



{ 2 }

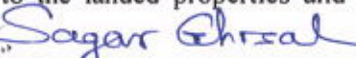
MR. BHASKAR KUMAR SEN, having PAN:BOBPS6249K, Aadhaar No. 3328 9054 5967 , date of birth: 19/10/1981, son of Late Kamal Kumar Sen, by faith Hindu, by occupation - Business, now residing at P-12, Senhati Colony, Post Office and Police Station -Behala , Kolkata-700034, in the District of South 24 Parganas, hereinafter called and referred to as the FIRST PARTY (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the ONE PART.

**AND**

SMT. ARATI MONDAL ,(PAN No. BUOPM3086P), (AADHAR No. 6449 2154 3751), date of birth: 10/02/1963, daughter of Late Arjun Das , by faith – Hindu, by nationality – Indian, by occupation – Housewife residing at 387, Dr. Akhya Pal Road , Police Station and Post Office – Behala, Kolkata – 700 034, In the District of South 24 parganas, hereinafter called and referred to as the SECOND PARTY (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the OTHER PART.

WHEREAS by a registrar Deed of Conveyance date 27<sup>th</sup> day of February ,2024, made between Smt. Anindita Chakraborty and Smt. Nabanita Mukherjee, therein described as the Owners/Vendors and Mr. Bhaskar Kumar Sen, therein described as the Purchaser, the said Smt. Anindita Chakraborty and Smt. Nabanita Mukherjee for the consideration mention therein granted, sold, conveyed, transferred, assigned and assured in favour of Mr. Bhaskar Kumar Sen of ALL THAT piece and parcel of bastu land measuring area about 2 (Two) Cottahs 12(Twelve ) Chittaks and 26(Twenty Six ) Square feet be the same a little more or less and one brick built two storied structure measuring area about 1000 square feet ( 500 Sqft. on the ground floor and 500 Sqft. on the First floor) more or less standing thereon lying and situated at Mouza – Mamudpur , Pargana : Magura , J.L No. 7, Touzi No: 23,26 ,32 and 411, R.S No. 195,comprising Dag No. 67, under previous Khatian No: 114, L.R. Khatian No. 714,715, being Municipal Premises No. 1, Satyen Roy Road, under ward No.120, being Assessee No.41-120-12-0291-0, within the jurisdiction of The Kolkata Municipal Corporation, Kolkata-700034, Police Station - Behala, Additional District Sub-registrar office at Behala , District Sub-registrar office at Alipore , in the District of South 24 Parganas, AND ALL THAT piece and parcel of Bastu land measuring area about 13(Thirteen) Chittaks and 21(Twenty One) Square feet be the same a little more or less and one brick built tile shed structure measuring area about 500 Square feet more or less standing thereon lying and situated at Mouza – Mamudpur , Pargana : Magura , J.L No. 7, Touzi No: 23,26 ,32 and 411, R.S No. 195,comprising Dag No. 67, under previous Khatian No: 114,L.R. Khatian No. 714,715, being Municipal Premises No. 02, Satyen Roy Road, under ward No.120, Assessee No.41-120-12-0292-2, within the jurisdiction of The Kolkata Municipal Corporation , Kolkata-700034, Police Station - Behala, Additional District Sub-registrar office at Behala , District Sub-registrar office at Alipore , in the District of South 24 Parganas, referred to as said properties No. 1 and 2 respectively , more fully described in the Part- I and part- II of the Schedule thereunder written ,said deed was registered at the office of the Sub Registrar Office at Behala and recorded in Book No. I, Volume No. 1602-2024, Pages 93718 to 93744, Being No. 160202831 for the year 2024.

AND WHEREAS said Mr. Bhaskar Kumar Sen, got possession of the Said Properties No. 1 and 2. and have become the absolute rightful Owner, occupier seized and possessed of or otherwise well and sufficiently entitled to the landed properties and the said two plots are being

  
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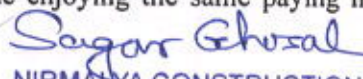
contiguous to each other, he got the said two (2) plots amalgamated comprising the total area of bastu land measuring area about **3(Three) Cottahs 10(Ten) Chittaks 02(Two) Square Feet** be the same a little more or less together with structure standing thereon at municipal premises No. 1 Satyen Roy Road and 02 Satyen Roy Road, ward No. 120, within The Kolkata Municipal Corporation.

**AND WHEREAS** said Mr. Bhaskar Kumar Sen thereafter applied before The Kolkata Municipal Corporation Assessment Collection Department for amalgamation of the said two Municipal Premises nos. **1, Satyen Roy Road and 02, Satyen Roy Road**, ward No. 120, which was allowed and the said two properties became amalgamated and now known as **Municipal Premises No. 1, Satyen Roy Road**, being Assessee No.411201202910, ward No: 120, and he also mutated, recorded his name before the B.L. &L.R.O as absolute Owner and further got his name mutated in the present L.R. Records of Rights in L.R. Dag No. 67 under Mouza – Mamudpur and separate L.R. Khatian No. has been created in the name of present owner Bhaskar Kumar Sen as **L.R. Khatian No. 761**, total land area 0.06Acre, nature of land is Bastu.

**AND WHEREAS** by virtue of the purchase said Bhaskar Kumar Sen, the **First Party herein** is the absolute Owner of **ALL THAT** piece and parcel of Bastu land measuring area about **3(Three) Cottahs 10(Ten) Chittaks 02(Two) Square Feet** be the same a little more or less together with one brick built two storied structure measuring area about 1000 square feet ( 500 Sqft. on the ground floor and 500 Sqft. on the First floor) more or less AND one brick built tile shed structure measuring area about 500 Square feet more or less standing thereon situate and lying at Mouza – Mamudpur, Pargana : Magura, J.L No. 7, Touzi No: 23,26, 32 and 411, R.S No. 195, comprising **Dag No. 67**, under previous Khatian No: 114, previous L.R. Khatian No. 714,715, at present **L.R. Khatian No. 761**, being **Municipal Premises No. 1, Satyen Roy Road**, under ward No.120, Assessee No. 411201202910, within the jurisdiction of The **Kolkata Municipal Corporation, Kolkata-700034, Police Station - Behala**, Additional District Sub-registrar office at Behala, District Sub-registrar office at Alipore, District South 24 Parganas, referred to as **Said Property No. 1**, which is morefully and particularly described in the **“SCHEDULE – A”** hereunder written.

**AND WHEREAS** by a registered Deed of Gift in Bengali language and character bearing dated 17<sup>th</sup> day of November, 1978, made between Smt. Narayani Dasi, therein described as the Donor (Danpatra Data), the Smt. Narayani Dasi out of love and affection Gifted, conveyed, transferred, assigned and assured in favour of Smt. Bimala Dasi, wife of Late Arjun Das therein described as the Donee (Danpatra Grahita) of **ALL THAT** piece and parcel of Bastu land measuring area about **01(One) Cottahs 14(Fourteen) Chittaks** be the same a little more or less together with structure standing thereon situate and lying at Mouza – Mamudpur, Pargana : Magura, J.L No. 7, Touzi No: 23,26, 32 and 411, R.S No. 195, comprising **Dag No. 68/334**, under Khatian No: 246, within the then South Suburban Municipality, **Kolkata-700034, Police Station - Behala**, the then District of 24 Parganas, morefully described in the Schedule thereunder written, said deed was registered at the office of the Joint Sub- registrar of Alipore at Behala and recorded in Book No. I, Volume No. 47, Pages 90 to 93, Being No.2223 for the year 1978.

**AND WHEREAS** by virtue of said deed of gift the said Smt. Bimala Dasi sufficiently got possession absolutely of the Said Landed Properties and she mutated her names as recorded Owner before then the South Suburban Municipality thereafter before The Kolkata Municipal Corporation, being Assessee No. 411201212587, known as **Municipal Premises No. 326, Satyen Roy Road**, under ward No.120, and thus he enjoying the same paying municipal taxes and other outgoing charges regularly.

  
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**AND WHEREAS** the said Bimala Dasi while in khas possession and enjoyment of as said landed properties and executing no other instrument in respect of the said landed properties died intestate on **02.05.2008**, leaving behind her surviving only married daughter namely **SMT. ARATI MONDAL**, the Second Party herein as her only legal heirs and successors and after the death of Bimala Dasi, her said landed properties was absolutely devolved upon her only daughter as per Hindu Succession Act, 1956. Be it mentioned here that Arjun Das husband of Bimala Dasi died long before, prior to death of said Bimala Dasi.

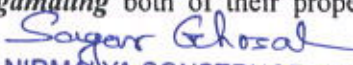
**AND WHEREAS** by virtue of inheritance, the said Smt. Arati Mondal. became the absolute owner of the said landed properties and got possession of the said landed properties and her name had been mutated, recorded in the office of The Kolkata Municipal Corporation in respect of the said land and structure as **Municipal Premises No. 326, Satyen Roy Road, under ward No.120**, vide Assessee No. 411201212587, after the said mutation, the office of The Kolkata Municipal Corporation issued tax bill in favour of Arati Mondal and have been paying taxes, rents and other charges to the concerned authority regularly and had been enjoying sixteen annas right and interest therein without any kind of interruption interference and disturbances and against any claim demand whatsoever. She also mutated, recorded her name before the B.L. & L.R.O as absolute Owner and further got her name mutated in the present L.R. Records of Rights in L.R. Dag No. 68/334 under Mouza – Mamudpur and separate L.R. Khatian No. has been created in the name of present owner Arati Mondal as **L.R. Khatian No: 616** and have been paying taxes, rents and other charges to the concerned authority regularly and had been enjoying sixteen annas right and interest therein without any kind of interruption interference and disturbances and against any claim demand whatsoever.

**AND WHEREAS** by virtue of inheritance, the said Smt. Arati Mondal, the Second Party herein, became the absolute owner of **ALL THAT** piece and parcel of Bastu land measuring area about **01(One) Cottahs 14(Fourteen) Chittaks** be the same a little more or less together with one brick built tile shed structure measuring area about 500 Square feet more or less situate and lying at Mouza – Mamudpur, Pargana : Magura, J.L No. 7, Touzi No: 23,26,32 and 411, R.S No. 195, comprising Dag No. 68/334, under previous Khatian No: 246, **L.R. Khatian No: 616**, being **Municipal Premises No. 326, Satyen Roy Road, under ward No.120**, Assessee No. 411201212587, within the jurisdiction of The Kolkata Municipal Corporation, Kolkata-700034, Police Station - Behala, Additional District Sub-registrar office at Behala, District Sub-registrar office at Alipore, in the District of South 24 Parganas, referred to as **Said Property No.2** which is morefully and particularly described in the **“SCHEDULE – B”** hereunder written.

**AND WHEREAS** both the plots of land as described in the Schedule “A” and “B” below are situated side by side and adjacent to each other.

**AND WHEREAS** both the parties are un-interrupted possession and enjoyment of their respective individual property and they have agreed to amalgamate of their respective properties and they have accorded their respective No Objection to amalgamated their below schedule land to obtain a single building plan covering the below schedule land from the appropriate authorized to facilities the construction of the said building.

**AND WHEREAS** since the aforesaid plots of land described in the **“SCHEDULE – A and B”** are contiguous, adjacent and interlinked and in amalgamated nature, both the parties have mutually decided to develop each of their property by constructing a compact housing Enclave under a single pool of development, by **Amalgamating** both of their properties into one single

  
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ARATI MONDAL


'Amalgamated Premises' and by obtaining a single 'Amalgamating Premises Number' from or by the Authority concerned, and also to enjoy their undivided impartibly proportionate share of the said Amalgamated land in the proposed Amalgamated Premises and in the manner aforesaid the parties herein are now willing to mutated their names in the records of The Kolkata Municipal Corporation, they are amalgamating the said two plots of land in a single plot by virtue of this Deed of Amalgamation, the parties herein further declare that the said two plots of land will be mutated as one plot bearing only one premises number in The Kolkata Municipal Corporation in their names and the said Amalgamation two plots at present bearing two separate premises Number of the said Kolkata Municipal Corporation and this two plots of land will be treated as one plot and one premises number of The Kolkata Municipal Corporation in the head of "Amalgamated Premises" as mentioned in the "Schedule -C" hereunder written as absolute owners and occupiers thereof by which they will able to pay the rents and taxes in respect of the single amalgamated premises in their names as the joint owners thereof and specially to sign and submit the necessary building plan /s to The Kolkata Municipal Corporation and also to other authorities if there would be any concerned and if so required and obtain sanction thereof in their joint names .

**AND WHEREAS** for the aforesaid purpose since both the parties herein already jointly physically amalgamated each of their respective plots or properties respectively described in the Schedule A and B be making a single amalgamated premises, which are described in Schedule C herein below, it has become urgently required to record the matter of Amalgamation of the aforesaid Properties under the Schedules hereto and to mutate their names as the joint owners thereof with The Kolkata Municipal Corporation and also to avoid any future disputes and ambiguity both the parties have thought it wise and expedient to have a duly executed "Deed of Amalgamation" under the terms and conditions mentioned below:-

1. It is also by both the Owners/parties herein that they have entered into this Deed of Amalgamation as written record that the parties herein have amalgamated each of their portion of property respectively described in the Schedule A and B hereunder written into as single composite amalgamated property which is particularly and collectively described in the Schedule C hereunder written at each of their free consent and for better and proper use and enjoyment of each of their property by amalgamating those into a single property and also to record the matter of amalgamation to the concerned The Kolkata Municipal Corporation and by which it will be possible to prepare, sign and submit composite building plan/s in the joint names of both the parties herein as the joint owners of the Amalgamated Premises collectively described under the Schedule C written hereto and to obtain sanction thereof from the concerned authority .

2. It is agreed by and between the parties hereto that they will execute and submit the necessary application forms and other relevant documents along with this Deed of Amalgamation before The Kolkata Municipal Corporation for mutating their names in respect of Amalgamated Premises as described in the Schedule C hereunder written as absolute joint owners thereof .

3. It is also agreed by the parties hereon that they will bear proportionately all the costs and expenses in all respect of the Amalgamated Premises under the Schedule C and in a proportion to their respective shares of rights, title and interest on and over the said Amalgamated Premises.

  
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ARATI MONDAL


4. It is also agreed by both the parties herein that though the respective premises of the respective parties herein respectively described in the Schedule A and B , shall be treated as single **Amalgamated Premises** described under in the Schedule C hereto written by virtue of this Deed of Amalgamation , they shall have the proportionate right , title and interest on and over the total land amalgamated hereby and mentioned in the Schedule C hereunder and also proportionate rights , title and interest on and over the total constructed areas so to be availed in the new proposed building or buildings to be constructed , according to each of their shares in proportion out of the total Amalgamation Premises and none shall have any claims and or demands more than and on and above each of their respective shares in the manners stated hereto . The said **Amalgamated Premises** is delineated in a Site Plan annexed herewith and bordered in **RED** verges, forming part of this deed .

5. It is covenant by both the parties herein that they will bind to follow the terms and conditions of this **Deed of Amalgamation** and also all the rules , regulation , terms and conditions so may be framed and imposed by The Kolkata Municipal Corporation and also by other statutory authorities concerned for recording of the **Amalgamated Premises** under the Schedule C hereto written and none of the parties herein shall raise any objection before The Kolkata Municipal Corporation or any other authority concerned thereto for the Amalgamation of the respective premises as mentioned in the Schedule A and B into a single **Amalgamated Premises** as mentioned in the Schedule C herein below , in any manner whatsoever .

**SCHEDULE "A" ABOVE REFERRED TO**  
**(Description of the Property Owned by the First Party MR. BHASKAR KUMAR SEN)**

**ALL THAT** piece and parcel of Bastu land measuring area about 3(Three) Cottahs 10(Ten) Chittaks 02(Two) Square Feet be the same a little more or less together with one brick built two storied cemented flooring structure measuring area about 1000 square feet ( 500 Sqft. on the Ground Floor and 500 Sqft. on the First Floor) more or less AND one brick built tile shed cemented structure measuring area about 500 Square feet more or less standing thereon situate and lying at Mouza - Mamudpur , Pargana : Magura , J.L No. 7, Touzi No: 23,26 ,32 and 411, R.S No. 195, comprising Dag No. 67, under previous Khatian No: 114, previous L.R. Khatian No. 714,715, at present L.R. Khatian No. 761, being **Municipal Premises No. 1, Satyen Roy Road, under ward No.120, Assessee No. 411201202910, without the jurisdiction of The Kolkata Municipal Corporation , Kolkata-700034, Police Station - Behala, Additional District Sub-registrar office at Behala , District Sub-registrar office at Alipore**, in the District of South 24 Parganas. the property marked as **LOT - A**, more fully and clearly shown in the attached **MAP** or **PLAN** delineated in **Green** border line and is treated as a part of these presents, which is butted and bounded as follows :-

ON THE NORTH	::	15'7" ft wide road maintained by K.M.C;
ON THE SOUTH	::	Property of Arati Mondal
ON THE EAST	::	Property of Sankari Mondal
ON THE WEST	::	Property of Ramani Mukherjee



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ARATI MONDAL

**SCHEDULE "B" ABOVE REFERRED TO**  
**(Description of the Property Owned by the Second Party SMT. ARATI MONDAL)**

ALL THAT piece and parcel of Bastu land measuring area about 01(One) Cottahs 14(Fourteen) Chittaks be the same a little more or less together with one brick built tile shed cemented flooring structure measuring area about 500 Square feet more or less standing thereon situate and lying at Mouza – Mamudpur , Pargana : Magura , J.L No. 7, Touzi No: 23,26 ,32 and 411, R.S No. 195,comprising Dag No. 68/334, under previous Khatian No: 246, L.R. Khatian No: 616 , being Municipal Premises No. 326, Satyen Roy Road, under ward No.120, Assessee No. 411201212587, within the jurisdiction of The Kolkata Municipal Corporation , Kolkata-700034, Police Station - Behala, Additional District Sub-registrar office at Behala , District Sub-registrar office at Alipore , in the District of South 24 Parganas, the property marked as LOT – B, more fully and clearly shown in the attached MAP or PLAN delineated in Blue border line and is treated as a part of these presents, which is butted and bounded as follows :-


ON THE NORTH	::	Property of Bhaskar Kumar Sen ;
ON THE SOUTH	::	Property of Biswanath Das
ON THE EAST	::	Property of Tarapada Sardar
ON THE WEST	::	Property of Ramani Mukherjee

Both the properties situated in between James Long Sarani ---- Rest

**SCHEDULE "C" ABOVE REFERRED TO**  
**(AMALGAMATED LAND WITH STRUCTURE JOINTLY OWNED BY THE**  
**FIRST PARTY AND SECOND PARTY)**  
**AMALGAMATED PREMISES**

ALL THAT piece and parcel of amalgamated Property consisting of the two plots of land respectively in the Schedule " A" and "B" above admeasuring a total bastu land measuring area about 5(Five) Cottahs 8(Eight) Chittaks 00(Zero) Square Feet be the same a little more or less together with one brick built two storied structure measuring area about 1000 square feet ( 500 Sqft. on the ground floor and 500 Sqft. on the First floor) more or less AND brick built tile shed structures measuring area about 1000 Square feet more or less standing thereon situate and lying at Mouza – Mamudpur , Pargana : Magura , J.L No. 7, Touzi No: 23,26 ,32 and 411, R.S No. 195,comprising Dag No. 67 and 68/334 , under previous Khatian No: 114,previous L.R. Khatian No. 714,715, at present L.R. Khatian No. 761 and 616, being Municipal Premises No. 1, Satyen Roy Road and 326, Satyen Roy Road, under ward No.120, , within the jurisdiction of The Kolkata Municipal Corporation , Kolkata-700034, Police Station - Behala, Additional District Sub-registrar office at Behala , District Sub-registrar office at Alipore , in the District of South 24 Parganas, more fully and clearly shown in the attached MAP or PLAN delineated in RED border line and treated as a part of these presents, which is butted and bounded as follows :-

ON THE NORTH	::	15'7" ft wide road maintained by K.M.C.
ON THE SOUTH	::	Property of Biswanath Das
ON THE EAST	::	Property of Tarapada Sardar and Sankari Mondal
ON THE WEST	::	Property of Ramani Mukherjee

  
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As The Constituted Attorney  
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BHASKAR KUMAR SEN  
ARATI MONDAL

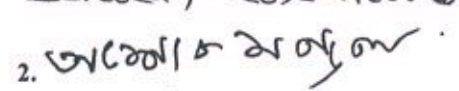
IN WITNESS WHEREOF parties hereto have hereunto set and subscribed their respective hands and seals and the day, month and year first above written.

**SIGNED AND DELIVERED**

By the Parties at Kolkata

In the Presence of :-

WITNESSES :-

1. Sagar Ghosal .  
S/O Lt Suprakash Ghosal  
P-5 Senhatti Colony ,  
Behala, Kol-700034 .
2.   
v 22 of 2 of or

Bhaskar Kumar Sen

SIGNATURE OF THE FIRST PARTY



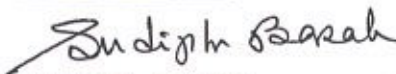
LTI of  
Arati Mondal

SIGNATURE OF THE SECOND PARTY

BY THE PEN OF AND  
EXPLAINED IN BENGALI

Sagar Ghosal ,

Drafted by me:



SUDIPTA BASAK

Advocate,

Alipore Judge's Court.

Kolkata - 7000 27.

Mobile No : 9433098208

Enrolment No . WB-518//02

Computer Print by :-



Print & Graphics, Kolkata - 700 038.



NIRMALYA CONSTRUCTION

As The Constituted Attorney

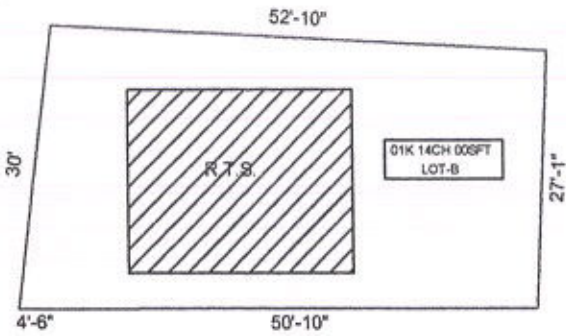
For & On Behalf Of

BHASKAR KUMAR SEN

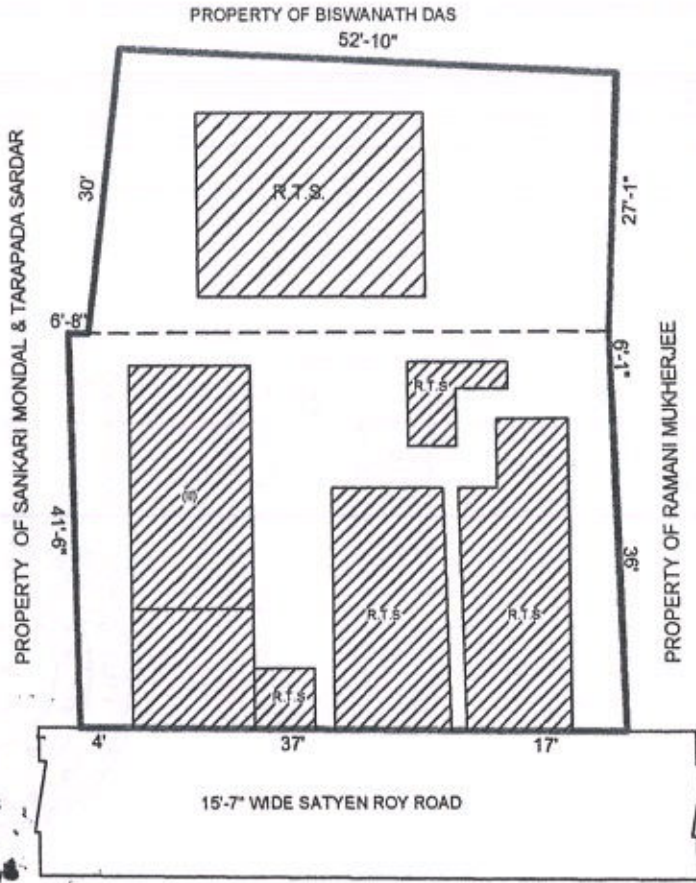
ARATI MONDAL

**AMALGAMATION DEED PLAN AT PREMISES NO.:- 1 SATYEN ROY ROAD, & 326, SATYEN ROY ROAD  
WARD NO.:-120, BOROUGH NO.:- XIII, UNDER K.M.C. S.S.UNIT.**

LOT	ASSEESSEE NO	PREMISES NO.	NAME OF THE OWNER	AREA OF THE LAND	MARKED COLOUR
LOT-A	41-120-12-0291-0	1, SATYEN ROY ROAD	BHASKAR KUMAR SEN	03K 10CH 029FT	GREEN
LOT-B	41-120-12-1258-7	326, SATYEN ROY ROAD	ARATI MONDAL	01K 14CH 008FT	BLUE
TOTAL AREA OF LAND A+B				05K 08CH 026FT	RED



**SITE PLAN**  
SCALE :- 1:200



**SITE PLAN**  
SCALE :- 1:200

*Bhaskar Kumar Sen*

**SITE PLAN**  
SCALE :- 1:200



*LTI of Arati Mondal.*

SIG. OF OWNERS

*BY THE PEN OF Sagar Ghosal*

*Sagar Ghosal*

**NIRMALYA CONSTRUCTION  
As The Constituted Attorney  
For & On Behalf Of  
BHASKAR KUMAR SEN  
ARATI MONDAL**



	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Little finger
LEFT HAND					
RIGHT HAND					


NAME BHASKAR KUMAR SEN

SIGNATURE Bhaskar kumar sen



	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Little finger
LEFT HAND					
RIGHT HAND					

NAME ARATI MONDAL

SIGNATURE  Arati Mondal  
 BY THE PEN OF Sagar Ghosal

	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Little finger
LEFT HAND					
RIGHT HAND					

NAME .....

SIGNATURE .....

Sagar Ghosal

NIRMALYA CONSTRUCTION  
 As The Constituted Attorney  
 For & On Behalf Of  
 BHASKAR KUMAR SEN  
 ARATI MONDAL



Government of West Bengal  
GRIPS 2.0 Acknowledgement Receipt  
Payment Summary



070520242003933496

GRIPS Payment Detail

GRIPS Payment ID: 070520242003933496 Payment Init. Date: 07/05/2024 13:53:19  
Total Amount: 144484 No of GRN: 1  
Bank/Gateway: SBI EPay Payment Mode: SBI Epay  
BRN: 0181215445039 BRN Date: 07/05/2024 13:54:21  
Payment Status: Successful Payment Init. From: Department Portal

Depositor Details

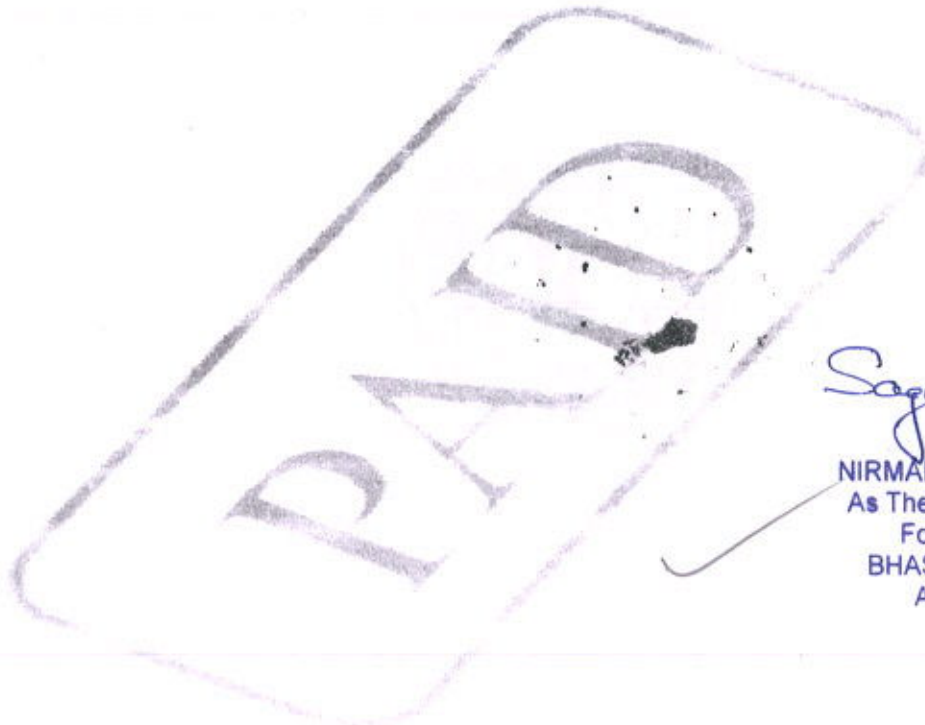
Depositor's Name: Mr Sagar GHOSAL  
Mobile: 9830710780

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250039334988	Directorate of Registration & Stamp Revenue	144484
Total			144484

IN WORDS: ONE LAKH FORTY FOUR THOUSAND FOUR HUNDRED EIGHTY FOUR ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.



*Sagar Ghosal*

NIRMALYA CONSTRUCTION  
As The Constituted Attorney  
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BHASKAR KUMAR SEN  
ARATI MONDAL



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



192024250039334988

GRN Details

GRN: 192024250039334988 Payment Mode: SBI Epay  
GRN Date: 07/05/2024 13:53:19 Bank/Gateway: SBIPay Payment Gateway  
BRN : 0181215445039 BRN Date: 07/05/2024 13:54:21  
Gateway Ref ID: 4153581 Method: State Bank of India  
WIBMO PG DC  
GRIPS Payment ID: 070520242003933496 Payment Init. Date: 07/05/2024 13:53:19  
Payment Status: Successful Payment Ref. No: 2001085608/7/2024  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: Mr Sagar GHOSAL  
Address: P 5 senhati colony kolakta  
Mobile: 9830710780  
Period From (dd/mm/yyyy): 07/05/2024  
Period To (dd/mm/yyyy): 07/05/2024  
Payment Ref ID: 2001085608/7/2024  
Dept Ref ID/DRN: 2001085608/7/2024

Payment Details

Sl. No.	Payment Ref No.	Head of A/C Description	Head of A/C	Amount (₹)
1	2001085608/7/2024	Property Registration- Stamp duty	0030-02-103-003-02	48103
2	2001085608/7/2024	Property Registration- Registration Fees	0030-03-104-001-16	96381
<b>Total</b>				<b>144484</b>

IN WORDS: ONE LAKH FORTY FOUR THOUSAND FOUR HUNDRED EIGHTY FOUR ONLY.

*Sagar Ghosal*

NIRMALYA CONSTRUCTION  
As The Constituted Attorney  
For & On Behalf Of  
BHASKAR KUMAR SEN  
ARATI MONDAL

### Major Information of the Deed

Deed No :	I-1602-06575/2024	Date of Registration	09/05/2024
Query No / Year	1602-2001085608/2024	Office where deed is registered	
Query Date	30/04/2024 12:35:14 AM	D.S.R. - I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SUDIPTA BASAK Alipore, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9433098208, 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. 96,36,695/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 48,203/- (Article:23)	Rs. 96,413/- (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:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Satyen Roy Road, Road Zone : (James Long Sarani – Rest) , , Premises No: 1, , Ward No: 120 Pin Code : 700034

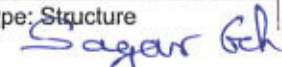
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 10 Chatak 2 Sq Ft		57,30,113/-	Width of Approach Road: 16 Ft.,

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Satyen Roy Road, Road Zone : (James Long Sarani – Rest) , , Premises No: 326, , Ward No: 120 Pin Code : 700034

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	1 Katha 14 Chatak		29,61,582/-	Width of Approach Road: 16 Ft.,
<b>Grand Total :</b>				<b>9.0796Dec</b>	<b>0 /-</b>	<b>86,91,695 /-</b>	

### Structure Details :



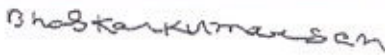


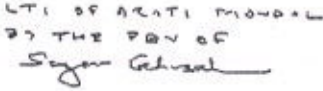
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	0/-	6,75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L2	500 Sq Ft.	0/-	1,35,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
S3	On Land L1	500 Sq Ft.	0/-	1,35,000/-	Structure Type: Structure

  
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**ARATI MONDAL**

Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete

Total :	2000 sq ft	0 /-	9,45,000 /-
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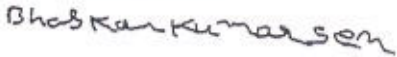


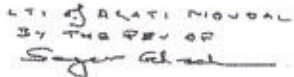
**Seller Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr BHASKAR KUMAR SEN</b> Son of Late KAMAL KUMAR SEN Executed by: Self, Date of Execution: 09/05/2024 , Admitted by: Self, Date of Admission: 09/05/2024 ,Place : Office	 09/05/2024	 Captured LTI 09/05/2024	 09/05/2024
P-12, SENHATI COLONY, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX1 , PAN No.:: BOxxxxxx9K, Aadhaar No: 33xxxxxxxx5967, Status :Individual, Executed by: Self, Date of Execution: 09/05/2024 , Admitted by: Self, Date of Admission: 09/05/2024 ,Place : Office				
2	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Smt ARATI MONDAL</b> Daughter of Late ARJUN DAS Executed by: Self, Date of Execution: 09/05/2024 , Admitted by: Self, Date of Admission: 09/05/2024 ,Place : Office	 09/05/2024	 Captured LTI 09/05/2024	 09/05/2024
387,DR. AKHYA PAL ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX3 , PAN No.:: BUxxxxxx6P, Aadhaar No: 64xxxxxxxx3751, Status :Individual, Executed by: Self, Date of Execution: 09/05/2024 , Admitted by: Self, Date of Admission: 09/05/2024 ,Place : Office				




*Sagar Ghosal*


**NIRMALYA CONSTRUCTION**  
 As The Constituted Attorney  
 For & On Behalf Of  
**BHASKAR KUMAR SEN**  
**ARATI MONDAL**

**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr BHASKAR KUMAR SEN</b> (Presentant) Son of Late KAMAL KUMAR SEN Executed by: Self, Date of Execution: 09/05/2024 , Admitted by: Self, Date of Admission: 09/05/2024 ,Place : Office	 09/05/2024	 Captured LTI 09/05/2024	 09/05/2024
	Son of Late KAMAL KUMAR SEN P-12,SENHATI COLONY, City:- , P.O:- BEHALA, P.S:-Behala, District:- South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX1 , PAN No.:: B0xxxxxx9K, Aadhaar No: 33xxxxxxxx5967, Status :Individual, Executed by: Self, Date of Execution: 09/05/2024 , Admitted by: Self, Date of Admission: 09/05/2024 ,Place : Office			
2	<b>Name</b> <b>Smt ARATI MONDAL</b> Daughter of Late ARJUN DAS Executed by: Self, Date of Execution: 09/05/2024 , Admitted by: Self, Date of Admission: 09/05/2024 ,Place : Office	 09/05/2024	 Captured LTI 09/05/2024	 09/05/2024
	Daughter of Late ARJUN DAS 387, DR. AKHYA PAL ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:- South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX3 , PAN No.:: BUxxxxxx6P, Aadhaar No: 64xxxxxxxx3751, Status :Individual, Executed by: Self, Date of Execution: 09/05/2024 , Admitted by: Self, Date of Admission: 09/05/2024 ,Place : Office			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr SAGAR GHOSAL</b> Son of Late P GHOSAL P-5, SENHATI CO-COLONY, City:- , P.O:- SAHAPUR, P.S:-Behala, District:- South 24-Parganas, West Bengal, India, PIN:- 700034	 09/05/2024	 Captured 09/05/2024	 09/05/2024
Identifier Of Mr BHASKAR KUMAR SEN, Smt ARATI MONDAL, Mr BHASKAR KUMAR SEN, Smt ARATI MONDAL			

  
**NIRMALYA CONSTRUCTION**  
 As The Constituted Attorney  
 For & On Behalf Of  
**BHASKAR KUMAR SEN**  
**ARATI MONDAL**

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Mr BHASKAR KUMAR SEN	Mr BHASKAR KUMAR SEN-1.49646 Dec,Smt ARATI MONDAL-1.49646 Dec
2	Smt ARATI MONDAL	Mr BHASKAR KUMAR SEN-1.49646 Dec,Smt ARATI MONDAL-1.49646 Dec
Transfer of property for L2		
SI.No	From	To. with area (Name-Area)
1	Mr BHASKAR KUMAR SEN	Mr BHASKAR KUMAR SEN-0.773438 Dec,Smt ARATI MONDAL-0.773438 Dec
2	Smt ARATI MONDAL	Mr BHASKAR KUMAR SEN-0.773438 Dec,Smt ARATI MONDAL-0.773438 Dec
Transfer of property for S1		
SI.No	From	To. with area (Name-Area)
1	Mr BHASKAR KUMAR SEN	Mr BHASKAR KUMAR SEN-250.00000000 Sq Ft,Smt ARATI MONDAL-250.00000000 Sq Ft
2	Smt ARATI MONDAL	Mr BHASKAR KUMAR SEN-250.00000000 Sq Ft,Smt ARATI MONDAL-250.00000000 Sq Ft
Transfer of property for S2		
SI.No	From	To. with area (Name-Area)
1	Mr BHASKAR KUMAR SEN	Mr BHASKAR KUMAR SEN-125.00000000 Sq Ft,Smt ARATI MONDAL-125.00000000 Sq Ft
2	Smt ARATI MONDAL	Mr BHASKAR KUMAR SEN-125.00000000 Sq Ft,Smt ARATI MONDAL-125.00000000 Sq Ft
Transfer of property for S3		
SI.No	From	To. with area (Name-Area)
1	Mr BHASKAR KUMAR SEN	Mr BHASKAR KUMAR SEN-125.00000000 Sq Ft,Smt ARATI MONDAL-125.00000000 Sq Ft
2	Smt ARATI MONDAL	Mr BHASKAR KUMAR SEN-125.00000000 Sq Ft,Smt ARATI MONDAL-125.00000000 Sq Ft

*Sagar Ghosal*

NIRMALYA CONSTRUCTION  
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BHASKAR KUMAR SEN  
ARATI MONDAL

**Endorsement For Deed Number : I - 160206575 / 2024**

**On 09-05-2024**

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

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

Presented for registration at 11:49 hrs on 09-05-2024, at the Office of the D.S.R. -I I SOUTH 24-PARGANAS by Mr BHASKAR KUMAR SEN , one of the Claimants.

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 96,36,695/-

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

Execution is admitted on 09/05/2024 by 1. Mr BHASKAR KUMAR SEN, Son of Late KAMAL KUMAR SEN, P-12, SENHATI COLONY, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession Business, 2. Smt ARATI MONDAL, Daughter of Late ARJUN DAS, 387,DR. AKHYA PAL ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession House wife, 3. Mr BHASKAR KUMAR SEN, Son of Late KAMAL KUMAR SEN, P-12, SENHATI COLONY, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession Business, 4. Smt ARATI MONDAL, Daughter of Late ARJUN DAS, 387, DR. AKHYA PAL ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession House wife

Indetified by Mr SAGAR GHOSAL, , Son of Late P GHOSAL, P-5, SENHATI CO-COLONY, P.O: SAHAPUR, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 96,413.00/- ( A(1) = Rs 96,367.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 96,381/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/05/2024 1:54PM with Govt. Ref. No: 192024250039334988 on 07-05-2024, Amount Rs: 96,381/-, Bank: SBI EPay ( SBlePay), Ref. No. 0181215445039 on 07-05-2024, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 48,203/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 48,103/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 258782, Amount: Rs.100.00/-, Date of Purchase: 30/04/2024, Vendor name: SAMIRAN DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/05/2024 1:54PM with Govt. Ref. No: 192024250039334988 on 07-05-2024, Amount Rs: 48,103/-, Bank: SBI EPay ( SBlePay), Ref. No. 0181215445039 on 07-05-2024, Head of Account 0030-02-103-003-02




**Suman Basu**

**DISTRICT SUB-REGISTRAR**

**OFFICE OF THE D.S.R. -I I SOUTH 24-PARGANAS**

**South 24-Parganas, West Bengal**



**NIRMALYA CONSTRUCTION**  
**As The Constituted Attorney**  
**For & On Behalf Of**  
**BHASKAR KUMAR SEN**  
**ARATI MONDAL**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2024, Page from 218424 to 218444

being No 160206575 for the year 2024.



*Suman*

Digitally signed by Suman Basu  
Date: 2024.05.10 16:01:13 +05:30  
Reason: Digital Signing of Deed.

(Suman Basu) 10/05/2024  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS  
West Bengal.

*Sagar Ghosal*

NIRMALYA CONSTRUCTION  
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BHASKAR KUMAR SEN  
ARATI MONDAL