

19299

19386/2



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL 2/32634/8/24

AA 981299

26/12/24

Certifies that the document is admitted to registration. The accompanying sheet/sheets & the non-judicial stamp & stamps attached with this document are the part of this documents.

B. B. Chatterjee

Additional District Sub-Registrar
Bijaypur New Town, North 24-Pgs.

26 DEC 2024

DEED OF AMALGAMATION

THIS DEED OF AMALGAMATION OF LAND made on this 26th day of December, Two Thousand Eleven (2024).

BETWEEN

1132 08.12.2024.
তারিখ: ০৮.১২.২০২৪/-
কর্তার নাম ও পদ: Tanvir Guha Advocate
স্টাম্প (স্বাক্ষর স্থান): City Civil Court, Kolkata 700001
বিধান নং: সন ১৯৫৩ স. ৩ ডি এম আর ৩
মোট স্টাম্প: ৫/-
চালান নং: মোট ৩০ টি মক
ফিল্ম-বারাকপুর, ফিল্ম-মিতা

21 NOV 2024
998000



Additional District Sub-Registrar,
Barisal, New Town, North 24 Pgs

26 DEC 2024

1. **MR. APURBA PAUL**, having PAN- GHRPP5525H, Aadhaar No. 9104 0184 9223, Mob. No. 8697260968, son of Late Pradip Kumar Paul, by occupation Business and 2. **SMT. ARUNA PAUL**, having PAN- BRDPP7605M, Aadhaar No. 8182 4311 6435, Mob. No. 8697260968, wife of Late Pradip Kumar Paul, daughter of Baidyanath Kundu, by occupation House wife, both by faith - Hindu, by nationality -Indian, both residing at 31/6, Barada Basak Street, Post Office- Kuthighat Road, Police Station Baranagar, Kolkata- 700036, District North 24 Parganas, State of West Bengal, hereinafter called and referred to as the "**OWNERS**" (which terms or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include their heirs, executors, administrators, representatives and/or assigns) of the **FIRST PART**.

AND

MR. DHIRENDRA KUMAR JHA, having PAN- AOFPJ8170F, Aadhaar No. 7364 4566 1483, Mob. No. 8017464780, son of Late Shyamanand Jha, by faith Hindu, by Nationality Indian, by occupation- Business, residing at- 585, Nilachal Abashan, Jhilibagan, Hatiara Road, Post office Hatiara, Police Station- New Town now Eco Park, Kolkata -700157, District North 24 Parganas, West Bengal hereinafter called and referred to as the "**OWNER**" (which terms or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include his, executors, administrators, representatives and/or assigns) of the **SECOND PART**.

WHEREAS by a Bengali Sale Deed (Sub- Bikray Kobala), Registered at the office of the A.D.S.R Bidhannagar, Salt Lake City, copied in Book No. I, Volume No. 297, Pages from 78 to 92, being No. 04941, for the year 2006 the said Sri Ganga Bishnu Shaw, Smt. Uma Shaw, Sri Rakesh Shaw, Sri Rajen Shaw and Smt. Maya Shaw jointly for the consideration mentioned therein sold, transferred and conveyed their right title and interest to one Sri

Pradip Kumar Paul, **ALL THAT** piece and parcel of revenue paying agricultural land measuring about 2 (Two) Cottah out of 37 Decimal of the part of C.S. Dag No. 4443, R.S Dag No. 4470, under C.S. Khatian No. 1078, R.S. Khatian No. 534/910, lying at Mouza Hatiara, J.L. No. 14, Re. Sa. No.188, Touzi No. 169, Pargana- Kalikata, A.D.S.R Rajarhat formerly S.R.O Cossipore, Dum Dum, within the jurisdiction of Rajarhat after New Town presently Eco Park Police Station, within the local limits of Rajarhat Gopalpur Municipality in ward No. 20, in the District 24-Parganas.

AND WHEREAS the said Sri Pradip Kumar Paul died intestate leaving behind his wife Smt. Aruna Paul, and his one son namely Sri Apurba Paul as his only legal heirs towards his estate, right, title and interest in the aforesaid jointly owners.

AND WHEREAS, while seized and possessed the aforesaid property said Smt. Aruna Paul and Sri Apurba Paul therein mutated and recorded their names in the record of the B.L. & L.R.O. accordingly and the said concerned authority have assessed her name in L.R. Khatian No. 19994 & 19993, under R.S. & L.R. Dag No. 4470 and also recorded in Rajarhat Gopalpur Municipality Ward No. 20, now Bidhannagar Municipal Corporation Ward No 14 and published her name in the concerned authority as the owner in respect of the aforesaid property.

AND WHEREAS said Smt. Aruna Paul and Sri Apurba Paul while jointly enjoying in respect of the property, accordingly became the absolute owners of the aforesaid property of i.e piece and parcel of a plot of shaly land measuring an area of 2 (Two) Cottah of the part of C.S. Dag No. 4443, **R.S & L.R.Dag No. 4470**, under C.S. Khatian No. 1078, R.S. Khatian No. 534/910, **presently L.R. Khatian No. 19993 & 19994**, lying and situated

under Mouza Hatiara, J.L. No. 14, Re.Sa. No.188, Touzi No. 169, Pargana-Kalikata, within the jurisdiction of the Office of the Additional District Sub-Registrar at Rajarhat, New town formerly Bidhannagar, Salt Lake City, within the local limits of under Ward No. 20 of the Rajarhat Gopalpur Municipality, issued a new now under Ward No. 14 of the Bidhannagar Municipal Corporation, issued a new under Locality: Hatiara Arunachal, Post Office Hatiara, Kolkata- 700157, under Police Station -Rajarhat [old] New Town (after), Eco Park [new], District North 24-Parganas unto and in favour of owners (Smt. Aruna Paul and Sri Apurba Paul) herein has also acquired the absolute right, title, interest over the above mentioned property as absolute owners thereof and there has been/is still absolutely and forever, without any claim or demand from any person or persons whatsoever and the said property is free from all encumbrances and the owners herein has also acquired the absolute right, title, interest over above mentioned property as absolute owners thereof and there have been/is still now possessing and enjoying the said property peacefully, freely, absolutely and forever, without any claim or demand from any person or persons whatsoever and the said property is free from all encumbrances, whatsoever which is more fully described in **FIRST SCHEDULE**, hereinafter referred to and called as the **SAID PREMISES**.

AND WHEREAS (the other Deed of Conveyance) Sri Ganga Bishnu Shaw, Smt. Uma Shaw, Sri Rajen Shaw, Sri Rakesh Shaw and Smt. Maya Shaw became the absolute Joint owners and possessors of **ALL THAT** piece or parcel of undivided Shali land measuring an area of .37 Decimal be the same little more or less jointly and thus by the virtue of one registered Deed of Conveyance, they sold, conveyed and transferred a plot of land measuring an area of 2 (Two) Cottahs 10 (Ten) Chittacks be the same little more or less out of .37 Decimal to one Sri Asit Kumar Jha, lying and situated at Mouja

Hatiara, J.L.No. 14, R.S. No. 188, Touzi No. 169, comprised in C.S. Dag No. 4443, R.S & L.R. Dag No. 4470, under C.S. Khatian No. 1078, corresponding to R.S. Khatian No. 534/910 and L.R. Khatian No. 8925 and 8926 under Police Station New Town formerly Rajarhat in the District of North 24 Parganas and the same was registered before the office of A.D.S.R. Bidhannagar, Saltlake City on 28.07.1995 and recorded in Book No. 1, Volume No. 68, Pages from 235 to 242, Being No. 3105 for the year 1995 for the consideration mentioned therein.

AND WHEREAS while in absolute possession and ownership over the aforesaid plot of land, said Sri Asit Kumar Jha, recorded his name in L.R. Settlement under L.R. Khatian No. 15990 under R.S.& L.R. Dag No. 4470 land measuring area 2 (Two) Cottahs 10 (Ten) Chittacks 0 Sq.Ft. more or less and mutated his name in the ROR in the B.L.& L.R.O, Government of West Bengal and also recorded his name in the record of the concerned Rajarhat Gopalpur Municipality and Bidhannagar Municipal Corporation Borough No. III, Ward No. 14 (New) 20 (Old), having Holding No. 381, BL-HH at Hatiara Arunacchal, Post Office Hatiara, Police Station New Town now Eco Park, Kolkata- 700 157 and thus enjoying his respective portion of his ownership land of 2 (Two) Cottahs 10 (Ten) Chittacks 0 Sq.Ft. more or less with all right and absolute power of ownership and have every right to transfer and the same to anybody in any way that's fully described in the Schedule hereunder written and hereinafter for the said of brevity referred to as the 'said property'.

AND WHEREAS Sri Asit Kumar Jha became the absolute owner and possessor of **ALL THAT** piece or parcel of Shali land measuring an area of 2 (Two) Cottahs 10 (Ten) Chittacks be the same little more or less and thus by the virtue of one registered Deed of Conveyance, he sold, conveyed and

transferred a plot of land measuring an area of 2 (Two) Cottahs 10 (Ten) Chittacks be the same little more or less to one Sri Dhirendra Kumar Jha, the Second Party herein, lying and situated at Mouja Hatiara, J.L.No. 14, R.S. No. 188, Touzi No. 169, comprised in C.S. Dag No. 4443, R.S & L.R. Dag No. 4470 under C.S. Khatian No. 1078, corresponding to R.S. Khatian No. 534/910 and L.R. Khatian No. 8925 and 8926, presently L.R. Khatian No. 15990, under Police Station New Town formerly Rajarhat in the District of North 24 Parganas and the same was registered before the office of A.D.S.R. Rajarhat, New town on 01.11.2023 and recorded in Book No. 1, Volume No. 1523-2023, Pages from 558018 to 558037, Being No. 152316387 for the year 2023 for the consideration mentioned therein.

AND WHEREAS, while seized and possessed the aforesaid property said **SRI DHIRENDRA KUMAR JHA** therein mutated and recorded his name in the record of the B.L. & L.R.O. accordingly and the said concerned authority have assessed their names in **L.R. Khatian No. 21807 (Sri Dhirendra Kumar Jha)** under **R.S. & L.R. Dag No. 4470** and published their names in the concerned authority as the owners in respect of the aforesaid property unto and who after acquisition absolutely seized, possessed and enjoyed the same on payment of usual rent and taxes to the appropriate authorities free from all encumbrances, morefully described in the **SECOND SCHEDULE**.

AND WHEREAS said **SMT. ARUNA PAUL, SRI APURBA PAUL AND SRI DHIRENDRA KUMAR JHA**, the parties of the First and Second part having intention to develop the "**Said Land**" by raising construction over there in accordance with the Building Plan.

AND WHEREAS we the parties of the First part, parties of the Second part, being each landowners amalgamated their land into one (single) plot of land

which is measuring now measuring an area net **4 (Four) Cottahs 10 (Ten) Chittacks** more or less (**Plot No.'A'+ 'B'**) more or less of the part of C.S.Dag No. 4343, **R.S & L.R. Dag No. 4470**, under C.S.Khatian No. 1078, corresponding to R.S. Khatian No. 534/910, at present **L.R. Khatian No. 19993 (SMT. ARUNA PAUL) area 1 cottah, 19994 (SRI APURBA PAUL) area 1 cottah, and 21807 (DHIRENDRA KUMAR JHA) area 2 cottah 10 chittacks**, lying at Mouza Hatiara, J.L.No. 14, R.S.No.188, Touzi No. 169, Pargana- Kalikata, A.D.S.R Bidhannagar, Salt Lake City now A.D.S.R Rajarhat, New Town, within the jurisdiction of Rajarhat after New Town now Eco Park Police Station, within the local limits of Rajarhat Gopalpur Municipality in ward No. 20, presently Bidhannagar Municipal Corporation, in ward No. 14, Borough No. III, Ward No. 14 (New) 20 (Old), having Holding No. 381, BL-HH at Hatiara Arunacchal, Post Office Hatiara, Police Station New Town now Eco Park, Kolkata- 700 157, in the District of North 24-Parganas in order to enjoy the same by constructing a multi storied building thereon.

The land owners shall pay tax on the amalgamated land according to their respective share over the land.

THE FIRST SCHEDULE ABOVE REFERRED TO
LANDOWNERS SMT. ARUNA PAUL AND SRI APURBA PAUL.
(Plot No.'A')

ALL THAT piece and parcel of a plot of shali land at present bastu land measuring an area of **2 (Two) Cottah** more or less under C.S. Dag No. 4443, **R.S & L.R. Dag No. 4470**, under C.S. Khatian No. 1078, R.S. Khatian No. 534/910, **L.R. Khatian No. 19993 & 19994**, Presently lying and situated under **Mouza - Hatiara**, J. L. No. 14, Re. Sa. No. 188, Touzi No. 169, Pargana -Kalikata, within the jurisdiction of the Office of the Additional District Sub-Registrar at Rajarhat formerly Bidhannagar, Salt Lake City,

within the local limits of Ward No. 20 of the Rajarhat Gopalpur Municipality now under Ward No. 14 of the Bidhannagar Municipal Corporation, Locality: **Hatiara Arunachal**, Post Office Hatiara, Kolkata- 700157, within the jurisdiction of the Office of the Additional District Sub-Registrar Rajarhat formerly Bidhannagar, Salt Lake City under Police Station Rajarhat [old] New Town (after), Eco Park [present], District North 24-Parganas, PIN - 700157, West Bengal, which is butted and bounded as follows:

ON THE NORTH : by R.S. & L.R. Dag No. 4469.

ON THE SOUTH : by the land of Subrata Paul and 6 ft. wide road.

ON THE EAST ; by the land of Ashit Kumar Jha,

ON THE WEST : by the land of Shankar Paul.

THE SECOND SCHEDULE ABOVE REFERRED TO

LANDOWNERS SRI DHIRENDRA KUMAR JHA,

(Plot No.'B')

ALL THAT piece and parcel of shali land at present bastu land measuring an area of **2 (Two) Cottah 10 (Ten) Chittack** be the same a little more or less absolutely free from all encumbrances, together with all easement rights of common passage, situated and lying at under C.S. Dag No. 4443, **R.S & L.R. Dag No. 4470**, comprised in C.S. Khatian No. 1078, R.S. Khatian No. 534/910, corresponding to L.R. Khatian No. 8925 and 8926 **at present L.R. Khatian No. 21807 (Dhirendra Kumar Jha)**, situated at Mouza - Hatiara, J.L. No. 14, R.S. No. 188, Touzi No. 169, Pargana- Kolkata, A.D.S.R. Bidhannagar (Salt Lake City), at present Addl. District Sub- Registry office at Rajarhat, New Town, within local Limits of Rajarhat Gopalpur Municipality, ward No. 20, now Bidhannagar Municipal Corporation, ward No. 14, Holding no- 381, Block- HH, Assessee No. 200331119659, at **Hatiara Arunachal**, within the Police Station -New Town now Eco Park, Post Office Hatiara, Kolkata- 700157, in the District of North 24-Parganas,

together with all easement and quasi easement and common passage and possession as shown in the plan annexed hereto and marked with RED Border to be considered as a part of the Deed, butted and bounded as follows:-

- ON THE NORTH** : By land of Sri Dulal Paul.
ON THE SOUTH : By 6'0" wide Common Passage.
ON THE EAST : By 18'0" wide Road.
ON THE WEST : By part of R.S & L.R. Dag No. 4470.

THE THIRD SCHEDULE ABOVE REFERRED TO

AMALGAMATED LAND

(Plot No.'A'+ 'B')

ALL THAT piece and parcel of shali at present bastu vacant land measuring an area of **4 (Four) Cottahs 10 (Ten) Chittacks** more or less (**Plot No.'A'+ 'B'**) more or less of the part of C.S.Dag No. 4343, **R.S & L.R. Dag No. 4470**, under C.S.Khatian No. 1078, corresponding to R.S. Khatian No. 534/910, at present **L.R. Khatian No. 19993 area 1 cottah, (SMT. ARUNA PAUL) area 1 cottah and 19994 (SRI APURBA PAUL) and 21807 (DHIRENDRA KUMAR JHA) area 2 cottah, 10 Chittacks**, lying and situated at **Mouza - Hatiara**, J.L. No. 14, R.S. No. 188, Touzi No. 169, Pargana- Kolkata, A.D.S.R. Bidhannagar (Salt Lake City), at present Addl. District Sub- Registry office at Rajarhat, New Town, within local Limits of Rajarhat Gopalpur Municipality, ward No. 20, now **Bidhannagar Municipal Corporation, ward No. 14**, Holding no- 381, Block- HH, Assessee No. 200331119659, at **HATIARA ARUNACHAL**, within the Police Station -New Town now Eco Park, Post Office Hatiara, Kolkata- 700157, in the District of North 24-Parganas, West Bengal, together with all easement and quasi easement and common passage and possession as shown in the plan

annexed hereto and marked with RED Border to be considered as a part of the Deed, butted and bounded as follows:-

- ON THE NORTH** : By land of Sri Dulal Paul (R.S. & L.R. Dag No.4469).
ON THE SOUTH : By 6'0" wide Private Passage after Plot No. 'B' land of Sri Nirmal Chandra Jha.
ON THE EAST : By 18'0" wide Road.
ON THE WEST : By part of Plot No. 'E' part of R.S & L.R. Dag No. 4470.

IN WITNESS WHEREOF the parties hereto have set and subscribe their respective hands and seals of the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

By the parties in New Town.

In the presence of:

1. *Nityam Guha*
Hafliera
Kolkata 700157

2. *Nityam Biswas*
Hafliera
Kol-7000157

Sri Dulal Paul
Sri Nirmal Paul

(FIRST PARTYS)

Shrinubha Ban Shier

(SECOND PARTIE)

Drafted by :-

Tania Guha
(Tania Guha)

Advocate,

City Civil Court, Kolkata.

Enrollment No. F/465/377/2020.

Computer Typed by :-

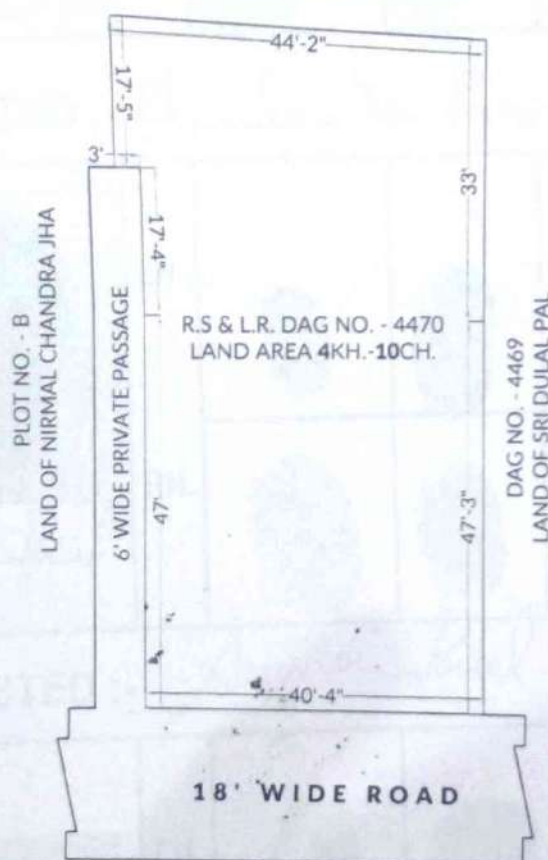
N. Guha
 Guha Type Chamber,
 12, Old Post office Street,
 Kolkata- 700001.

AMALGAMATION SITE PLAN OF LAND AT MOUZA-HATIARA, J.L. NO.-14, R.S. & L.R. DAG NO.-4470, L.R. KHATIAN NO.-21807, 19993 & 19994, UNDER BIDHANNAGAR MUNICIPAL CORPORATION, WARD NO.-14, AT HATIARA ARUNACHAL, P.S.-ECO PARK (PREVIOUSLY NEW TOWN), DIST.-NORTH 24 PARGANAS, KOLKATA-700157, TOTAL AREA OF LAND-7.64DECIMAL OR 04KATHA, 10CHATAK, WHICH IS MARKED BY RED BORDER.



PLOT NO. - E
REST PART OF DAG NO. - 4470

SCALE: - 1":60'



Aswara Paul
Aswara Paul
Shimla Tar She
SIGNATURE OF OWNER'S

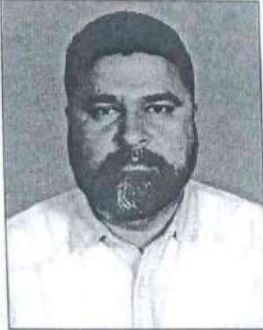
Pranab Naskar
Pranab Naskar
Senior Land Surveyor
Reg. No.- SLS/1534
Mob: 8514070905
SIGNATURE OF LAND SURVEYOR

SIGNATURE OF THE
PRESENTANT /
EXECUTANT / SALLER/
BUYER/CAJMENT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908

N.B. -

LH BOX- SMALL TO THUMB PRINTS
R.H. BOX - THUMB TO SMALL PRINTS

 <i>Shindekar Shree</i>	LH					
	RH.					

ATTESTED :- *Shindekar Shree*

 <i>Aruna Paul</i>	LH					
	RH.					

ATTESTED :- *Aruna Paul*

 <i>Apurva Paul</i>	LH.					
	RH.					

ATTESTED :- *Apurva Paul*

ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD
GGC1742303



নির্বাচকের নাম : নিত্যানন্দ গুহ

Elector's Name : Nityananda Guha

পিতার নাম : রঘুনাথ গুহ

Father's Name : Raghunath Guha

লিঙ্গ / Sex : পুরু / M

জন্ম তারিখ
Date of Birth : 01/01/1960

GGC1742303

ঠিকানা:
নস্করপারা দক্ষিণ মাঠ হাতিয়াড়া, ঘুন্টা ওয়ার্ড নং. 11
রাজারহাট উত্তর 24 পরগণা 700059

Address:
Naskarpara Dakshin MathiHatlarã, Ghunã
Word No. 11 Rajarhat North 24 Parganas
700059

Date: 02/08/2007
91-রাজারহাট (তপশিলী জাতি) নির্বাচন কেন্দ্রের নির্বাচক
নিবন্ধন অধিকারিকের স্বাক্ষরের অনুমতি
Facsimile Signature of the Electoral
Registration Officer for
91-Rajarhat (SC) Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার লিটে নাম
ভোলা ও এফই নম্বরের নতুন সঠিক পরিচয়পত্র পাওয়ার
জন্য নির্দিষ্ট ফর্ম এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

Nityananda Guha

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



192024250331994961

GRN Details

GRN:	192024250331994961	Payment Mode:	Online Payment
GRN Date:	26/12/2024 13:57:49	Bank/Gateway:	State Bank of India
BRN :	CK00FRKBD4	BRN Date:	26/12/2024 13:59:03
GRIPS Payment ID:	261220242033199495	Payment Init. Date:	26/12/2024 13:57:49
Payment Status:	Successful	Payment Ref. No:	2003263418/8/2024

[Query No*/Query Year]

Depositor Details

Depositor's Name:	DHIRENDRA KR JHA
Address:	585 NILACHAL ABASAN HATIARA
Mobile:	9123014223
Contact No:	9903403901
Depositor Status:	Buyer/Claimants
Query No:	2003263418
Applicant's Name:	Mr Subrata Santra
Identification No:	2003263418/8/2024
Remarks:	Merger/Demerger, Amalgamation (Other than company amalgamation) Payment No 8
Period From (dd/mm/yyyy):	26/12/2024
Period To (dd/mm/yyyy):	26/12/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003263418/8/2024	Property Registration- Stamp duty	0030-02-103-003-02	1365
2	2003263418/8/2024	Property Registration- Registration Fees	0030-03-104-001-16	2730
Total				4095

IN WORDS: FOUR THOUSAND NINETY FIVE ONLY.



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



192024250331450438

GRN Details

GRN:	192024250331450438	Payment Mode:	SBI Epay
GRN Date:	26/12/2024 11:16:07	Bank/Gateway:	SBIePay Payment Gateway
BRN :	9778441752023	BRN Date:	26/12/2024 11:17:32
Gateway Ref ID:	CHS0266409	Method:	State Bank of India NB
GRIPS Payment ID:	261220242033145042	Payment Init. Date:	26/12/2024 11:16:07
Payment Status:	Successful	Payment Ref. No:	2003263418/2/2024

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr Dharendra Kumar Jha
Address:	585, Nilachal Abasan, Jhilbagan, Hatiara, Pin- 700157
Mobile:	9903403901
Period From (dd/mm/yyyy):	26/12/2024
Period To (dd/mm/yyyy):	26/12/2024
Payment Ref ID:	2003263418/2/2024
Dept Ref ID/DRN:	2003263418/2/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003263418/2/2024	Property Registration-Stamp duty	0030-02-103-003-02	29221
2	2003263418/2/2024	Property Registration- Registration Fees	0030-03-104-001-16	60415
Total				89636

IN WORDS: EIGHTY NINE THOUSAND SIX HUNDRED THIRTY SIX ONLY.

PAID

Major Information of the Deed

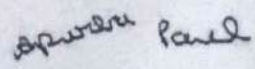
Deed No :	I-1523-19386/2024	Date of Registration	26/12/2024
Query No / Year	1523-2003263418/2024	Office where deed is registered	
Query Date	24/12/2024 9:19:42 AM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	Subrata Santra City Civil Court, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9903403901, 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. 63,13,126/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 31,586/- (Article:23)	Rs. 63,145/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Arunachal(Hatiara), Mouza: Hatiara, , Ward No: 14 JI No: 14, Touzi No: 169 Pin Code : 700157

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-4470 (RS :-)	LR-19993	Bastu	Shali	1 Katha		13,65,000/-	Width of Approach Road: 18 Ft.,
L2	LR-4470 (RS :-)	LR-19994	Bastu	Shali	1 Katha		13,65,000/-	Width of Approach Road: 18 Ft.,
L3	LR-4470 (RS :-)	LR-21807	Bastu	Bastu	2 Katha 10 Chatak		35,83,126/-	Width of Approach Road: 18 Ft.,
		TOTAL :			7.6313Dec	0 /-	63,13,126 /-	
		Grand Total :			7.6313Dec	0 /-	63,13,126 /-	

Seller Details :

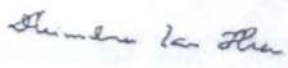
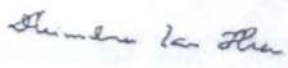
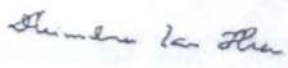
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr APURBA PAUL (Presentant) Son of Late Pradip Kumar Paul Executed by: Self, Date of Execution: 26/12/2024 , Admitted by: Self, Date of Admission: 26/12/2024 ,Place : Office		 Captured	
		26/12/2024	LTI 26/12/2024	26/12/2024

31/6, Barada Basak Street, Village:- Baranagar, P.O:- Kuthighat, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth: XX-XX-2XX3, PAN No.: GHxxxxxx5H, Aadhaar No: 91xxxxxxxx9223, Status :Individual, Executed by: Self, Date of Execution: 26/12/2024, Admitted by: Self, Date of Admission: 26/12/2024, Place : Office

Name	Photo	Finger Print	Signature
Smt ARUNA PAUL Wife of Late Pradip Kumar Paul Executed by: Self, Date of Execution: 26/12/2024 , Admitted by: Self, Date of Admission: 26/12/2024, Place : Office		 Captured	
26/12/2024	26/12/2024	LTI	26/12/2024

31/6, BARADA BASAK STREET, Village:- Baranagar, P.O:- Kuthighat, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth: XX-XX-1XX6, PAN No.: BRxxxxxx5M, Aadhaar No: 81xxxxxxxx6435, Status :Individual, Executed by: Self, Date of Execution: 26/12/2024, Admitted by: Self, Date of Admission: 26/12/2024, Place : Office

Buyer Details :

SI No	Name, Address, Photo, Finger print and Signature												
1	<table border="1"> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> <tr> <td> Mr Dhirendra Kumar Jha Son of Late Shyamanand Jha Executed by: Self, Date of Execution: 26/12/2024 , Admitted by: Self, Date of Admission: 26/12/2024, Place : Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>26/12/2024</td> <td>26/12/2024</td> <td>LTI</td> <td>26/12/2024</td> </tr> </table> Son of Late Shyamanand Jha 585, NILACHAL ABASAN, Jhilbagan, Hatiara, Village:- Hatiara, P.O:- Hatiara, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX4, PAN No.: AOxxxxxx0F, Aadhaar No: 73xxxxxxxx1483, Status :Individual, Executed by: Self, Date of Execution: 26/12/2024, Admitted by: Self, Date of Admission: 26/12/2024, Place : Office	Name	Photo	Finger Print	Signature	Mr Dhirendra Kumar Jha Son of Late Shyamanand Jha Executed by: Self, Date of Execution: 26/12/2024 , Admitted by: Self, Date of Admission: 26/12/2024, Place : Office		 Captured		26/12/2024	26/12/2024	LTI	26/12/2024
Name	Photo	Finger Print	Signature										
Mr Dhirendra Kumar Jha Son of Late Shyamanand Jha Executed by: Self, Date of Execution: 26/12/2024 , Admitted by: Self, Date of Admission: 26/12/2024, Place : Office		 Captured											
26/12/2024	26/12/2024	LTI	26/12/2024										

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Nityananda Guha Son of Late Raghunath Guha Hatiara, Village:- Hatiara, P.O:- Hatiara, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157		 Captured	
26/12/2024	26/12/2024	26/12/2024	26/12/2024

Identifier Of Mr APURBA PAUL, Smt ARUNA PAUL, Mr Dhirendra Kumar Jha

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr APURBA PAUL	Mr Dharendra Kumar Jha-0.825 Dec
2	Smt ARUNA PAUL	Mr Dharendra Kumar Jha-0.825 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr APURBA PAUL	Mr Dharendra Kumar Jha-0.825 Dec
2	Smt ARUNA PAUL	Mr Dharendra Kumar Jha-0.825 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr APURBA PAUL	Mr Dharendra Kumar Jha-2.16563 Dec
2	Smt ARUNA PAUL	Mr Dharendra Kumar Jha-2.16563 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Arunachal(Hatiara), Mouza: Hatiara, , Ward No: 14 JI No: 14, Touzi No: 169 Pin Code : 700157

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 4470, LR Khatian No:- 19993	Owner:অপূর্ব পাল, Gurdian:প্রদীপ কুমার পাল, Address:নিজ , Classification:শালি, Area:0.02000000 Acre,	Mr APURBA PAUL
L2	LR Plot No:- 4470, LR Khatian No:- 19994	Owner:অরুণা পাল, Gurdian:প্রদীপ কুমার পাল, Address:নিজ , Classification:শালি, Area:0.01000000 Acre,	Smt ARUNA PAUL
L3	LR Plot No:- 4470, LR Khatian No:- 21807	Owner:ধীরেন্দ্র কুমার জা, Gurdian:শ্যামানন্দ , Address:নিজ , Classification:শালি, Area:0.04000000 Acre,	Mr APURBA PAUL

Endorsement For Deed Number : I - 152319386 / 2024

On 26-12-2024

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 14:18 hrs on 26-12-2024, at the Office of the A.D.S.R. RAJARHAT by Mr APURBA PAUL, one of the Executants.

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 63,13,126/-

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)
Execution is admitted on 26/12/2024 by 1. Mr APURBA PAUL, Son of Late Pradip Kumar Paul, 31/6, Barada Basak Street, P.O: Kuthighat, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by Profession Business, 2. Smt ARUNA PAUL, Wife of Late Pradip Kumar Paul, 31/6, BARADA BASAK STREET, P.O: Kuthighat, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by Profession House wife, 3. Mr Dharendra Kumar Jha, Son of Late Shyamanand Jha, 585, NILACHAL ABASAN,Jhilibagan, Hatiara, P.O: Hatiara, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by Profession Business

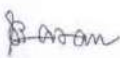
Indetified by Mr Nityananda Guha, , Son of Late Raghunath Guha, Hatiara, P.O: Hatiara, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 63,145.00/- (A(1) = Rs 63,131.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 63,145/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 26/12/2024 11:17AM with Govt. Ref. No: 192024250331450438 on 26-12-2024, Amount Rs: 60,415/-,
Bank: SBI EPay (SBlePay), Ref. No. 9778441752023 on 26-12-2024, Head of Account 0030-03-104-001-16
Online on 26/12/2024 1:59PM with Govt. Ref. No: 192024250331994961 on 26-12-2024, Amount Rs: 2,730/-, Bank: State Bank of India (SBIN0000001), Ref. No. CK00FRKBD4 on 26-12-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 31,586/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 30,586/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 1132, Amount: Rs.1,000.00/-, Date of Purchase: 06/12/2024, Vendor name: MITA DUTTA
2. Stamp: Type: Court Fees, Amount: Rs.10.00/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 26/12/2024 11:17AM with Govt. Ref. No: 192024250331450438 on 26-12-2024, Amount Rs: 29,221/-,
Bank: SBI EPay (SBlePay), Ref. No. 9778441752023 on 26-12-2024, Head of Account 0030-02-103-003-02
Online on 26/12/2024 1:59PM with Govt. Ref. No: 192024250331994961 on 26-12-2024, Amount Rs: 1,365/-, Bank: State Bank of India (SBIN0000001), Ref. No. CK00FRKBD4 on 26-12-2024, Head of Account 0030-02-103-003-02


Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1523-2024, Page from 454500 to 454523
being No 152312227 for the year 2024.



Basak

Digitally signed by SANJOY BASAK
Date: 2024.08.07 17:09:22 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 07/08/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

