

8149/2023

8538/2023



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



82AB 095090

Certified that the Document is admitted of Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

Additional Registrar of Assurances-IV, Kolkata

Additional Registrar of Assurances-IV, Kolkata

16 JUN 2023

### DEED OF AMALGAMATION

This Deed of Amalgamation is made on this the 9th day of June, 2023 (Two Thousand and Twenty-Three)

Between

048036

No. .... Rs. .... Date .....

Name :- C. Banerjee, Advocate

Address :- Alipur Police Court, Kol-27

Vendor :- .....

I. CHAKRABORTY

6B, Dr. Rajendra Prasad Sarani

Kolkata-700 001

17 MAY 2023



Souvar Baidya, Adv.  
Sho Debdas Baidya,  
Alipore Judges' Court,  
P.O. & P.S. - Alipore,  
Kol- 700027.  
(U: 7003320267)







# Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



150620232009975298

## GRIPS Payment Detail

|                   |                    |                     |                     |
|-------------------|--------------------|---------------------|---------------------|
| GRIPS Payment ID: | 150620232009975298 | Payment Init. Date: | 15/06/2023 21:57:38 |
| Total Amount:     | 125025             | No of GRN:          | 1                   |
| Bank/Gateway:     | SBI EPay           | Payment Mode:       | SBI Epay            |
| BRN:              | 3159040463437      | BRN Date:           | 15/06/2023 21:59:14 |
| Payment Status:   | Successful         | Payment Init. From: | Department Portal   |

## Depositor Details

Depositor's Name: Mr SIBSANKAR DAS  
Mobile: 7980417578

## Payment(GRN) Details

| Sl. No. | GRN                | Department                                  | Amount (₹) |
|---------|--------------------|---------------------------------------------|------------|
| 1       | 192023240099752998 | Directorate of Registration & Stamp Revenue | 125025     |
| Total   |                    |                                             | 125025     |

IN WORDS: ONE LAKH TWENTY FIVE THOUSAND TWENTY FIVE ONLY.

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





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



192023240099752998

GRN Details

|                        |                     |                     |                               |
|------------------------|---------------------|---------------------|-------------------------------|
| GRN:                   | 192023240099752998  | Payment Mode:       | SBI Epay                      |
| GRN Date:              | 15/06/2023 21:57:38 | Bank/Gateway:       | SBIePay Payment Gateway       |
| BRN :                  | 3159040463437       | BRN Date:           | 15/06/2023 21:59:14           |
| Gateway Ref ID:        | 202316676720017     | Method:             | State Bank of India New PG DC |
| GRIPS Payment ID:      | 150620232009975298  | Payment Init. Date: | 15/06/2023 21:57:38           |
| Payment Status:        | Successful          | Payment Ref. No:    | 2001489591/15/2023            |
| [Query No*/Query Year] |                     |                     |                               |

Depositor Details

|                           |                                 |
|---------------------------|---------------------------------|
| Depositor's Name:         | Mr SIBSANKAR DAS                |
| Address:                  | DEBI PARK SOURAV GANGULY AVENUE |
| Mobile:                   | 7980417578                      |
| Period From (dd/mm/yyyy): | 15/06/2023                      |
| Period To (dd/mm/yyyy):   | 15/06/2023                      |
| Payment Ref ID:           | 2001489591/15/2023              |
| Dept Ref ID/DRN:          | 2001489591/15/2023              |

Payment Details

| Sl. No. | Payment Ref No     | Head of A/C Description                  | Head of A/C        | Amount (₹) |
|---------|--------------------|------------------------------------------|--------------------|------------|
| 1       | 2001489591/15/2023 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 41649      |
| 2       | 2001489591/15/2023 | Property Registration- Registration Fees | 0030-03-104-001-16 | 83376      |
| Total   |                    |                                          |                    | 125025     |

IN WORDS: ONE LAKH TWENTY FIVE THOUSAND TWENTY FIVE ONLY.

PAID





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



192023240090516828

GRN Details

|                         |                     |                     |                         |
|-------------------------|---------------------|---------------------|-------------------------|
| GRN:                    | 192023240090516828  | Payment Mode:       | SBI Epay                |
| GRN Date:               | 09/06/2023 07:42:07 | Bank/Gateway:       | SBICPay Payment Gateway |
| BRN :                   | 2128681375233       | BRN Date:           | 09/06/2023 07:43:27     |
| Gateway Ref ID:         | 316040479621        | Method:             | State Bank of India UPI |
| GRIPS Payment ID:       | 090620232009051681  | Payment Init. Date: | 09/06/2023 07:42:07     |
| Payment Status:         | Successful          | Payment Ref. No:    | 2001489591/1/2023       |
| [Query No * Query Year] |                     |                     |                         |

Depositor Details

|                           |                      |
|---------------------------|----------------------|
| Depositor's Name:         | Mr SOURAV BAIDYA     |
| Address:                  | ALIPORE JUDGES COURT |
| Mobile:                   | 8296868298           |
| Period From (dd/mm/yyyy): | 09/06/2023           |
| Period To (dd/mm/yyyy):   | 09/06/2023           |
| Payment Ref ID:           | 2001489591/1/2023    |
| Dept Ref ID/DRN:          | 2001489591/1/2023    |

Payment Details

| Sl. No. | Payment Ref No    | Head of A/C<br>Description              | Head of A/C        | Amount (₹) |
|---------|-------------------|-----------------------------------------|--------------------|------------|
| 1       | 2001489591/1/2023 | Property Registration-Registration Fees | 0030-03-104-001-16 | 7          |
| Total   |                   |                                         |                    | 7          |

IN WORDS: SEVEN ONLY.

**Sri Sibsankar Das, (PAN – AHPPD1790A; AADHAAR NO. 6576 9619 3305),** son of Late Kali Sadhan Das, by faith – Hindu, by occupation – Business, by nationality – Indian, residing at Sourav Ganguly Avenue, Debi Park, Post Office – R. Gopalpur, P.S. Airport, Kolkata – 700136 hereinafter referred to as the **DECLARANT** (which term or expression shall unless excluded by or repugnant to the context thereto shall be deemed to mean and include his heirs, executors, assignors, successors, administrators, legal representatives, agents) of the **FIRST PART**;

**AND**

**Sri Asit Baran Kundu, (PAN – AKTPK2504Q; AADHAAR NO. 8502 7663 9055),** son of Late Manaranjan Kundu, by faith – Hindu, by occupation – service, by nationality – Indian, residing at Nimta, Rabindra Pally, Post Office and Police Station – Nimta, Kolkata – 700049 hereinafter referred to as the **DECLARANT** (which term or expression shall unless excluded by or repugnant to the context thereto shall be deemed to mean and include his heirs, executors, assignors, successors, administrators, legal representatives, agents) of the **SECOND PART**.

**WHEREAS** one Sri Kali Sadhan Das, son of Late Fatik Chandra Das resident of Kalipark, Police Station - Airport, District - North 24 Parganas and seven others were the joint owners and possessors of various plots of land including bagan land measuring an area of more or less 01 Bigha 02 Cottahs more or less lying and situated at Mouza - Gopalpur, J.L. no. 2, R.S. no. 140, Touzi no. 2998, within the jurisdiction of Airport Police Station, in the District of North 24 Parganas and others land by virtue of inheritance absolutely free from all encumbrances whatsoever.

**AND WHEREAS** where seized and possessed of the aforesaid plots of land, the said Sri Kali Sadhan Das and seven others duly partitioned the same by a registered Deed of Partition (Bengali language 'Bantannama') registered at the Office of Additional District Sub-Registrar, Barasat, North 24 Parganas and recorded in Book no. I, Volume no. 49, Pages - 143 to 152, Being no. 2599 for the year 1978 on 18.10.1978 for their better enjoyment and occupation and in accordance with the said partition, the said Sri Kali Sadhan Das has entitled land of an area of more or less 01 Bigha 02 Cottahs comprised in C.S. Dag no. 3201 (corresponding to R.S. Dag no. 2180) under C.S. Khatian no. 912 lying and situated at Mouza - Gopalpur, J.L. no. 2, R.S. no. 140, Touzi no. 2998 within the jurisdiction of Police Station - Airport, North 24 Parganas and others land in Scheme Plot no. 'A' mentioned in the schedule 'Kha' in the said Deed of Partition and had been enjoying the same peacefully, freely, absolutely and without any interruptions from any corners whatsoever.

**AND WHEREAS** while seized and possessed of the aforesaid plots of land, the said Sri Kali Sadhan das duly recorded the said entitled land at the time of



L.R. Settlement Operation being L.R. Khatian no. 746 as absolute owner and possessor thereof.

**AND WHEREAS** while seized and possessed of the aforesaid plots of land, the said Sri Kali Sadhan Das died intestate leaving behind his three daughters namely Smt. Mita Jana, Smt. Rupa Prodhan and Miss Dipa Das and one son namely Sibsankar Das as his legal heirs and successors to his estate and they become the owners of the aforesaid plots of land equally as 1/4<sup>th</sup> share each in terms of the Hindu Succession Act, 1956.

**AND WHEREAS** since then the said Mita Jana and others were possessed of the aforesaid plots of land by virtue of inheritance from their father absolutely free from all encumbrances whatsoever and have been enjoying the same peacefully, freely, absolutely and without any interruptions from any corners whatsoever by paying usual rents and taxes to the authorities concerned.

**AND WHEREAS** said **Sibsankar Das recorded an area of more or less 04 Decimals of Bastu land appertaining to L.R. Dag no. 2180 and L.R. Khatian no. 11917** and recorded the remaining of **more or less 04 Decimals of Bastu land appertaining to L.R. Dag no. 2180, L.R. Khatian no. 12135 and thus mutated his name before the Records of the B.L. and L.R.O. Rajarhat, North 24 Parganas** in respect of an altogether area of more or less **08 Decimals of Bastu land appertaining to L.R. Dag no. 2180, under L.R. Khatian no. 11917** within Mouza - Gopalpur, J.L. no. 2, Police Station - Rajarhat, District - North 24 Parganas.

**AND**

WHEREAS one Kali Sadhan Das and others were well seized and possessed of or otherwise well and sufficiently entitled to the property measuring an area of more or less 01.19 Decimals comprised in C.S. Dag no. 3201 under C.S. Khatian no. 912 and an area of more or less 01.51 Decimals comprised in C.S. Dag no. 3202 under C.S. Khatian no. 920 being total area of more or less 2.37 Decimals at Mouza - Gopalpur, Police Station - Rajarhat in the District of North 24 Parganas by virtue of Succession.

**AND WHEREAS** due to inconvenience in the joint possession and/or occupation and/or enjoyment, the said Kali Sadhan Das and others amicably partitioned their property by a Deed of Partition registered at the Office of the Additional District Registrar, Barasat and recorded in Book no. I, Volume no. 49, Pages - 143 to 152, Being no. 2599 for the year 1978 and the land area measuring 22 Cottahs comprised in C.S. Dag no. 3201, R.S. Dag no. 2180 under C.S. Khatian no. 912, R.S. Khatian no. 389 and an area of more or less 01 Cottah 10 Chhitaks 14 Sq.Ft. comprised in C.S. Dag no. 3202, R.S. Dag no. 2181 under C.S. Khatian no. 920, R.S. Khatian no. 389 at Mouza - Gopalpur, Police Station - Rajarhat, North 24 Parganas was allotted to Kali Sadhan Das more fully and particularly mentioned in the Schedule 'Kh' thereunder written.

AND WHEREAS the said Kali Sadhan Das divided the said land into several plots and by a Deed of Conveyance dated 23.07.1992 registered at District Registrar, Barasat and recorded in Book no. 1, volume no. 75, Pages – 429 to 437, Being no. 5179 for the year 1992 Sri Kali Sadhan Das sold, transferred and conveyed to Asit Baran Kundu, the Landlord herein the ALL THAT piece and parcel of land admeasuring an area of more or less 02 Cottahs 03 Chhitaks being Plot no. 'A' comprised in C.S. Dag no. 3201, R.S. Dag no. 2180 under C.S. Khatian no. 912, R.S. Khatian no. 389 at Mouza – Gopalpur, P.S. – Rajarhat, District – North 24 Parganas.

AND WHEREAS **Asit Baran Kundu** after said purchase duly **mutated his name** in the records of the B.L. & L.R.O. being L.R. Khatian no. 12054, L.R. Dag no. 2180 and in the records of the Rajarhat-Gopalpur Municipality being Holding no. RGM7/184, Block 'A', Debipark, District – North 24 Parganas.

AND WHEREAS the Landlord Sri **Asit Baran Kundu** also **converted** the nature of the Bagan land of ALL THAT piece and parcel of land admeasuring an area of more or less 02 Cottahs 03 Chhitaks being Plot no. 'A' comprised in C.S. Dag no. 3201, R.S. Dag no. 2180 under C.S. Khatian no. 912, R.S. Khatian no. 389 at Mouza – Gopalpur, P.S. – Rajarhat, District – North 24 Parganas to Bastu before the **Office of the B.L. & L.R.O. Rajarhat, North 24 Parganas vide Conversion Case no. 1795/BL/RAJ/15, Memo no. 3803/BL & LRO/RHT/2015 dated 15.10.2015.**

AND WHEREAS **Asit Baran Kundu** thus being well seized and possessed of or otherwise well and sufficiently entitled to the land measuring an area of more or less **02 Cottahs 03 Chhitaks** being Plan plot no. 'A' comprised in C.S. Dag no. 3201, R.S. Dag no. 2180 under C.S. Khatian no. 912, R.S. Khatian no. 389, **L.R. Dag no. 2180, L.R. Khatian no. 12054 at Mouza – Gopalpur, P.S. Rajarhat, District – North 24 Parganas.**

AND WHEREAS the aforesaid two separate plots of land are contiguous, adjacent, interlinked, interconnected and also under the jurisdiction of the **Bidhannagar Municipal Corporation under Ward no. 4 (previously Ward no. 7)**, being Holding nos. BMC 7/190, Block – A and BMC 7/184, Block – A, Debipark, Sourav Ganguly Avenue, Police Station – Airport, Kolkata – 700136 and all the declarants have been possessing the said plots of land without any interruptions from any corners of the world.

AND WHEREAS for the convenience of the development of both the aforesaid plots of land morefully and particularly mentioned in the Schedule 'A' and 'B' herein written below to this Deed of Amalgamation and the entire amalgamated plot of land described in the Schedule 'C' below to this Deed, the Declarants through their Power of Attorney holder herein mentioned intend to amalgamate their aforesaid two respective plots into a single plot and accordingly avoiding future litigations about the same all the Declarants



through their Power of Attorney Holder jointly execute this Deed of Amalgamation under the following terms and conditions.

**NOW THIS DEED WITNESSETH** as follows :-

1. That upon execution of this presents all the Declarants herein amalgamate their aforesaid two separate plot of land i.e. ALL THAT piece and parcel of **vacant Bastu land (previously Bagan)** admeasuring an area of more or less **03 Cottahs 01 Chhitaks out of more or less 08 Decimals of recorded land equivalent to more or less 04 Cottahs 13 Chhitaks 25.8 Sq.Ft. (physically available area of land is more or less 03 Cottahs 29.27 Sq.Ft.)** comprised in C.S. Dag no. 3201, R.S. and **L.R. Dag no. 2180**, C.S. Khatian no. 912, **L.R. Khatian no. 11917 at Mouza - Gopalpur**, Holding no. BMC 7/190, Block-A, **Sourav Ganguly Avenue, Police Station - Airport, Ward no. 4 (previously Ward no. 7)** within the limits of Rajarhat-Gopalpur Municipality presently within the jurisdiction of Bidhannagar Municipal Corporation, Assessee no. 200331120453, **Additional District Sub-Registrar Office Bidhannagar, Salt Lake City** and according to the settlement records of rights finally published the plot is comprised in **Parganas - Kalikata**, J.L. no. 2, R.S. no. 140, **Touzi no. 2998** in the **District North 24 Parganas** morefully and particularly mentioned in the Schedule 'A' below with the land measuring ALL THAT an area of more or less **02 Cottahs 03 Chhitaks of Bastu land** being Plan plot no. 'A' comprised in C.S. Dag no. 3201, R.S. and **L.R. Dag no. 2180** under C.S. Khatian no. 912, R.S. Khatian no. 389, **L.R. Khatian no. 12054 at Mouza - Gopalpur**, Touzi no. 2998, Reh. Sah. No. 140, **P.S. Rajarhat, District - North 24 Parganas, within Additional District Sub Registrar, Bidhannagar (Salt Lake City)**, previously **Holding no. RGM7/184, Block 'A', Debipark, renumbered as BMC 7/184, Block - 'A'**, presently within the jurisdiction of **Bidhannagar Municipal Corporation**(previously within jurisdiction of Rajarhat Gopalpur Municipality), **Ward no. 4, District - North 24 Parganas** morefully and particularly mentioned in the Schedule 'B' herein below into a single plot of land admeasuring an area of more or less **05 Cottahs 04 Chhitaks** Bastu land and particularly mentioned in the Schedule 'C' herein below mentioned.
2. To their better enjoyment in future and for the sake of convenience for development over their respective plots into a single plot of land, the Declarants herein amalgamate the said two respective plots of land into a single Plot of Land.
3. That henceforth the property of the Schedule 'A' and 'B' herein below shall be treated under the jurisdiction of the Bidhannagar Municipal Corporation under Ward no. 4 being Holding nos. BMC 7/190 and BMC 7/184, Block 'A', Debipark, Sourav Ganguly Avenue, Police Station - Airport, Kolkata - 700136, North 24 Parganas morefully and particularly described in the Schedule 'C' below.

4. That the Declarants herein shall mutate their names with the assessment register of the Bidhannagar Municipal Corporation as well as in the records of the Land Revenue department, Government of West Bengal as the joint absolute owners of the said amalgamated plot of land described in the Schedule 'C' below.
5. That the Declarants herein, shall do every such acts, deeds and things as shall reasonably be required for further or more perfectly amalgamating the 'C' schedule property.
6. That the Declarants herein shall never raise any objection before the Bidhannagar Municipal Corporation or any other authority in case of Amalgamation of the Schedule 'A' and 'B' property into a single holding described in the Schedule 'C' herein below.
7. That the Declarants herein of this Deed shall pay the proportionate share of rents and taxes in the concerned offices in respect of the amalgamated 'C' Schedule property.

**SCHEDULE "A" ABOVE REFERRED TO**  
**(PROPERTY OF THE FIRST PART)**

ALL THAT piece and parcel of **vacant Bastu land (previously Bagan)** admeasuring an area of more or less **03 Cottahs 01 Chhitaks out of more or less 08 Decimals of recorded land (comprised of MORE OR LESS 04 Decimals of owned land and MORE OR LESS 04 Decimals of inherited land) equivalent to more or less 04 Cottahs 13 Chhitaks 25.8 Sq.Ft. (physically available area of land is more or less 03 Cottahs 29.27 Sq.Ft.)** comprised in C.S. Dag no. 3201, R.S. and **L.R. Dag no. 2180**, C.S. Khatian no. 912, **L.R. Khatian no. 746 now 11917** at Mouza - Gopalpur, Holding no. BMC 7/190, Block-A, **Sourav Ganguly Avenue (Gopalpur), Police Station - Airport, Ward no. 4 (previously Ward no. 7)** within the limits of Rajarhat-Gopalpur Municipality presently within the jurisdiction of Bidhannagar Municipal Corporation, Assessee no. 200331120453, **Additional District Sub-Registrar Office Bidhannagar, Salt Lake City** and according to the settlement records of rights finally published the plot is comprised in **Parganas - Kalikata**, J.L. no. 2, R.S. no. 140, **Touzi no. 2998** in the **District North 24 Parganas**, Kolkata - 700136 which is butted and bounded by :-

On the North - 16 feet wide road;  
On the South - 12 feet wide road;  
On the East - 25 feet wide main road (Sourav Ganguly Avenue);and  
On the West - R.S. Dag No. 2180(P).



**SCHEDULE "B" ABOVE REFERRED TO**  
**(PROPERTY OF THE SECOND PART)**

ALL THAT an area of more or less **02 Cottahs 03 Chhitaks** of Bastu land being Plan plot no. 'A' comprised in C.S. Dag no. 3201, R.S. and **L.R. Dag no. 2180** under C.S. Khatian no. 912, R.S. Khatian no. 389, **L.R. Khatian no. 12054** at Mouza - **Gopalpur**, Touzi no. 2998, Reh. Sah. No. 140, **P.S. Airport (previously Rajarhat)**, District - North 24 Parganas, within Additional District Sub Registrar, Bidhannagar (Salt Lake City), previously Holding no. RGM7/184, Block 'A', Debipark, **renumbered as BMC 7/184, Block - 'A', Sourav Ganguly Avenue (Gopalpur)**, presently within the jurisdiction of **Bidhannagar Municipal Corporation** (previously within jurisdiction of Rajarhat Gopalpur Municipality), **Ward no. 4**, District - North 24 Parganas, Assessee no. 200331117772 (under the Rajarhat Gopalpur Municipality), Kolkata - 700136 which is butted and bounded by :-

On the North - ~~16' 11"~~ Common Passage; •  
On the South - 10 feet wide road;  
On the East - Part of same Dag; and  
On the West - Plan Plot no. 'B'.

**SCHEDULE "C" ABOVE REFERRED TO**  
**(The Amalgamated Property)**

**ALL THAT** piece and parcel of more or less **07 Cottahs 25.8 Sq.Ft.** (as per Record), but physically available area totalling to more or less **05 Cottahs 03 Chhitaks 29.27 Sq.Ft.** out of which ALL THAT piece and parcel of vacant Bastu land (previously Bagan) admeasuring an area of more or less **03 Cottahs 01 Chhitaks** out of more or less **08 Decimals** of recorded land (comprised of **MORE OR LESS 04 Decimals** of owned land and **MORE OR LESS 04 Decimals** of inherited land) equivalent to more or less **04 Cottahs 13 Chhitaks 25.8 Sq.Ft.** (physically available area of land is more or less **03 Cottahs 29.27 Sq.Ft.**) of Bastu land be the same a little more or less lying and situated at C.S. Dag no. 3201, R.S. and **L.R. Dag no. 2180**, C.S. Khatian no. 912, **L.R. Khatian no. 746 now 11917** (for the portion of **Sibsankar Das**) and ALL THAT an area of more or less **02 Cottahs 03 Chhitaks** of Bastu land being Plan plot no. 'A' comprised C.S. Dag no. 3201, R.S. and **L.R. Dag no. 2180** under C.S. Khatian no. 912, R.S. Khatian no.

Sibsankar Das

389, L.R. Khatian no. 12054 (for the portion of Asit Baran Kundu), at Mouza - Gopalpur, Touzi no. 2998, Reh. Sah. No. 140, within Additional District Sub Registrar, Bidhannagar (Salt Lake City), Holding nos. BMC 7/190 and BMC 7/184, Block-A, Sourav Ganguly Avenue (Gopalpur), Police Station - Airport, Ward no. 4 (previously Ward no. 7) within the Bidhannagar Municipal Corporation, District - North 24 Parganas, Kolkata - 700136 which is butted and bounded by :-

On the North : 16 feet wide common passage;  
On the South : 12 feet wide common passage;  
On the East : Sourav Ganguly Avenue;  
On the West : Land of Mousumi Mondal.

*Sikhanwar Das*

*Asit Baran Kundu.*



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

**SIGNED, SEALED AND DELIVERED** by

The **Declarant of First Part** abovenamed at

Kolkata in the presence of:-

1. Sourav Baidya, Adv.  
Alipore Judges' Court,  
Kol- 700027.
2. Haishant Goswami,  
Darenpur, 24 Pgs (3).

Sihankar Das

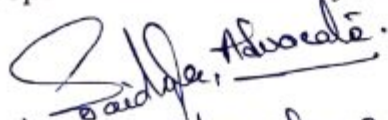
**SIGNED, SEALED AND DELIVERED** by

The **Declarant of Second Part** abovenamed at

Kolkata in the presence of:-

1. Sourav Baidya Adv.  
Alipore Judges' Court,  
Kol- 27.
2. Haishant Goswami,  
Darenpur, 24 Pgs (3).

Prepared and Drafted by me,

  
Sourav Baidya, Advocate.

Regd. no. WB/2217/2013.

**SOURAV BAIDYA**

Advocate

Alipore Judges Court  
Alipore, Kol-27

Asit Baron Kundu.



Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

|            |  |  |  |  |  |
|------------|--|--|--|--|--|
| left hand  |  |  |  |  |  |
| right hand |  |  |  |  |  |

Name A.S. IT. BARN. KUNDU

Signature A.S. IT. BARN. KUNDU



Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

|            |  |  |  |  |  |
|------------|--|--|--|--|--|
| left hand  |  |  |  |  |  |
| right hand |  |  |  |  |  |

Name SIBSANKAR DAS

Signature Sibsankar Das

Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

|       |            |  |  |  |  |  |
|-------|------------|--|--|--|--|--|
| PHOTO | left hand  |  |  |  |  |  |
|       | right hand |  |  |  |  |  |

Name .....

Signature .....

Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

|       |            |  |  |  |  |  |
|-------|------------|--|--|--|--|--|
| PHOTO | left hand  |  |  |  |  |  |
|       | right hand |  |  |  |  |  |

Name .....

Signature .....



## Major Information of the Deed

|                                                                        |                                                                                                                                                           |                                                                          |            |
|------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|------------|
| Deed No :                                                              | I-1904-08538/2023                                                                                                                                         | Date of Registration                                                     | 16/06/2023 |
| Query No / Year                                                        | 1904-2001489591/2023                                                                                                                                      | Office where deed is registered                                          |            |
| Query Date                                                             | 09/06/2023 7:30:17 AM                                                                                                                                     | A.R.A. - IV KOLKATA, District: Kolkata                                   |            |
| Applicant Name, Address & Other Details                                | SOURAV BAIDYA<br>ALIPORE JUDGES COURT,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8296868298, Status :Advocate |                                                                          |            |
| Transaction                                                            |                                                                                                                                                           | Additional Transaction                                                   |            |
| [1301] Merger/Demerger, Amalgamation (Other than company amalgamation) |                                                                                                                                                           | [4308] Other than Immovable Property, Agreement<br>[No of Agreement : 2] |            |
| Set Forth value                                                        |                                                                                                                                                           | Market Value                                                             |            |
| Rs. 2/-                                                                |                                                                                                                                                           | Rs. 83,27,813/-                                                          |            |
| Stampduty Paid(SD)                                                     |                                                                                                                                                           | Registration Fee Paid                                                    |            |
| Rs. 41,659/- (Article:23)                                              |                                                                                                                                                           | Rs. 83,376/- (Article:A(1), E)                                           |            |
| Remarks                                                                | Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)                                                            |                                                                          |            |

### Land Details :

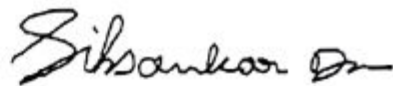
District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: saurav Ganguly Avenue.(gopalpur), Mouza: Gopalpur, , Ward No: 4, Holding No:BMC7/190 JI No: 2, Touzi No: 2998 Pir Code : 700136

| Sch No | Plot Number      | Khatian Number | Land Use Proposed | Use ROR | Area of Land     | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details                   |
|--------|------------------|----------------|-------------------|---------|------------------|-------------------------|-----------------------|---------------------------------|
| L1     | LR-2180 (RS :- ) | LR-11917       | Bastu             | Bastu   | 3 Katha 1 Chatak | 1/-                     | 49,61,250/-           | Width of Approach Road: 25 Ft., |

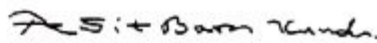
District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: saurav Ganguly Avenue.(gopalpur), Mouza: Gopalpur, , Ward No: 4, Holding No:BMC7/184 JI No: 2, Touzi No: 2998 Pir Code : 700136

| Sch No        | Plot Number      | Khatian Number | Land Use Proposed | Use ROR | Area of Land     | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details                   |
|---------------|------------------|----------------|-------------------|---------|------------------|-------------------------|-----------------------|---------------------------------|
| L2            | LR-2180 (RS :- ) | LR-12054       | Bastu             | Bastu   | 2 Katha 3 Chatak | 1/-                     | 33,66,563/-           | Width of Approach Road: 16 Ft., |
| Grand Total : |                  |                |                   |         | 8.6625Dec        | 2 /-                    | 83,27,813 /-          |                                 |

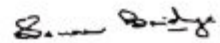
er Details :

| SI No                                                                                                                                                                                                                                                                                                                                                                                                              | Name,Address,Photo,Finger print and Signature                                                                                                                                                             |                                                                                   |                                                                                   |                                                                                     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| 1                                                                                                                                                                                                                                                                                                                                                                                                                  | Name                                                                                                                                                                                                      | Photo                                                                             | Finger Print                                                                      | Signature                                                                           |
|                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>Shri SIBSANKAR DAS</b><br><b>(Presentant)</b><br>Son of Late KALI SADHAN DAS<br>Executed by: Self, Date of Execution: 09/06/2023<br>, Admitted by: Self, Date of Admission: 09/06/2023 ,Place : Office |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                    | 09/06/2023                                                                                                                                                                                                | LTI<br>09/06/2023                                                                 |                                                                                   | 09/06/2023                                                                          |
| SOURAV GANGULY AVENUE DEBI PARK, City:- Not Specified, P.O:- R GOPALPUR, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AHxxxxxx0A, Aadhaar No: 65xxxxxxxx3305, Status :Individual, Executed by: Self, Date of Execution: 09/06/2023 , Admitted by: Self, Date of Admission: 09/06/2023 ,Place : Office |                                                                                                                                                                                                           |                                                                                   |                                                                                   |                                                                                     |

Buyer Details :

| SI No                                                                                                                                                                                                                                                                                                                                                                                                                        | Name,Address,Photo,Finger print and Signature                                                                                                                                          |                                                                                    |                                                                                    |                                                                                       |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 1                                                                                                                                                                                                                                                                                                                                                                                                                            | Name                                                                                                                                                                                   | Photo                                                                              | Finger Print                                                                       | Signature                                                                             |
|                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>Shri ASIT BARAN KUNDU</b><br>Son of Late MANARANJAN KUNDU<br>Executed by: Self, Date of Execution: 09/06/2023<br>, Admitted by: Self, Date of Admission: 09/06/2023 ,Place : Office |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                              | 09/06/2023                                                                                                                                                                             | LTI<br>09/06/2023                                                                  |                                                                                    | 09/06/2023                                                                            |
| Son of Late MANARANJAN KUNDU NIMTA RABINDRA PALLY, City:- Not Specified, P.O:- NIMTA, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AKxxxxxx4Q, Aadhaar No: 85xxxxxxxx9055, Status :Individual, Executed by: Self, Date of Execution: 09/06/2023 , Admitted by: Self, Date of Admission: 09/06/2023 ,Place : Office |                                                                                                                                                                                        |                                                                                    |                                                                                    |                                                                                       |

Identifier Details :

| Name                                                                                                                                                                                         | Photo                                                                               | Finger Print                                                                        | Signature                                                                             |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| <b>Mr SOURAV BAIDYA</b><br>Son of Mr DEBDAS BAIDYA<br>ALIPORE JUDGES COURT, City:- Not Specified, P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027 |  |  |  |
|                                                                                                                                                                                              | 09/06/2023                                                                          | 09/06/2023                                                                          | 09/06/2023                                                                            |
| Identifier Of Shri SIBSANKAR DAS, Shri ASIT BARAN KUNDU                                                                                                                                      |                                                                                     |                                                                                     |                                                                                       |



| Transfer of property for L1 |                    |                                   |
|-----------------------------|--------------------|-----------------------------------|
| Sl.No                       | From               | To. with area (Name-Area)         |
|                             | Shri SIBSANKAR DAS | Shri ASIT BARAN KUNDU-5.05312 Dec |
| Transfer of property for L2 |                    |                                   |
| Sl.No                       | From               | To. with area (Name-Area)         |
| 1                           | Shri SIBSANKAR DAS | Shri ASIT BARAN KUNDU-3.60938 Dec |

## Land Details as per Land Record

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: saurav Ganguly Avenue.(gopalpur), Mouza: Gopalpur, , Ward No: 4, Holding No:BMC7/190 JI No: 2, Touzi No: 2998 Pin Code : 700136

| Sch No | Plot & Khatian Number                    | Details Of Land                                                                                             | Owner name in English as selected by Applicant |
|--------|------------------------------------------|-------------------------------------------------------------------------------------------------------------|------------------------------------------------|
| L1     | LR Plot No:- 2180, LR Khatian No:- 11917 | Owner:শিব সঙ্কর দাস, Gurdian:কালী সাধন দাস (মৃত), Address:নিজ , Classification:বাগান, Area:0.08000000 Acre, | Shri SIBSANKAR DAS                             |

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: saurav Ganguly Avenue.(gopalpur), Mouza: Gopalpur, , Ward No: 4, Holding No:BMC7/184 JI No: 2, Touzi No: 2998 Pin Code : 700136

| Sch No | Plot & Khatian Number                    | Details Of Land                                                                                      | Owner name in English as selected by Applicant     |
|--------|------------------------------------------|------------------------------------------------------------------------------------------------------|----------------------------------------------------|
| L2     | LR Plot No:- 2180, LR Khatian No:- 12054 | Owner:অসিত বরুণ কুন্ডু, Gurdian:মনোরঞ্জন , Address:নিজ , Classification:বাগান, Area:0.04000000 Acre, | Seller is not the recorded Owner as per Applicant. |

On 09-06-2023

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

Presented for registration at 13:09 hrs on 09-06-2023, at the Office of the A.R.A. - IV KOLKATA by Shri SIBSANKAR DAS ,Executant.

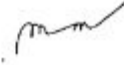
**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 83,27,813/-

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

Execution is admitted on 09/06/2023 by 1. Shri SIBSANKAR DAS, Son of Late KALI SADHAN DAS, SOURAV GANGULY AVENUE DEBI PARK, P.O: R GOPALPUR, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by Profession Business, 2. Shri ASIT BARAN KUNDU, Son of Late MANARANJAN KUNDU, NIMTA RABINDRA PALLY, P.O: NIMTA, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by Profession Service

Indetified by Mr SOURAV BAIDYA, , Son of Mr DEBDAS BAIDYA, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

  
Mohul Mukhopadhyay

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - IV KOLKATA

Kolkata, West Bengal

On 16-06-2023

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

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

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 83,376.00/- ( A(1) = Rs 83,278.00/- ,E = Rs 14.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 83,376/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/06/2023 9:59PM with Govt. Ref. No: 192023240099752998 on 15-06-2023, Amount Rs: 83,376/-, Bank: SBI EPay ( SBlePay), Ref. No. 3159040463437 on 15-06-2023, Head of Account 0030-03-104-001-16

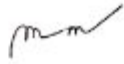
**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 41,659/- and Stamp Duty paid by Stamp Rs 10.00/-, by online = Rs 41,649/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 48036, Amount: Rs.10.00/-, Date of Purchase: 17/05/2023, Vendor name: I CHAKRABORTY

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/06/2023 9:59PM with Govt. Ref. No: 192023240099752998 on 15-06-2023, Amount Rs: 41,649/-, Bank: SBI EPay ( SBlePay), Ref. No. 3159040463437 on 15-06-2023, Head of Account 0030-02-103-003-02

  
Mohul Mukhopadhyay

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - IV KOLKATA

Kolkata, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2023, Page from 408254 to 408273

being No 190408538 for the year 2023.



*mm*  
Digitally signed by MOHUL  
MUKHOPADHYAY  
Date: 2023.06.17 12:48:12 +05:30  
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2023/06/17 12:48:12 PM

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - IV KOLKATA

West Bengal.

(This document is digitally signed.)