

0634/2025

2-0578/2025



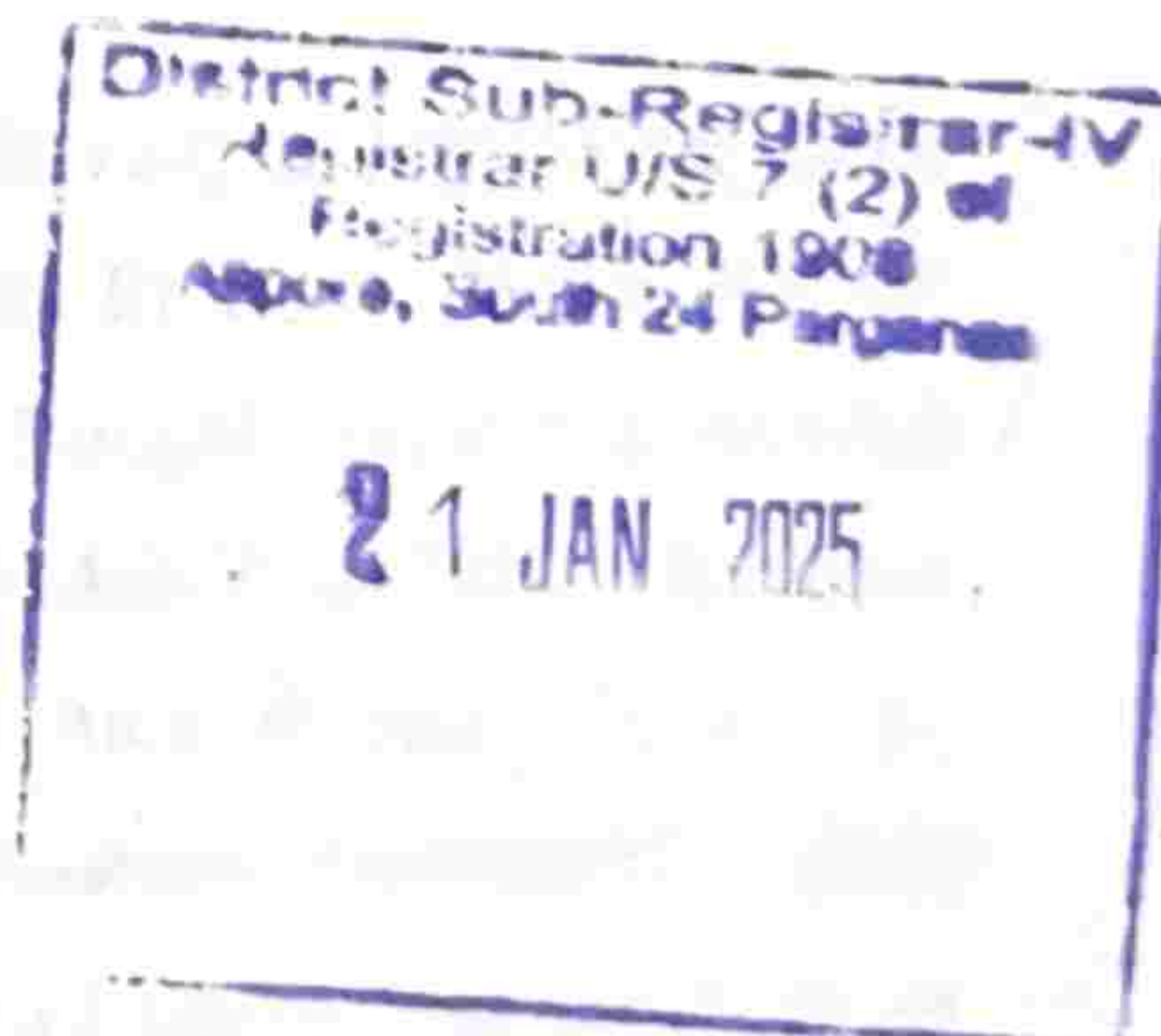
अन्तिमवर्ग पश्चिम बंगाल WEST BENGAL

L 587010

21/01/2025
Q-2000192728/2025

Certified that the document is submitted for
Registration. The signature of the parties and the
endorsement of the Registrar are present.

[Signature]



DEED OF AMALGAMATION

THIS DEED OF AMALGAMATION is made this 21st day of JANUARY,
TWO THOUSAND TWENTY FIVE, ANNO DOMINI,

16 JAN 2025

Sl. No. 11168 Date

Sold to S. CHAKRABORTY (Adv.)
of Alipore Judges Court, Kolkata-27
Rupees 5000/-

Des

Saminan Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kol-27

11168 - 5000/- (Five thousand only)



District Sub-Registrar IV
Registrar U/S 1 (2) of
Registration 1908
Alipore, South 24 Parganas

21 JAN 2025

Sushila Mondal
210, Alfa Club Bldg
KOL-700070

: B E T W E E N :

SMT. GAYATRI MITRA, (PAN-ADUPM7898M),(Aadhaar No. 4969 0747 7275) (Mobile No. 8617756258), wife of Sri Bimal Kumar Mitra alias Bimal Mitra, daughter of Late Dharendra Nath Sikdar, by faith Hindu, by occupation Business, by Nationality- Indian, at present residing at Premises No. 4/118, Vidyasagar Upanibesh, Post Office - Naktala, Police Station-Netaji Nagar, Kolkata - 700 047, District - South 24 Parganas, West Bengal, represented by her attorney holder SMT. SUKLA CHANDA, Wife of Sri Ajoy Kumar Chanda, PAN-AGPPC8432R, Aadhaar No.484561359770, the Sole Proprietor of "M/S.CHANDA CONSTRUCTION" having its Office at 23/M/12, Naktala Road, Police Station-Netaji Nagar, Kolkata-700047, District South 24-Parganas, empowered through a Power of Attorney, which was registered at DSR-IV, Alipore, recorded in Book No.I, Volume No.1604-2024, pages from 158760 to 158779, being No.160405034, for the year 2024, hereinafter called the "FIRST PARTY" {which term or expression shall unless excluded by or repugnant to the subject, context or meaning thereof be deemed to mean and include her heir/heirs, successor/successors, executor/executors, administrator/ administrators, legal representative/ representatives and assign/assigns} of the F I R S T P A R T.

: A N D :

M/S. CHANDA CONSTRUCTION, a proprietorship firm, having its registered office at 23/M/12, Naktala Road, Post Office - Naktala, Police Station - Netaji Nagar, Kolkata - 700 047, District - South 24 Parganas, West Bengal, duly represented by its proprietor SMT SUKLA CHANDA, (PAN No.AGPPC8432R) (Aadhaar No.484561359770) (Mobile No 7439066948) Wife of Ajoy Kumar Chanda, by nationality- Indian, by Caste - Hindu, by occupation- Business, hereinafter called the "SECOND PARTY" {which term or expression shall unless excluded by or repugnant to the subject, context or meaning thereof be deemed to mean and include her heir/heirs, successor/successors, executor/ executors, administrator/ administrators, legal representative/ representatives and assign/ assigns} of the S E C O N D P A R T.



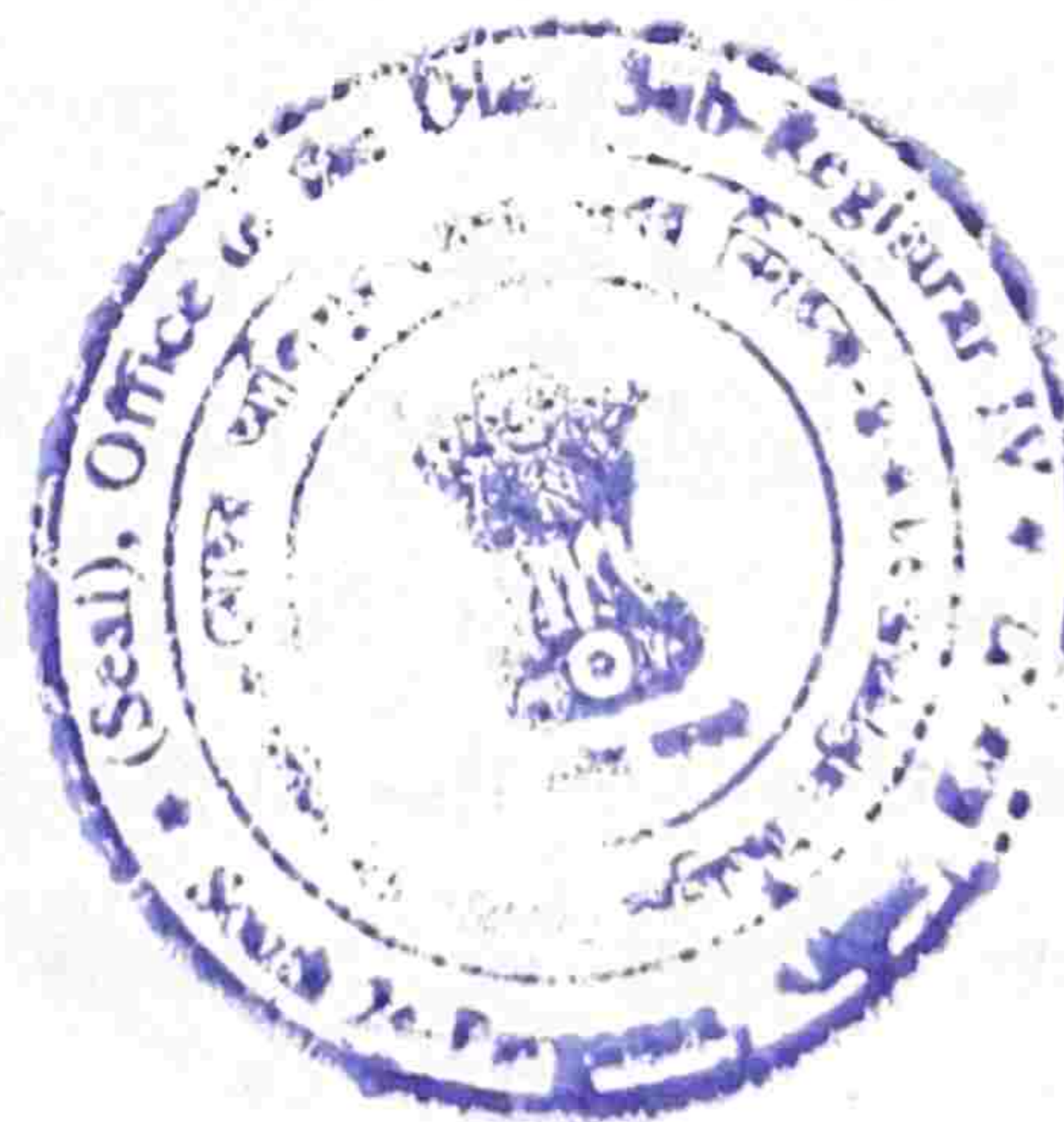
District Sub-Registrar IV
Registrar U/S 121
Registration 100
Alipore, South 24 Parganas
1 JAN 2025

Subli
220,
h

W H E R E A S by a Deed of Gift dated 2nd day of December, 2022 executed between Sri Bimal Kumar Mitra alias Bimal Mitra , therein referred to as the Donor of the One Part and Smt. Gayatri Mitra , therein referred to as the Donee of the Second Part, the said Donor by way of Gifted sold, granted, conveyed, and transferred of ALL THAT piece and parcel of land measuring about 3 (Three) Cottahs 3 (Three) Chittaks 30 (Thirty) Sq. ft. be the same little more or less alongwith Tin shed structure lying and situate at Mouza- Baishnabghata, J.L. No. 28, Touzi No.151, Khatian No. 173, under Dag No. 168 &169, within the limits of the Municipal Premises No. 4A/5, Baishnabghata Bye Lane, (Mailing Address 1/171, Naktala Road), previously Police Station - Jadavpur, presently Police Station - Netaji Nagar, Kolkata-700 047, within the limits of the Kolkata Municipal Corporation Ward No. 100, Assessee No.211000101799, Additional District Sub- Registry office at Alipur, District South 24 Parganas which document was registered before District Sub Registrar- V, at Alipore, South 24 Parganas, recorded in Book No.1, Volume No. 1630-2022, pages from 193366 to 193391, being No. 163005510, for the year 2022, in favour of Smt. Gayatri Mitra, the present owner herein and have been enjoying the same free from all encumbrances by paying taxes and revenue thereof

A N D W H E R E A S the said Smt. Gayatri Mitra mutated her own name in the record of the Kolkata Municipal Corporation and paying the appropriate taxes before the concerned authority of the Kolkata Municipal Corporation in respect of the said land lying and situate at Municipal premises No. 4A/5, Baishnabghata Bye Lane, previously Police Station - Jadavpur, presently Police Station - Netaji Nagar, Kolkata - 700 047, being Assessee No. 211000101799, within the limits of the Kolkata Municipal Corporation, Ward No.100, District South 24 Parganas.

A N D W H E R E A S on the other hand on 20th day of May, 1983, one Shri Bijoy Kumar Mukhopadhyay, Son of Late Narendra Nath Mukhopadhyay, sold, conveyed and transferred his landed property measuring 3 Cottahs 7 Chittaks 25 Square Feet more or less in Mouza - Basishnabghata, C.S. Dag



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

21 JAN 2025

No.168 & 169, Khatian No.173, J.L. No.28, Touzi Nos. 151, R.S. No.11, Pargana - Khaspur, Police Station -Jadavpur, District -South 24-Parganas to (1) Basudev Ghosh, Son of Late Debendra Nath Ghosh, (2) Shri Bimal Kumar Mitra, son of Late Basanta Kumar Mitra, which was registered at Sub-Registrar Alipore, recorded in Book No.I, volume no.68, pages 216 to 226, being No.2922, for the year 1983 and mutated the name in the record of the Kolkata Municipal Corporation and recorded as Premises No.4A/4, Baishnabghata Bye Lane.

A N D W H E R E A S again on the same day on 20th day of May, 1983, one Shri Bijoy Kumar Mukhopadhyay, Son of Late Narendra Nath Mukhopadhyay, sold, conveyed and transferred his landed property measuring 3 Cottahs 00 Chittaks 00 Square Feet more or less in Mouza - Basishnabghata, C.S. Dag No.168 & 169, Khatian No.173, J.L. No.28, Touzi Nos.151, R.S. No.11, Pargana - Khaspur, Police Station -Jadavpur, District -South 24-Parganas to Messers B.B. Industries both are partners of (1) Basudev Ghosh, (2) Shri Bimal Kumar Mitra, which was registered at Sub-Registrar Alipore, recorded in Book No.I, Volume No.198, pages 1 to 9, being No.7145, for the year 1983 and mutated their names in the record of the Kolkata Municipal Corporation and recorded as Premises No.4A/5, Baishnabghata Bye Lane.

A N D W H E R E A S subsequently due to their personal inconvenience on 28/06/1989, they had executed a Partition Deed, which was registered at DSR Alipore, recorded in Book No.I, Deed No.2150, for the year 1989, wherein the said Basudeb Ghosh, acquired the land measuring 3 Cottahs 4 Chittaks 8 Square Feet more or less together with structure thereon in Mouza - Basishnabghata, C.S. Dag No.168 & 169, Khatian No.173, J.L. No.28, Touzi Nos. 151, R.S. No.11, Pargana-Khaspur, within the limits of Kolkata Municipal Corporation, being Premises No.4A/4, Baishnabghata Bye Lane, Assessee No.211000101787, Ward No.100, Police Station-Previously Jadavpur Now Netaji Nagar, Kolkata-700047, District -South 24-Parganas.

A N D W H E R E A S on 10th July, 2003 said Basudeb Ghosh, gifted his property the land measuring 3 Cottahs 4 Chittaks 8 Square Feet more



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

21 JAN 2025

or less together with structure thereon in Mouza - Basishnabghata, Dag No.168 & 169, Khatian No.173, J.L. No.28, Touzi Nos. 151, R.S. No.11, Pargana - Khaspur, within the limits of Kolkata Municipal Corporation, being Premises No.4A/4, Baishnabghata Bye Lane, Assessee No.211000101787, Ward No.100, Police Station-Previously Jadavpur Now Netaji Nagar, Kolkata-700047, District -South 24-Parganas to his son Biswajit Ghosh, the present owner herein, by way of registered Bengali Deed of Gift (Dan Patra), which was registered at District Sub-Registrar-I, Alipore, recorded in Book No.I, Volume No.117, pages 215 to 230, being No.2294, for the year 2003 and after purchase he mutated his name in the record of the Kolkata Municipal Corporation and paying regular taxes thereon.

A N D W H E R E A S said Biswajit Ghosh sold, conveyed and transferred his property to SMT. SUKLA CHANDA, Wife of Sri Ajoy Kumar Chanda, PAN-AGPPC8432R, Aadhaar No.484561359770, the Sole Proprietor of "M/S.CHANDA CONSTRUCTION" having its Office at 23/M/12, Naktala Road, Police Station-Netaji Nagar, Kolkata-700047, District South 24-Parganas of ALL THAT piece or parcel of land measuring 3 Cottahs 4 Chittaks 8 Square Feet more or less together with 1200 Square Feet tin shed cement floor commercial structure thereon in Mouza - Basishnabghata, Dag No.168 & 169, Khatian No.173, J.L. No.28, Touzi Nos. 151, R.S. No.11, Pargana-Khaspur, within the limits of Kolkata Municipal Corporation, being Premises No.4A/4, Baishnabghata Bye Lane, Assessee No.211000101787, Ward No.100, Police Station - Previously Jadavpur Now Netaji Nagar, Kolkata-700047, District-South 24-Parganas, by way of Registered Deed of Conveyance, which was executed on 31st March, 2022 and registered on 4th April, 2022 at DSR-IV, Alipore, Vide Book No.I, Volume No.1604-2022, pages from 121698 to 121718, Deed No.160403515, for the year 2022 and after purchase she demolished the existing structure (except 100 Square Feet) and mutated her name in the record of the Kolkata Municipal Corporation and paying regular taxes thereon.

A N D W H E R E A S the Party of the First Part is the absolute Owners of the Property being Premises No.4A/5, Baishnabghata Bye Lane, (Mailing Address 1/171, Naktala Road) previously Police Station - Jadavpur, presently



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

21 JAN 2025

Police Station - Netaji Nagar, Ward No. 100, Assessee No. 211000101799, Kolkata - 700 047, measuring about 3 (Three) Cottahs 3 (Three) Chittaks 30 (Thirty) Sq. ft. be the same little more or less alongwith Tin shed structure, measuring about 1760 sq. feet more fully described in the Schedule "A" hereunder written.

A N D W H E R E A S the Party of the Second Part is the absolute Owner of the Property being Premises No.4A/4, Baishnabghata Bye Lane, Assessee No.211000101787, Ward No.100, Police Station-Previously Jadavpur Now Netaji Nagar, Kolkata-700047, District -South 24-Parganas, measuring 3 Cottahs 4 Chittaks 8 Square Feet more or less together with 100 Square Feet tin shed cement floor commercial structure thereon more fully described in the Schedule "B" hereunder written.

IT IS HEREBY AGREED AND DECLARED that both party hereto has good right, full power, absolute authority and indefeasible title to give, grant, transfer and convey the Property amalgamated by this Deed A N D 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 request and costs of the other, execute every such assurance or assurances and further do execute and perform every such act, deed or thing as shall reasonably be required by the other for further and more perfectly assuring to the other the Property hereby conveyed to them.

IT IS HEREBY FURTHER DECLARE that the set forth value of the Property specified in the Schedule "A" of Rs.66,65,353=00 & the Schedule "B" of Rs.62,28,067=00 i.e. Total Rs.1,28,93,420=00 only and the necessary stamp duty is paid.

1} That the Parties herein agreed that the said Premises is amalgamated into One Unit and shall be known as single Premises and the Parties herein will enjoy the entire portion as their own joint Property.



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

21 JAN 2025

2} That the Parties also agree that they will enjoy the Property and are the same for all practical purposes as and undivided and amalgamated portion and they will not claim Possession separately.

3} It is also agreed amongst the Parties that they being the joint Owners and the Parties herein having undivided share they shall be treated as joint Owners after amalgamation and the proposed premises will be treated as Premises No.4A/4, Baishnabghata Bye Lane, Assessee No.211000101787, Ward No.100, Police Station-Previously Jadavpur Now Netaji Nagar, Kolkata-700047, District -South 24-Parganas.

4} That the Parties herein also decided that the said amalgamated Properties shall be mutated in the joint names of the Parties before the KOLKATA MUNICIPAL AUTHORITY and to all other Government or the Semi Government or the local self-Government Authority i.e. as and when the same will be necessary to all Municipal Rates and Taxes and other out goings in respect of the said amalgamated Property shall be borne equally by all the Parties.

5} That the name of the Parties herein shall be entitled to either to sell, Develop, mortgage or any way encumber in respect of their undivided shares separately in the said and amalgamated properties thereof without prior Notice to other Parties and the said amalgamated New Plot of all the Parties is described fully in the Schedule "C" below after amalgamation of SCHEDULE "A" & "B".

: SCHEDULE "A" PROPERTY :

Description of Property of SMT. GAYATRI MITRA.

ALL THOSE piece and parcel of land measuring about 3 Cottahs 3 Chittaks 30 Square Feet be the same little more or less as per Deed but as per physical measurement 3 Cottahs 3 Chittaks 24 Square Feet more or less along with Tin shed structure, measuring about 1760 sq. feet, lying and situate at Mouza- Baishnabghata, J.L. No. 28, R.S. no. 11, Touzi No.151, C.S. Khatian No. 173, under C.S. Dag No. 168 &169, within the limits of the Municipal Premises No. 4A/5, Baishnabghata Bye Lane, (Mailing Address 1/171, Naktala Road) Previously Police Station-Jadavpur, presently Police Station-Netaji Nagar, Kolkata -700047, within the limits of the Kolkata Municipal Corporation Ward No.100, Assessee No. 211000101799, District South 24 Parganas.



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

1 JAN 2025

: SCHEDULE "B" PROPERTY :
Description of Property of "M/S.CHANDA CONSTRUCTION".

ALL THAT piece or parcel of land measuring 3 Cottahs 4 Chittaks 8 Square Feet more or less as per Deed but as per physical measurement 3 Cottahs 3 Chittaks 24 Square Feet more or less together with 100 Square Feet tin shed cement floor structure thereon in Mouza - Basishnabghata, Dag No.168 & 169, Khatian No.173, J.L. No.28, Touzi Nos. 151, R.S. No.11, Pargana-Khaspur, within the limits of Kolkata Municipal Corporation, being Premises No.4A/4, Baishnabghata Bye Lane, Assessee No.211000101787, Ward No.100, Police Station-Previously Jadavpur Now Netaji Nagar, Kolkata-700047, District -South 24-Parganas.

: SCHEDULE "C" PROPERTY :
Amalgamated Property.

ALL THOSE piece or parcel of land measuring 6 Cottahs 07 Chittacks 38 Square Feet more or less as per Deed but as per physical measurement 6 Cottahs 07 Chittaks 03 Square Feet more or less together with 1860 Square Feet pucca Shed Structures thereon or in a part or portion thereof being Mouza- Baishnabghata, J.L. No. 28, R.S. no. 11, Touzi No.151, C.S. Khatian No. 173, under C.S. Dag No. 168 &169, within the limits of the Municipal Premises No.4A/5, Baishnabghata Bye Lane, (Mailing Address 1/171, Naktala Road), Assessee No. 211000101799, and Premises No.4A/4, Baishnabghata Bye Lane, Assessee No.211000101787, Ward No.100, Police Station - Previously Jadavpur Now Netaji Nagar, Kolkata-700047, District -South 24-Parganas, and butted and bounded by :-

<u>ON THE NORTH</u>	:	4A/3, Baishnabghata Bye Lane.
<u>ON THE SOUTH</u>	:	12' feet wide KMC Road.
<u>ON THE EAST</u>	:	4A/1 & 4A/2, Baishnabghata Bye Lane.
<u>ON THE WEST</u>	:	16' feet wide KMC Road.

For more clearness depicted and delineated in the "PLAN" or "M A P" annexed herewith.

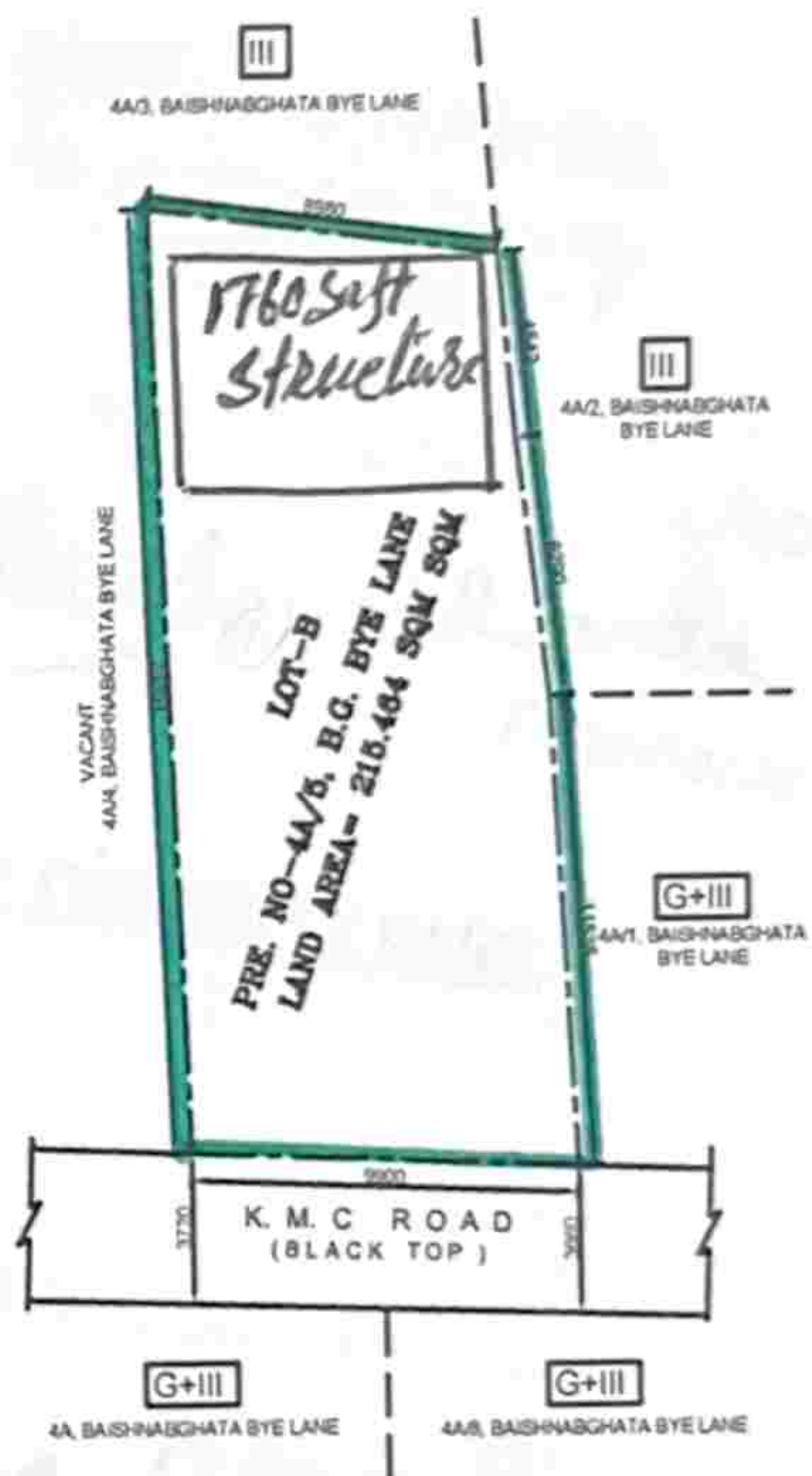
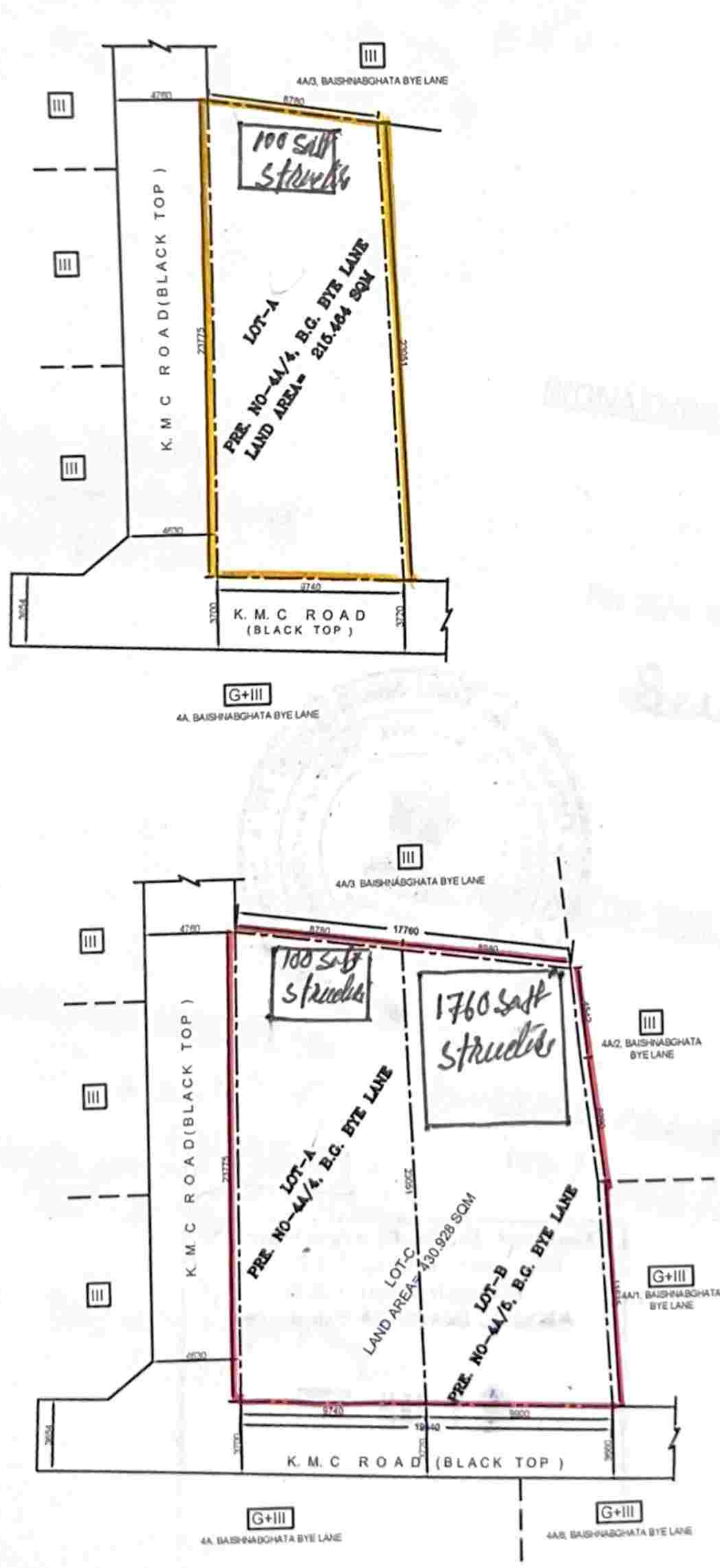


District Sub-Registrar IV
Registrar U/S 7 (2) of
Registration 1908
Allpore, South 24 Parganas

1 JAN 2025

PLAN SHOWING THE AMALGAMATION OF TWO PREMISES VIDE NO- 4A/4, BAISHNABGHATA BYE LANE & 4A/5, BAISHNABGHATA BYE LANE, IN WARD NO.-100, BOROUGH-X, P.S.- NETAJI NAGAR, KOLKATA-700047, UNDER MOUZA - BAISHNABGHATA, DAG NO-168 & 169, KHATIAN NO-173, J.L. NO-28.

MKD.	PREMISES NO.	LAND AREA	COLOUR
LOT-A	4A/4, BAISHNABGHATA BYE LANE	03 K-03 CH-24 SFT <i>100 sqft Structure</i>	YELLOW BORDER
LOT-B	4A/5, BAISHNABGHATA BYE LANE	03 K-03 CH-24 SFT <i>1760 sqft Structure</i>	GREEN BORDER
LOT-C AMALGAMATED	4A/4, BAISHNABGHATA BYE LANE 4A/5, BAISHNABGHATA BYE LANE	6K-07CH-03 SFT <i>1860 sqft Structure</i>	RED BORDER



SUKLA CHANDA
As Constituted Attorney
of Gayatri Mitra

For M/s. CHANDA CONSTRUCTION
Sukla Chanda
Proprietor

For M/s. CHANDA CONSTRUCTION
Sukla Chanda
Proprietor

SIG. OF OWNER

SCALE-1:200

NO. OF PLOTS	AREA	COLOUR
1	1800 sq ft	RED BORDER
2	1800 sq ft	GREEN BORDER
3	1800 sq ft	YELLOW BORDER



SUKLA CHANDA
As Constituted Attorney
of Gayatri Mitra

Sukla Chanda



District Sub-Registrar IV
Registrar U/S 7 (2) of
Registration 1906
Alipore, South 24 Parganas

1 JAN 2025

Sukla Chanda

IN WITNESSES WHEREOF, the PARTIES have set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED SEALED AND DELIVERED
AT KOLKATA IN PRESENCE OF :

1} *Sukla Chanda*
Alipore Judges' Court
27

SUKLA CHANDA
As Constituted Attorney
of Gavatri Mitra

For M/s. CHANDA CONSTRUCTION

Sukla Chanda
Proprietor

SIGNATURE OF THE FIRST PART.

2} *Sukla Chanda*
220, Rifle Club Road
KP-700070.

For M/s. CHANDA CONSTRUCTION

Sukla Chanda
Proprietor

SIGNATURE OF THE SECOND PART.

DRAFTED AND PREPARED BY ME.

Sudipta Chakraborty
{ ADVOCATE }

ALIPORE JUDGES' COURT, KOLKATA-27.

TYPED BY ME.

(SUDIPTA CHAKRABORTY)
WB/1056/1999

(*Sudipta Chakraborty*)
{ TYPIST }

AD-103-1003
1003-1003



District Sub-Registrar IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas
21 JAN 2025

Thumb 1st finger middle finger ring finger small finger



Left Hand					
Right Hand					

Name SUKLA CHANDA

Signature Sukla Chanda

Thumb 1st finger middle finger ring finger small finger

	Left Hand					
	Right Hand					

Name

Signature

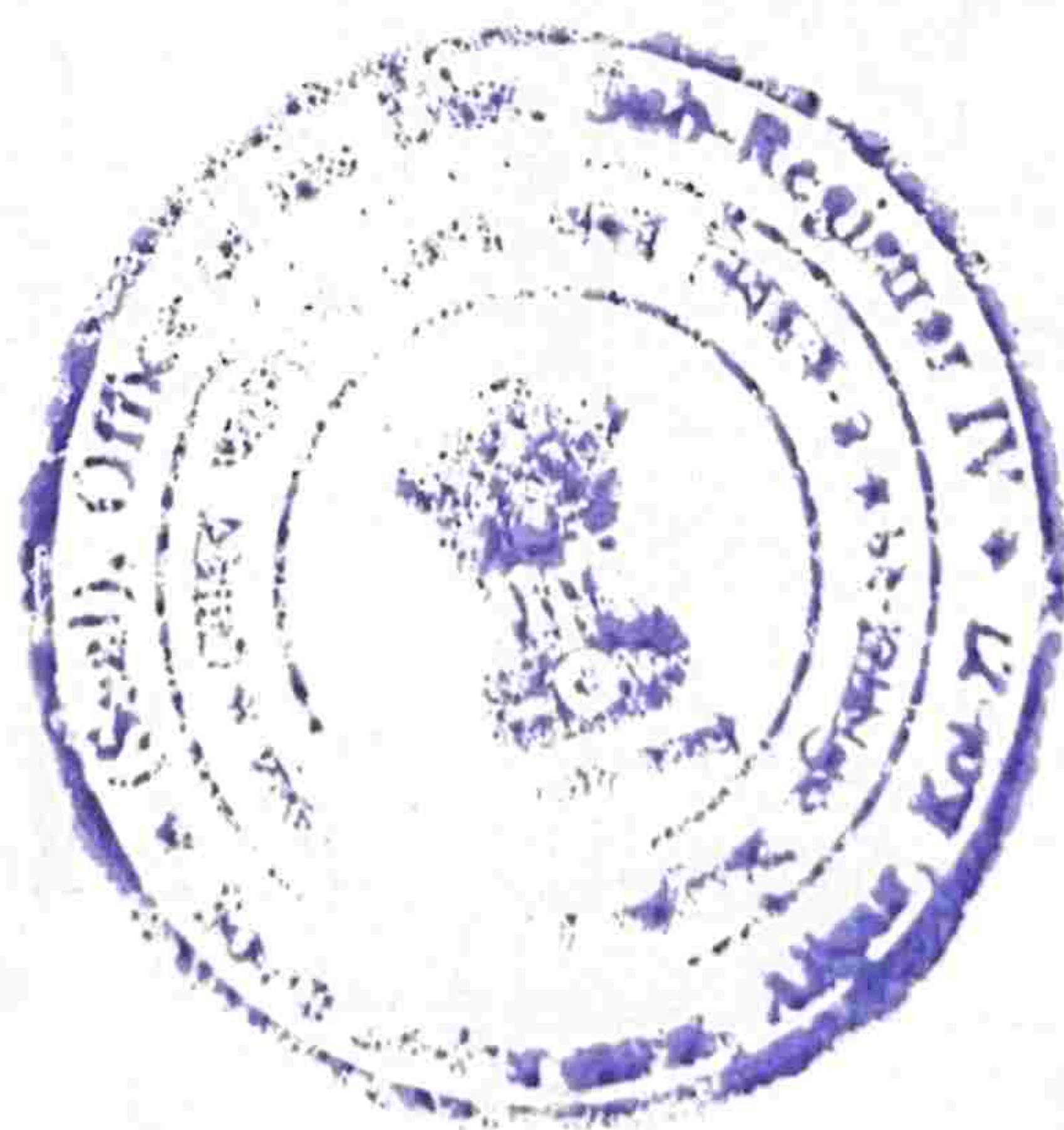
Thumb 1st finger middle finger ring finger small finger

	Left Hand					
	Right Hand					

Name

Signature

ATKINS AND
of 22 1/2 acres
more



District Sub-Registrar IV
Registrar U.S. 7 (2) of
Registration 1908
Alipore, South 24 Parganas
21 JAN 2025



Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	2000192728/2025	Office where deed will be registered
Query Date	20/01/2025 5:21:56 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	SK NURUL AMIN ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9062991439, Status : Advocate	
Transaction	Additional Transaction	
[1301] Merger/Demerger, Amalgamation (Other than company amalgamation)	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
Rs. 1,28,93,420/-	Rs. 1,73,67,834/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 86,859/- (Article:23)	Rs. 1,73,692/- (Article:A(1), E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 5,000/-
Remarks		

Land Details :

District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Baishnab Ghata Bye Lane, , Premises No: 4A/5, , Ward No: 100 Pin Code : 700047

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Commercial use	3 Katha 3 Chatak 30 Sq Ft	61,37,353/-	98,19,767/-	Width of Approach Road: 16 Ft.,

District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Baishnab Ghata Bye Lane, , Premises No: 4A/4, , Ward No: 100 Pin Code : 700047

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	(RS :-)		Bastu	3 Katha 4 Chatak 8 Sq Ft	61,98,067/-	61,98,067/-	Width of Approach Road: 16 Ft.,
Grand Total :				10.709Dec	123,35,420 /-	160,17,834 /-	



Query No: 2000192728 of 2025, Printed On : Jan 21 2025 12:51PM, Generated from Registration office

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1760 Sq Ft.	5,28,000/-	13,20,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1760 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
S2	On Land L2	100 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		1860 sq ft	5,58,000 /-	13,50,000 /-	

Seller Details :

SI No	Name & address	Status	Execution Admission Details :
1	Mrs Gayatri Mitra Wife of Mr Bimal Kumar Mitra Alias Bimal Mitra4/118, Vidyasagar Upanibesh, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.: adxxxxxx8m, Aadhaar No: 49xxxxxxxx7275, Status :Individual, Executed by: Attorney	Individual	Executed by: Attorney

Buyer Details :

SI No	Name & address	Status	Execution Admission Details :
1	Chanda Construction 23/M/12, Naktala Road, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Date of Incorporation:XX-XX-1XX0 , PAN No.: agxxxxxx2r, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Attorney Details :

SI No	Name & Address	Attorney of
1	Mrs Sukla Chanda Wife of Ajoy Kumar ChandaProprietor, M S Chanda Construction , 23/M/12 Naktala Road, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 , 23/M/12, Naktala Road, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.: agxxxxxx2r, Aadhaar No: 48xxxxxxxx9770	Mrs Gayatri Mitra





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



192024250366806801

GRN Details

GRN:	192024250366806801	Payment Mode:	Online Payment
GRN Date:	21/01/2025 10:03:21	Bank/Gateway:	State Bank of India
BRN :	IK0DBZUHD4	BRN Date:	21/01/2025 10:04:03
GRIPS Payment ID:	210120252036680679	Payment Init. Date:	21/01/2025 10:03:21
Payment Status:	Successful	Payment Ref. No:	2000192728/3/2025
		[Query No*/Query Year]	

Depositor Details

Depositor's Name:	SUDIPTA CHAKRABORTY
Address:	Alipore Judges Court Kolkata, West Bengal, 700027
Mobile:	9831036678
EMail:	sudiptachakroborty@ymail.com
Depositor Status:	Advocate
Query No:	2000192728
Applicant's Name:	Mr SK NURUL AMIN
Identification No:	2000192728/3/2025
Remarks:	Merger/Demerger, Amalgamation (Other than company amalgamation)
Period From (dd/mm/yyyy):	21/01/2025
Period To (dd/mm/yyyy):	21/01/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000192728/3/2025	Property Registration- Stamp duty	0030-02-103-003-02	59487
2	2000192728/3/2025	Property Registration- Registration Fees	0030-03-104-001-16	128948
Total				188435

IN WORDS: ONE LAKH EIGHTY EIGHT THOUSAND FOUR HUNDRED THIRTY FIVE ONLY.



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



192024250367473961

GRN Details

GRN:	192024250367473961	Payment Mode:	Online Payment
GRN Date:	21/01/2025 13:06:06	Bank/Gateway:	State Bank of India
BRN :	IK0DCAFGG3	BRN Date:	21/01/2025 13:08:15
GRIPS Payment ID:	210120252036747394	Payment Init. Date:	21/01/2025 13:06:06
Payment Status:	Successful	Payment Ref. No:	2000192728/11/2025
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	SUDIPTA CHAKRABORTY
Address:	Alipore Judges Court Kolkata, West Bengal, 700027
Mobile:	9831036678
Email:	sudiptachakroborty@ymail.com
Depositor Status:	Advocate
Query No:	2000192728
Applicant's Name:	Mr SK NURUL AMIN
Address:	D.S.R. - IV SOUTH 24-PARGANAS
Office Name:	D.S.R. - IV SOUTH 24-PARGANAS
Identification No:	2000192728/11/2025
Remarks:	Merger/Demerger, Amalgamation (Other than company amalgamation) Payment No 11
Period From (dd/mm/yyyy):	21/01/2025
Period To (dd/mm/yyyy):	21/01/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000192728/11/2025	Property Registration- Stamp duty	0030-02-103-003-02	22372
2	2000192728/11/2025	Property Registration- Registration Fees	0030-03-104-001-16	44776
Total				67148

IN WORDS: SIXTY SEVEN THOUSAND ONE HUNDRED FORTY EIGHT ONLY.



THE KOLKATA MUNICIPAL CORPORATION
MUNICIPAL ASSESSMENT BOOK

LAND AND BUILDING ASSESSMENT DEPARTMENT

Assessee No:	Ward No:	Borough No:	Premises No:	Street No:	Name of the Street:	Owner Name :	Person Liable to pay Tax:	Address:	Is Heritage	Is Pond:
211000101799	100	10	4A/5	01	BAISHNABGHAT A BYE LANE	SMT GAYATRI MITRA		4/118, VIDYASAGAR COLONY(UPANIBESH) P.O.- NAKTALA, KOLKATA-47	N	N

Area Details: Dag No.- Khatian No.- Mouza- Parking area- Common area-

No Of Stories	Nature Of Use	Plot Area	Covered Area	Floor Area	Land Area	Exempti on Applied	Exempti on Till	Exemption Rate	Residential	Non Residential	Classified Owership	Operative GR Quarter
0	WORKSH OP		1760		Cottah:3 Chatak:3 SqFt:SQFT 30							1/2017

PARTICULARS OF SUBSEQUENT ALTERATIONS

Annual Valuation	Assmt. u/s	Rate	Date of Alterration of AV	Date of effect of Altetation	Quarterly Payable	Rebate under u/s 171(5) @25% of consolidated Rate	Quarterly Payable after Rebate	H.B.T.	Manual Capp Tax	Comm Rate	Surcharge	Gross Payable	Rebate Amount	Net Payable per Quarter	Quarter of Issuing of F.S bills
5670	ARV	19.5	13/02/2003	01/01/2001	276.41	0.00	276.41	3.54	0	50.0	138.21	418	20.90	397	4/2000
36120	ARV	40.0	29/11/2022	01/01/2011	3612.00	0.00	3612.00	22.58	0	50.0	1806.00	5441	272.05	5169	4/2010
95270.00	UAA	20.00	29/11/2022	01/04/2017	4823.00	241.15	4581.85	59.54	0	0	0	4823.00	241.15	4582	1/2017

Major Information of the Deed

Deed No :	I-1604-00578/2025	Date of Registration	21/01/2025
Query No / Year	1604-2000192728/2025	Office where deed is registered	
Query Date	20/01/2025 5:21:56 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SK NURUL AMIN ALIPORE,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9062991439, Status :Advocate		
Transaction		Additional Transaction	
[1301] Merger/Demerger, Amalgamation (Other than company amalgamation)		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 1,28,93,420/-		Rs. 1,73,67,834/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 86,859/- (Article:23)		Rs. 1,73,724/- (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:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Baishnab Ghata Bye Lane, , Premises No: 4A/5, , Ward No: 100 Pin Code : 700047

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Commerci al use	3 Katha 3 Chatak 30 Sq Ft	61,37,353/-	98,19,767/-	Width of Approach Road: 16 Ft.,

District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Baishnab Ghata Bye Lane, , Premises No: 4A/4, , Ward No: 100 Pin Code : 700047

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	(RS :-)		Bastu	3 Katha 4 Chatak 8 Sq Ft	61,98,067/-	61,98,067/-	Width of Approach Road: 16 Ft.,
Grand Total :				10.709Dec	123,35,420 /-	160,17,834 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1760 Sq Ft.	5,28,000/-	13,20,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1760 Sq Ft.,Commercial Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
S2	On Land L2	100 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		1860 sq ft	5,58,000 /-	13,50,000 /-	




Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mrs Gayatri Mitra Wife of Mr Bimal Kumar Mitra Alias Bimal Mitra 4/118, Vidyasagar Upanibesh, City:- , P.O:- Naktala, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.: adxxxxxx8m, Aadhaar No: 49xxxxxxxx7275, Status :Individual, Executed by: Attorney, Executed by: Attorney




Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Chanda Construction 23/M/12, Naktala Road, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Date of Incorporation:XX-XX-1XX0 , PAN No.: agxxxxxx2r,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Attorney Details :



Attorney Details :				
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs Sukla Chanda (Presentant) Wife of Ajoy Kumar Chanda Date of Execution - 21/01/2025, , Admitted by: Self, Date of Admission: 21/01/2025, Place of Admission of Execution: Office		 Captured	
		Jan 21 2025 1:16PM	LTI 21/01/2025	21/01/2025
Proprietor, M S Chanda Construction , 23/M/12 Naktala Road, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 , 23/M/12, Naktala Road, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.: agxxxxxx2r, Aadhaar No: 48xxxxxxxx9770 Status : Attorney, Attorney of : Mrs Gayatri Mitra				

Representative Details :

Representative Details				
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs Sukla Chanda Wife of Ajoy Kumar Chanda Date of Execution - 21/01/2025, , Admitted by: Self, Date of Admission: 21/01/2025, Place of Admission of Execution: Office		 Captured	
		Jan 21 2025 1:16PM	LTI 21/01/2025	21/01/2025

23/M/12, Naktala Road, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.:: agxxxxxx2r, Aadhaar No: 48xxxxxxxx9770 Status : Representative, Representative of : Chanda Construction (as sole proprietor)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Subha Mondal Son of Mr Sashi Mondal B/95 Satyajit Park, City:- , P.O:- Bansdroni, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070		 Captured	
	21/01/2025	21/01/2025	21/01/2025
Identifier Of Mrs Sukla Chanda, Mrs Sukla Chanda			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Gayatri Mitra	Chanda Construction-5.32813 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mrs Gayatri Mitra	Chanda Construction-5.38083 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Gayatri Mitra	Chanda Construction-1760.00000000 Sq Ft
Transfer of property for S2		
Sl.No	From	To. with area (Name-Area)
1	Mrs Gayatri Mitra	Chanda Construction-100.00000000 Sq Ft

Endorsement For Deed Number : I - 160400578 / 2025

On 21-01-2025

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 12:57 hrs on 21-01-2025, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mrs Sukla Chanda ,.

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 1,73,67,834/-

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

Execution is admitted on 21-01-2025 by Mrs Sukla Chanda, sole proprietor, Chanda Construction, 23/M/12, Naktala Road, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Identified by Mr Subha Mondal, , Son of Mr Sashi Mondal, B/95 Satyajit Park, P.O: Bansdroni, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by profession Others

Executed by Attorney

Execution by Mrs Sukla Chanda, Proprietor, M S Chanda Construction (Sole Proprietorship), 23/M/12 Naktala Road, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 as constituted attorney for Mrs Gayatri Mitra 4/118, Vidyasagar Upanibesh, P.O: Naktala, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047 is admitted by him

Identified by Mr Subha Mondal, , Son of Mr Sashi Mondal, B/95 Satyajit Park, P.O: Bansdroni, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,73,724.00/- (A(1) = Rs 1,73,678.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 1,73,724/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 21/01/2025 10:04AM with Govt. Ref. No: 192024250366806801 on 21-01-2025, Amount Rs: 1,28,948/-,
Bank: State Bank of India (SBIN0000001), Ref. No. IK0DBZUHD4 on 21-01-2025, Head of Account 0030-03-104-001-16

Online on 21/01/2025 1:08PM with Govt. Ref. No: 192024250367473961 on 21-01-2025, Amount Rs: 44,776/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0DCAFGG3 on 21-01-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 86,859/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 81,859/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 11168, Amount: Rs.5,000.00/-, Date of Purchase: 16/01/2025, Vendor name: Samiran Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 21/01/2025 10:04AM with Govt. Ref. No: 192024250366806801 on 21-01-2025, Amount Rs: 59,487/-,
Bank: State Bank of India (SBIN0000001), Ref. No. IK0DBZUHD4 on 21-01-2025, Head of Account 0030-02-103-003-02

Online on 21/01/2025 1:08PM with Govt. Ref. No: 192024250367473961 on 21-01-2025, Amount Rs: 22,372/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0DCAFGG3 on 21-01-2025, 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 1604-2025, Page from 23241 to 23260
being No 160400578 for the year 2025.



Digitally signed by Santanu Basak
Date: 2025.01.28 12:35:24 +05:30
Reason: Digital Signing of Deed.

(Santanu Basak) 28/01/2025

DISTRICT SUB-REGISTRAR

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

West Bengal.