No. 38D, Chetla Road, Kolkata - 700027 being Assessee No. 110820403149.

AND WHEREAS in terms of the said Deed of partition, while the said Jibon Bandhu Mitra was in possessing his portion of the said property died on 25.09.2009 leaving behind his wife Durga Mitra and one son Dipankar Mitra as his legal heirs and successors who jointly inherited the estate of Jibon Bandhu Mitra under Hindu Succession Act, 1956.

AND WHEREAS the said Durga Mitra died on 02.02.2020 intestate leaving behind him her only son Dipankar Mitra as his legal heirs and successors who inherited the estate of Durga Mitra according to the Dayabhaga School of Hindu Law.

AND WHEREAS by virtue of inheritance the said Dipankar Mitra has inherited of 1/2 share of ALL THAT piece and parcel of bastu land area measuring 2 (two) cottahs 5 (five) Chittaks more or less alongwith three storied building lying and situated at Premises No. 38D, Chetla Road, K.M.C. Ward No. 82, Borough No. IX, P.O. Alipore, P.S. Chetla, Kolkata - 700027 being Assessee No. 110820403149.

AND WHEREAS one Hriday Bandhu Mitra was seized and possessed of and sufficiently entitled to 1/2 share of ALL THAT piece and parcel of bastu land area measuring 2 (two) cottahs 5 (five) Chittaks more or less alongwith three storied building lying and situated at Premises No. 38D, Chetla Road, K.M.C. Ward No. 82, Borough No. IX, P.O. Alipore, P.S. Chetla, Kolkata - 700027 morefully and specifically described in the Schedule thereunder written by virtue of Deed of Partition dated 06.05.1980 which was duly registered in the office of District Sub-Registrar Alipore and entered in Book No. I, Volume No. 95, Pages No 21-42 Being No. 3414 for the year 1980.

AND WHEREAS the said Hriday Bandhu Mitra mutated his name as the recorded owner in the records of Kolkata Municipal Corporation and have been paying taxes regularly in respect of Premises No. 38D, Chetla Road, Kolkata - 700027 being Assessee No. 110820400756.

AND WHEREAS the said Hriday Bandhu Mitra's daughter namely Sudakshina Basu died on 10.08.2011 intestate leaving behind only son Tamoghna Basu and her father Hriday Bandhu Mitra and her mother Chitralekha Mitra as her legal heirs and successors who inherited the estate of Sudakshina Basu according to the Dayabhaga School of Hindu Law.

AND WHEREAS in terms of the said Deed of partition, while the said Hriday Bandhu Mitra was in possessing his portion of the said property died on 06.07.2014 leaving behind his wife Chitralekha Mitra and one son Dhruba Jyoti Mitra and one grandson namely Tamoghna Basu as his legal heirs and successors who jointly inherited the estate of Hriday Bandhu Mitra under Hindu Succession Act, 1956.

AND WHEREAS by virtue of inheritance the said Chitralekha Mitra, Dhruba Jyoti Mitra, Tamoghna Basu have inherited 1/2 share of ALL THAT piece and parcel of bastu land area measuring 2 (two) cottahs 5 (five) Chittaks more or less alongwith three storied building lying and situated at Premises No. 38D, Chetla Road, K.M.C. Ward No. 82, Borough No. IX, P.O. Alipore, P.S. Chetla, Kolkata - 700027 being Assessee No. 110820400756.

AND WHEREAS the party of the first part have been paying taxes regularly in respect of Premises No. 38D, Chetla Road, K.M.C. Ward No. 82, Borough No. IX, P.O. Alipore, P.S. Chetla, Kolkata - 700027 being Assessee No. 110820403149 and Assessee No. 110820400756 respectively.

AND WHEREAS the party of the First Party is absolute seized and possessed of **ALL THAT** piece and parcel of bastu land area measuring 2 (two) cottahs 5 (five) Chittaks more or less alongwith three storied building standing thereon measuring about 1665 sq.ft. lying and situated at 38D, Chetla Road K.M.C. Ward No. 82, Borough No. IX, P.O. Alipore, P.S. Chetla, Kolkata - 700027 within the limit of Ward No. 82 of Kolkata Municipal Corporation being Assessee No. 110820403149 and Assessee No. 110820400756 respectively together with easement right thereto alongwith tenants, morefully and specifically described in the First Schedule hereunder written.

AND WHEREAS one Smt. Nanda Rani Dasi wife of Late Nagendra Nath Dey was the recorded owner of a plot of land measuring an area about 1 (one) Cottah, 6 (six) Chittaks and 7 (seven) square feet more or less, along with tile shed structure standing thereon lying and situated and being premises No. 38C, Chetla Road, K.M.C. Ward No. 82, Borough No. IX, P.O. Alipore, P.S. Chetla, Kolkata - 700027 and enjoying the absolute owner without any kind of claim and/or demand from any corner.

AND WHEREAS while having seized and possessed the aforesaid plot of land with structure thereon, the said Smt. Nanda Rani Dasi by virtue of Bengali Kobala sold, transferred and conveyed the aforesaid plot of land measuring an area about 1 (one) Cottah, 6 (six) Chittaks and 7 (seven) square feet more or less, along with tile shed structure standing thereon lying and situated and being premises No. 38C, Chetla Road, K.M.C. Ward No. 82, Borough No. IX, P.O. Alipore, P.S. Chetla, Kolkata - 700027 unto and in favour of Sri Swapan Kumar Dey son of Anil Kumar Dey

and the said Deed was duly registered in the office of D.R. Alipore and recorded in Book No. 1, Volume No. 33, Page from 244 to 250, Being No. 10275, for the year 1982 for the consideration mentioned therein and delivery the khas possession in favour of land owner therein and present Second party.

AND WHEREAS the said Swapan Kumar Dey mutated his name as the recorded owner in the records of Kolkata Municipal Corporation and have been paying taxes regularly in respect of Premises No. 38C, Chetla Road, Kolkata - 700027 being Assessee No. 110820400744.

AND WHEREAS the party of the Second Party is absolute seized and possessed of ALL THAT piece and parcel of bastu land measuring an area about 1 (one) Cottah, 6 (six) Chittaks and 7 (seven) square feet more or less, along with tile shed structure standing thereon lying and situated and being premises No. 38C, Chetla Road, K.M.C. Ward No. 82, Borough No. IX, P.O. Alipore, P.S. Chetla, Kolkata - 700027, being Assessee No. 110820400744 including tenants together with easement right thereto, morefully and specifically described in the Second Schedule hereunder written.

AND WHEREAS the parties of the First Parties and Second Party hereof as the lawful owners and holders of their respective plots of land which are lying adjacent to each other under the self same Now, felt and realized that, as the above stated separate plots of land are lying adjoining to each other it would be better, convenient and more beneficial for the common interest of all the landowners to amalgamate their said adjoining plots of land as 1 (one) single premises and Assessee so to facilitate and utilize the

total area of 3 (three) Cottahs 11 (eleven) Chittaks 7 (seven) sq.ft. of land alongwith three storied structure standing thereon be the same a little more or less in more gainful manner by constructing there upon a Multi - storeyed building in accordance with one sanctioned Building Plan from Kolkata Municipal Corporation.

AND WHEREAS in view of the above stated facts and circumstances the parties of the One and other part hereof as Landowners of their respective adjacent plots of land decided to execute the present Deed of Amalgamation with common intent of amalgamating their respective separate but adjoining plot of land as one single premises and Assessee and more particularly described in the Third schedule written herein after for the common interest of all of them on the mutually agreed terms and conditions appearing herein after.

NOW, THIS DEED OF AMALGAMATION WITNESSETH as follows :-

1. That it is categorically decided and agreed to between the parties of the one part and other part hereof that, for the common and bonafide interest of all them, their respective separate but adjoining plots of land, on amalgamation shall be treated as one single premises and Assessee number. Accordingly, the bastu land area of 2 (two) cottahs 5 (five) Chittaks more or less alongwith three storied building standing thereon belonging to the party of the first parties hereto as lawful owners thereof and more particularly described in the First Schedule hereinafter another bastu land area 1 (one) Cottah, 6 (six) Chittaks and 7 (seven) square feet more or less, along with three storied building standing thereon

belonging to the party of Second party hereto as lawful owners thereof and more particularly described in the Second Schedule 'hereinafter as one single premises and Assessee together with common pathway right for making Multi storeyed building thereon comprising of several self-contained residential flats and other units to be utilized on Ownership basis and the said total area of land on amalgamation comprising of 3 (three) Cottahs 11 (eleven) Chittaks 7 (seven) sq.ft. be the same a little more or less are more particularly described in the Third Schedule written hereinafter.

2. That it is agreed by and between all the parties herein that the land as aforesaid and specifically mentioned and described in the Third Schedule herein below will be treated as an amalgamated plot of land and all the parties and their legal heirs, successors, representatives and assigns shall have the right over the land as joint possessor and all the parties and their successors shall be entitled to enjoy the same, it is recorded that all the parties shall get and enjoy the building and constructions according to their share of land.
3. That all the parties after sanction of building plan shall mutually decide and arrange with regard to allotment of the Flat/rooms/.constructed are within the building/s undivided proportionate share of land.
4. That it is recorded that all the parties upon mutual understanding and with the consent of such other are entitled to make the building/s through the developer.
5. That during the subsistence of this Deed of Amalgamation neither of the parties nor their legal heirs or representatives

shall have the right or authority to encumber their plot of land in any way or in any manner.

6. That the parties herein shall abide by the terms and conditions of this Deed of Amalgamation and shall not blame against each other.
7. That we shall get the ownership as per our share.

THE FIRST SCHEDULE LAND BELONG TO THE LANDOWNERS

/FIRST PARTIES

ALL THAT piece and parcel of bastu land area measuring 2 (two) cottahs 5 (five) Chittaks more or less alongwith three storied building standing thereon measuring about 4995 sq.ft. lying and situated at 38D, Chetla Road, K.M.C. Ward No. 82, Borough No. IX, P.O. Alipore, P.S. Chetla, Kolkata - 700027 within the limit of Ward No. 82 of Kolkata Municipal Corporation being Assessee No. 110820403149 and Assessee No. 110820400756 together with easement right thereto alongwith tenants, which is butted and bounded as follows :-

ON THE NORTH : Premises No. 40, Chetla Road;

ON THE SOUTH : 17' ft. common passage;

ON THE EAST : Premises No. 38E, Chetla Road;

ON THE WEST : Premises No. 38C, Chetla Road;

THE SECOND SCHEDULE LAND BELONG TO THE LANDOWNERS

/SECOND PARTY

ALL THAT piece and parcel of bastu land measuring an area about 1 (one) Cottah, 6 (six) Chittaks and 7 (seven) square feet more or less, alongwith three storied building standing thereon measuring about 2970 sq.ft. alongwith tenants lying and situated

and being premises No. 38C, Chetla Road, K.M.C. Ward No. 82, Borough No. IX, P.O. Alipore, P.S. Chetla, Kolkata - 700027, being Assessee No. 110820400744 together with easement right thereto and butted and bounded as follows :-

ON THE NORTH : Premises No. 40, Chetla Road;

ON THE SOUTH : 17 ft. wide Common Passage

ON THE EAST : Premises No. 38D, Chetla Road;

ON THE WEST : Premises No. 38B, Chetla Road;

THE THIRD SCHEDULE MENTIONED PROPERTY

(Amalgamated total property)

ALL THAT Piece and Parcel of revenue paying amalgamated plot of Bastu land ad-measuring total area of 3 (three) Cottahs 11 (eleven) Chittaks 7 (seven) sq.ft. **be the same a little more or less** alongwith three storied building standing thereon measuring about 7965 sq.ft. alongwith tenants lying and situate at being premises No. 38D, Chetla Road, K.M.C. Ward No. 82, Borough No. IX, P.O. Alipore, P.S. Chetla, Kolkata - 700027 within the limit of Ward No. 82 of Kolkata Municipal Corporation under the jurisdiction of A.D.S.R. Alipore, District South 24-Parganas, and which is butted and bounded as follows :-

ON THE NORTH : Premises No. 40, Chetla Road;

ON THE SOUTH : 17 ft. wide Common Passage

ON THE EAST : Premises No. 38E, Chetla Road;

ON THE WEST : Premises No. 38B, Chetla Road;

And delineated in the site plan attached hereto and marked with **RED** border forming part of the present Deed of amalgamation.

IN WITNESS WHEREOF the parties hereto sign on this agreement on this the day month and year first above written.

SIGNED SEALED AND DELIVERED

by the both parties owners
abovenamed in presence of :

1. Rajat Hathi
10, Old Post office street-
Kor- 700001.

2. Debesh K. Chatterjee
Penikharri P.O. Khalisakuli
South 24 PSCS)
Pin:- 743329

1. Dipankar Kundu

2. L.T. Das Chitralekha Mitra
by the Pen of Rajat Hathi.

3. Shrinu Tyoti. Mitra

4. Yamogha Basu

**SIGNATURE OF THE OWNERS OF
THE FIRST PARTIES**

Drafted by me

for

Advocate
Enrollment No.

WB613/2001
deputy principal
un

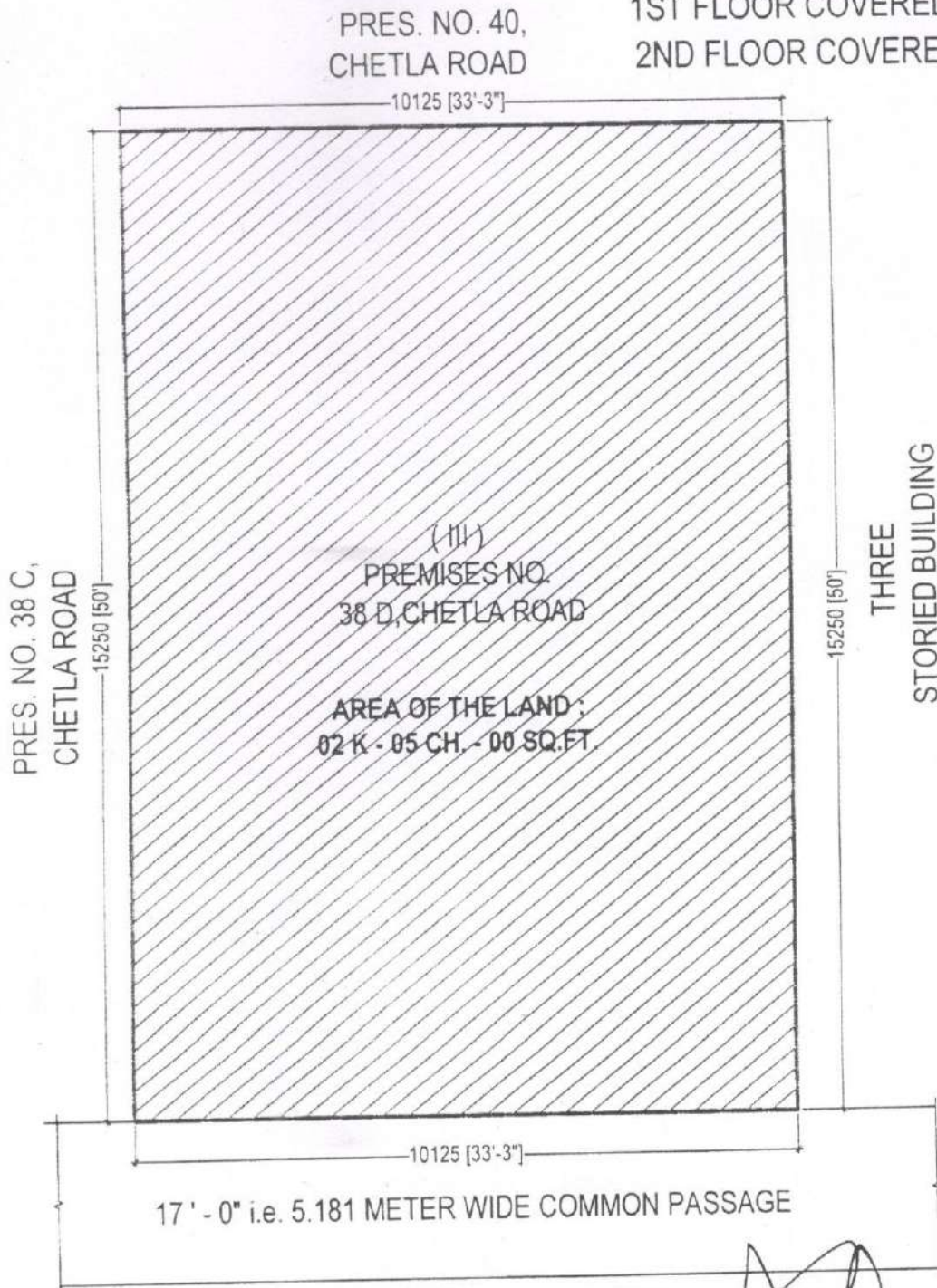
for Dr. Dey

**SIGNATURE OF THE OWNER OF
THE SECOND PARTY**

PLAN AT PREMISES NO. 38 D, CHETLA ROAD, WARD. NO. 082, P.O. ALIPORE,
P. S. CHETLA, KOLKATA 700 027 UNDER BOROUGH IX [NINE] [K.M.C.]

AREA OF THE LAND : [RED MARKED] : 02 KH - 05 CH. - 00 SQ.FT. i.e. 154.682 SQ.M.
i.e. 1665 SQ.FT. [MORE OR LESS] [AS PER REGISTERED DEED OF CONVEYANCE]

GROUND FLOOR COVERED AREA : 1665 SQ.FT.
1ST FLOOR COVERED AREA : 1665 SQ.FT.
2ND FLOOR COVERED AREA : 1665 SQ.FT.



DATE : 05.04.2023

SCALE : 1 : 100

ALL DIMENSIONS ARE IN MM.
UNLESS OTHERWISE MENTIONED

1. Dipankar Mitra
2. [Redacted] L.T. [Redacted] by the [Redacted] Rajit Hati
3. Shrinu Tyot - Mitri
4. Jamogha Bose

SIGNATURE OF THE OWNER / S.

ARUNAVA DAS
Registered Architect
Reg. No. - CA/2007/39855

SIGNATURE OF ARCHITECT/ L.B.S.

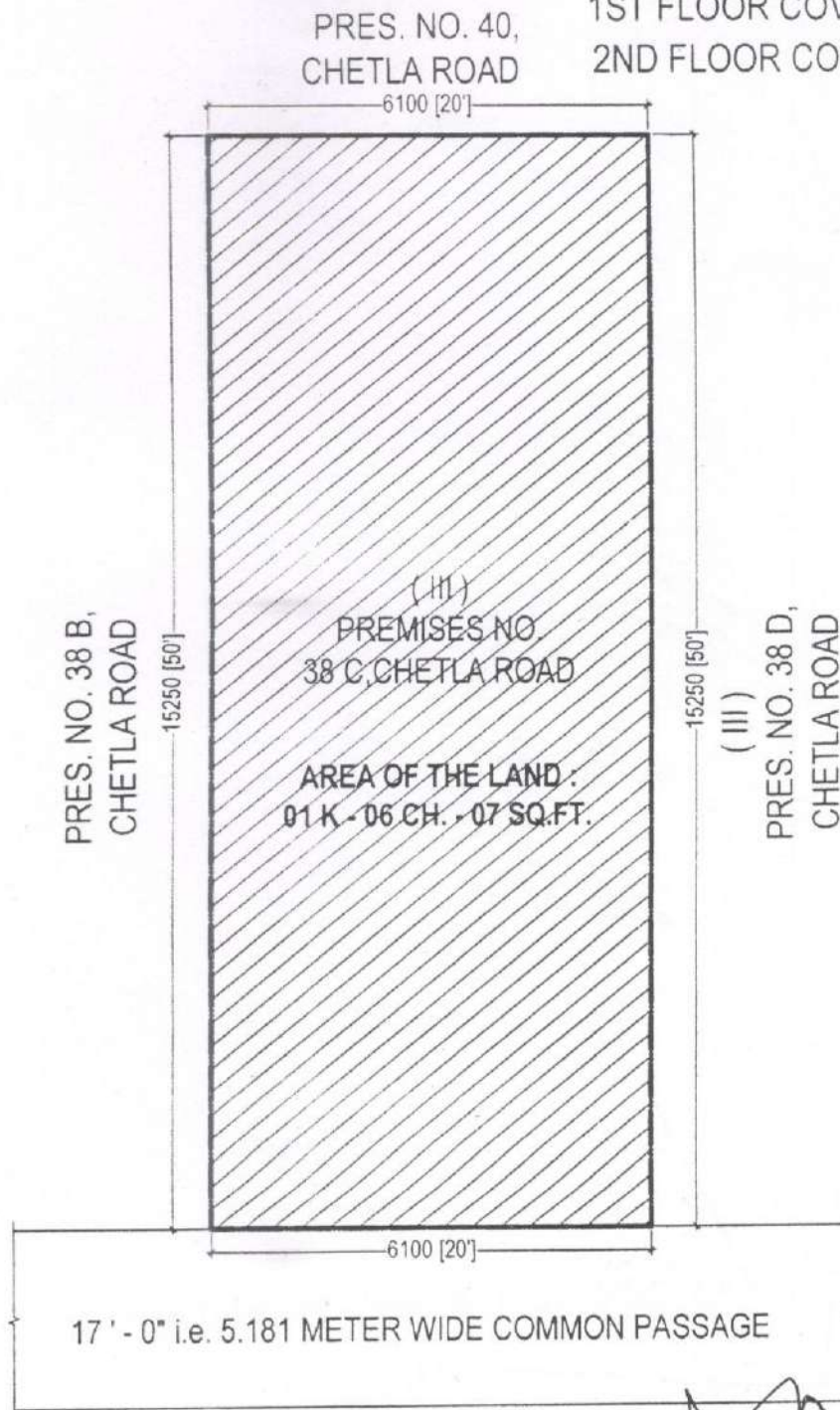
PLAN AT PREMISES NO. 38 C, CHETLA ROAD, WARD. NO. 082, P.O. ALIPORE,
P. S. CHETLA, KOLKATA 700 027 UNDER BOROUGH IX [NINE] [K.M.C.]

AREA OF THE LAND : [GREEN MARKED] : 01 KH - 06 CH. - 07 SQ.FT. i.e. 92.623 SQ.M.
i.e. 997 SQ.FT. [MORE OR LESS] [AS PER REGISTERED DEED OF CONVEYANCE]

GROUND FLOOR COVERED AREA : 990 SQ.FT.

1ST FLOOR COVERED AREA : 990 SQ.FT.

2ND FLOOR COVERED AREA : 990 SQ.FT.



DATE : 05.04.2023 .

SCALE : 1 : 100 .

ALL DIMENSIONS ARE IN MM.

UNLESS OTHERWISE MENTIONED .

Shapan Kumar Das

SIGNATURE OF THE OWNER / S

Arunava Das

ARUNAVA DAS
Registered Architect
Reg. No. - CA/2007/39855

SIGNATURE OF ARCHITECT/ L.B.S.

SPECIMEN FORM FOR TEN FINGERPRINTS

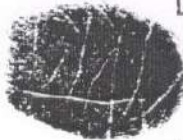


	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature S. Kumar Mishra



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



Signature L.T.I. of Chitralekha Mitra
by the Pen of Rajat Hathi



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

Signature Shruti Tyagi - Mitra

SPECIMEN FORM FOR TEN FINGERPRINTS



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

Signature Imoghase Basu

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

Signature Asper Sr. Day

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

Signature ~~Rayet Hata~~ Rayet Hata



ভারত সরকার

Government of India



রঞ্জিত হাতি

RANJIT HATI

পিতা : রামকান্ত হাতি

Father : Ramakanta Hati

জন্মতারিখ/DOB: 02/01/1957

পুরুষ / Male



4175 0018 7415

স্বাক্ষর - সাধারণ মানুষের অধিকার



আধার

গ্রামনাং: পাঁচতাল, বিলপুর্, পাঁচতাল
পূর্ব মেদিনীপুর, পশ্চিমবঙ্গ

Address: PANCHROL,
Bilbars, Panchrol, East
Midnapore, West Bengal,
721447

4175 0018 7415

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Ranjit Hati

Major Information of the Deed

Deed No.	I-1603-04683/2023	Date of Registration	11/04/2023
Query No.	1603-2000897884/2023	Office where deed is registered	
Query Date	05/04/2023 10:50:16 PM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	RANJIT HATI ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7003712988, Status : Solicitor firm		
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. 2,11,82,000/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 1,05,950/- (Article:23)	Rs. 2,11,866/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip. (Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Chetla, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Chetla Road, Premises No: 38D, , Ward No: 082 Pin Code : 700027

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 5 Chatak		98,85,937/-	Width of Approach Road: 17 Ft..

District: South 24-Parganas, P.S:- Chetla, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Chetla Road, Premises No: 38C, , Ward No: 082 Pin Code : 700027

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	(RS :-)		Bastu	1 Katha 6 Chatak 7 Sq Ft		59,19,688/-	Width of Approach Road: 17 Ft..
Grand Total :				6.1004Dec	0 /-	158,05,625 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	4995 Sq Ft.	0/-	33,71,625/-	Structure Type: Structure

Gr. Floor, Area of floor : 1665 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete

Floor No: 1, Area of floor : 1665 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete

Floor No: 2, Area of floor : 1665 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete

S2	On Land L2	2970 Sq Ft.	0/-	20,04,750/-	Structure Type: Structure
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Gr. Floor, Area of floor : 990 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete

Floor No: 1, Area of floor : 990 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete

Floor No: 2, Area of floor : 990 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete

	Total :	7965 sq ft	0 /-	53,76,375 /-	
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Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	DIPANKAR MITRA Son of Late Jiban Bandhu Mitra 38D, Chetla Road, City:- , P.O:- Alipore, P.S:-Chetla, District:-South24-Parganas West Bengal, India, PIN:- 700027 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: ahxxxxxx3b, Aadhaar No: 53xxxxxxxx9187, Status :Individual, Executed by: Self, Date of Execution: 06/04/2023 , Admitted by: Self, Date of Admission: 06/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/04/2023 , Admitted by: Self, Date of Admission: 06/04/2023 ,Place : Pvt. Residence
2	CHITRALEKHA MITRA Wife of Late Jiban Bandhu Mitra 38D, Chetla Road, City:- , P.O:- Alipore, P.S:-Chetla, District:-South24-Parganas West Bengal, India, PIN:- 700027 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AOxxxxxx3b, Aadhaar No: 89xxxxxxxx3252, Status :Individual, Executed by: Self, Date of Execution: 06/04/2023 , Admitted by: Self, Date of Admission: 06/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/04/2023 , Admitted by: Self, Date of Admission: 06/04/2023 ,Place : Pvt. Residence
3	DHRUBA JYOTI MITRA Son of Late Hriday Bandhu Mitra 38D, Chetla Road, City:- , P.O:- Alipore, P.S:-Chetla, District:-South24-Parganas, West Bengal, India, PIN:- 700027 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: acxxxxxx8g, Aadhaar No: 94xxxxxxxx9410, Status :Individual, Executed by: Self, Date of Execution: 06/04/2023 , Admitted by: Self, Date of Admission: 06/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/04/2023 , Admitted by: Self, Date of Admission: 06/04/2023 ,Place : Pvt. Residence
4	TAMOGHNA BASU Son of Patranga Basu 47, Hospital Link Road, City:- , P.O:- SANTOSH PUR, P.S:-Jadavpur, District:-South24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: euxxxxxx3d, Aadhaar No: 47xxxxxxxx2737, Status :Individual, Executed by: Self, Date of Execution: 06/04/2023 , Admitted by: Self, Date of Admission: 06/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/04/2023 , Admitted by: Self, Date of Admission: 06/04/2023 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Mr SWAPAN KUMAR DEY (Presentant) Son of Late ANIL DEY 38C, CHETLA ROAD, City:- , P.O:- ALIPORE, P.S:-Chetla, District:-South24-Parganas, West Bengal, India, PIN:- 700027 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ACxxxxxx9J, Aadhaar No: 25xxxxxxxx5484, Status :Individual, Executed by: Self, Date of Execution: 06/04/2023 , Admitted by: Self, Date of Admission: 06/04/2023 ,Place : Pvt. Residence

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RANJIT HATI Son of Mr Ramakanta Hati Vill.- Billbara, City:- , P.O:- Panchrol, P.S:- Egra, District:-Purba Midnapore, West Bengal, India, PIN:- 721447			

Identifier Of DIPANKAR MITRA, CHITRALEKHA MITRA, DHRUBA JYOTI MITRA, TAMOGHNA BASU, Mr SWAPAN KUMAR DEY

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	DIPANKAR MITRA	Mr SWAPAN KUMAR DEY-0.953906 Dec
2	CHITRALEKHA MITRA	Mr SWAPAN KUMAR DEY-0.953906 Dec
3	DHRUBA JYOTI MITRA	Mr SWAPAN KUMAR DEY-0.953906 Dec
4	TAMOGHNA BASU	Mr SWAPAN KUMAR DEY-0.953906 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	DIPANKAR MITRA	Mr SWAPAN KUMAR DEY-0.571198 Dec
2	CHITRALEKHA MITRA	Mr SWAPAN KUMAR DEY-0.571198 Dec
3	DHRUBA JYOTI MITRA	Mr SWAPAN KUMAR DEY-0.571198 Dec
4	TAMOGHNA BASU	Mr SWAPAN KUMAR DEY-0.571198 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	DIPANKAR MITRA	Mr SWAPAN KUMAR DEY-1248.75000000 Sq Ft
2	CHITRALEKHA MITRA	Mr SWAPAN KUMAR DEY-1248.75000000 Sq Ft
3	DHRUBA JYOTI MITRA	Mr SWAPAN KUMAR DEY-1248.75000000 Sq Ft
4	TAMOGHNA BASU	Mr SWAPAN KUMAR DEY-1248.75000000 Sq Ft

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	DIPANKAR MITRA	Mr SWAPAN KUMAR DEY-742.50000000 Sq Ft
2	CHITRALEKHA MITRA	Mr SWAPAN KUMAR DEY-742.50000000 Sq Ft
3	DHRUBA JYOTI MITRA	Mr SWAPAN KUMAR DEY-742.50000000 Sq Ft
4	TAMOGHNA BASU	Mr SWAPAN KUMAR DEY-742.50000000 Sq Ft

06-04-2023
Presentation (Under Section 52 & Rule 226 (3) & (4) W.B. Registration Rules, 1962)

Presented for registration at 14:50 hrs on 06-04-2023, at the Private residence by Mr SWAPAN KUMAR DEY, Claimant.

Certificate of Market Value (WB PUMI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,11,82,000/-

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

Execution is admitted on 06/04/2023 by 1. DIPANKAR MITRA, Son of Late Jiban Bandhu Mitra, 38D, Chetla Road, P.O: Alipore, Thana: Chetla, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by Profession Service, 2. CHITRALEKHA MITRA, Wife of Late Jiban Bandhu Mitra, 38D, Chetla Road, P.O: Alipore, Thana: Chetla, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by Profession House wife, 3. DHRUBA JYOTI MITRA, Son of Late Hriday Bandhu Mitra, 38D, Chetla Road, P.O: Alipore, Thana: Chetla, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by Profession Service, 4. TAMOGHNA BASU, Son of Patranga Basu, 47, Hospital Link Road, P.O: SANTOSH PUR, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Service, 5. Mr SWAPAN KUMAR DEY, Son of Late ANIL DEY, 38C, CHETLA ROAD, P.O: ALIPORE, Thana: Chetla, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by Profession Retired Person

Indetified by Mr RANJIT HATI, , , Son of Mr Ramakanta Hati, Vill.- Billbara, P.O: Panchrol, Thana: Egra, , Purba Midnapore, WEST BENGAL, India, PIN - 721447, by caste Hindu, by profession Service



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

06-04-2023
Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,11,866.00/- (A(1) = Rs 2,11,820.00/- , E = 14.00/- , H = Rs 28.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by by online = Rs 2,11,866/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 06/04/2023 11:59AM with Govt. Ref. No: 192023240007731278 on 06-04-2023, Amount Rs: 2,11,866/-
Bank: SBI EPay (SBlePay), Ref. No. 8275635313436 on 06-04-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,05,930/- and Stamp Duty paid by by online = R 1,05,930/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WE
Online on 06/04/2023 11:59AM with Govt. Ref. No: 192023240007731278 on 06-04-2023, Amount Rs: 1,05,930/-
Bank: SBI EPay (SBlePay), Ref. No. 8275635313436 on 06-04-2023, Head of Account 0030-02-103-003-02



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

1-04-2023

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.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,05,930/- and Stamp Duty paid by Stamp Rs 20.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 23353, Amount: Rs.20.00/-, Date of Purchase: 22/02/2023, Vendor name: Subhankar Das



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 141214 to 141238

being No 160304683 for the year 2023.



Dhar

Digitally signed by Debasish Dhar
Date: 2023.04.12 10:51:25 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/04/12 10:51:25 AM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)