

14187/23

E-13607/23



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AP 293631

11/9/23
G-2/2230240

Certified that the document is admitted to registration. The signature sheets and the endroesement sheets attached with the document are the part of this document.

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

01 SEP 2023

DEED OF AMALGAMATION

THIS DEED OF AMALGAMATION made on this the 31th day of August, Two Thousand and Twenty-Three (2023).

B E T W E E N

31 MAY 2023

Sl. No. 2226 Rs. 100/- Date.....
Name M/S Philangel Construction
Address 395, Basal Main Rd, P.S. Surendrapur
Vendor Sign. Shekhar Ch. Halder 10184

S. C. Halder
Licenced Stamp Vendor
Alipore Judges Court
Kolkata-700027



Identified by me
Aziz Mondal
S/o - Lt Sahabuddin Mondal
South kumra khali, korbala
P.O + P.S - Surendrapur
Kod - 700103

DISTRICT SUB REGISTRY-III
SOUTH 24 PGS., ALIPORE
01 SEP 2023

SRI RUPAK GHOSH, son of Sri Samar Kumar Ghosh, having PAN: ATLPG0252E, Aadhaar No. 2103 7401 9438, Mobile No. 62899 56312, by Faith -Hindu, by Occupation - Business, by Nationality - Indian, residing at Ramchandrapur (South), P.O. Narendrapur, P.S. Sonarpur, Kolkata- 700 103, District - South 24 Parganas, West Bengal, hereinafter called and referred to as the "**DECLARANT-1**" represented by her true and lawful constitute Attorney **M/S PHILOMEL CONSTRUCTION**, having PAN : AAKFP3073E, a Partnership Firm having it's office at 395, Boral Main Road, near Rangkal, P.O.- Boral, P.S. Narendrapur, Kolkata - 700 084, District South 24 Parganas, being represented by its two partners namely **(1) SRI BIJOY GHOSH**, having PAN : ADYPG4183B, Aadhaar No. 4079 8352 1391, Mobile No. 96745 41799, son of Late Lalmohon Ghosh, By Faith - Hindu, By Occupation - Business, By Nationality- Indian, residing at C/9, Rajnarayan Park, P.O- Boral, P.S. Narendrapur, Kolkata - 700 154, and **(2) SRI JIBAN GHOSH**, having PAN : AFDPG8121N, Aadhaar No. 9854 8929 0836, Mobile No. 94334 69491, son of Sri. Monindra Ghosh, by Faith- Hindu, by Occupation- Business, by Nationality- Indian, residing at 286, Sarojini Apartment, Laskarpur Purbapara, P.O.- Laskarpur, P.S.- Narendrapur, Kolkata- 700 153, by virtue of a Registered Power of Attorney, duly registered at D.S.R. -III and recorded in Book No.1, Volume No.1603-2022, Pages at 482380 to 482404, being No. 160313638 for the year 2022, (which terms or expression shall unless excluded by or repugnant to the subject or context to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

AND

SRI SAMAR KUMAR GHOSH, son of Late Haran Chandra Ghosh, having PAN : AHGPG9016P, Aadhaar No. 4425 86019553, Mobile No. 96743 90245, by Faith -Hindu, by Occupation - Business, by Nationality - Indian, residing at Ramchandrapur (South), P.O. Narendrapur, P.S. Sonarpur, Kolkata- 700 103, District - South 24 Parganas, West Bengal, hereinafter called and referred to as the "**DECLARANT-2**" represented by her true and lawful constitute Attorney **M/S PHILOMEL CONSTRUCTION**, having PAN : AAKFP3073E, a Partnership Firm having it's office at 395, Boral Main Road, near Rangkal, P.O.- Boral, P.S. Narendrapur, Kolkata - 700 084, District South 24 Parganas, being represented by its two partners namely **(1) SRI BIJOY GHOSH**, having PAN : ADYPG4183B, Aadhaar No. 4079 8352 1391, Mobile No. 96745 41799, son of Late Lalmohon Ghosh, By Faith - Hindu, By Occupation - Business, By Nationality- Indian, residing at C/9, Rajnarayan Park, P.O- Boral, P.S. Narendrapur, Kolkata - 700 154, and **(2) SRI JIBAN GHOSH**, having PAN : AFDPG8121N, Aadhaar No. 9854 8929 0836, Mobile No. 94334 69491, son of Sri. Monindra Ghosh, by Faith- Hindu, by Occupation- Business, by Nationality- Indian, residing at 286, Sarojini Apartment, Laskarpur Purbapara, P.O.- Laskarpur, P.S.- Narendrapur, Kolkata- 700 153, by virtue of a Registered Power of Attorney, duly registered at D.S.R. -III and recorded in Book No.1, Volume No.1603-2022, Pages at 482380 to 482404, being No. 160313638 for the year 2022, (which term or expression shall unless excluded by or repugnant to the subject or context to mean and include their

heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART**.

Devolution of Title of RUPAK GHOSH as follows; -

1. One 1) Phanindra Nath Gangopadhyay, 2) Nonigopal Gangopadhyay, 3) Nalin Behari Gangopadhyay and Pannashashi Debi wife of Krishnadhan Gongopadhyay, all from 1 to 4 are the sons and daughter of Jagadish Chandra Gangopadhyay were the C.S. recorded owners of land 34 (Thirty Four) Satak more or less lying and situated at Mouja-Ramchandrapur, J.L No. 58, R.S, No. 28, Touji No. 114, Paragana-Magura, comprised in C.S. Dag No. 1158, under C.S. Khatian No. 651, Police Station - Sonarpur, in the District of 24 Parganas now South 24 Parganas, West Bengal.
2. The said Phanindranath Gangapadhyay and his wife Sarajubala Gangapadhyay both died since a long years ago leaving intestate behind their two sons namely (a) Siddheswar Gangapadhya and (b) Banamali Gangapadhya as their legal heirs and successors, who got share of aforesaid property left behind their parents.
3. The Said Siddheswar Gangopadhyay and Jharna Ganguly wife of Said Siddheswar Gangopadhyay both died since long years ago as issueless leaving intestate behind their only brother & brother-in-law respectively named Banamali

Gangopadhyay as their legal heir and successor.

- 4. The said Banamali Gangopadhyay and Snehalata Gangopadhyay wife of Banamali Gangopadhyay both died since long years ago leaving intestate behind them one son & one daughter namely Somenath Gangopadhyay and Sumita Mukherjee (married daughter) who lawfully inherited the said landed property.*
- 5. The said Noni Gopal Gangopadhyay and his wife Dibhaprova Gangopadhyay both died since long years ago, leaving intestate behind them two sons namely Subodh Gangopadhyay and Sushil Kumar Gangopadhyay (deceased) as their legal heirs and successors.*
- 6. The said Subodh Gangopadhyay and his wife Santilata Gangopadhyay both died a long years ago, leaving intestate behind their two sons namely (a) Sunil Kumar Gangopadhyay (b) Samir Kumar Gangopadhyay as their legal heirs and successors.*
- 7. The said Sushil Kumar Ganguly and his wife Kamala Bala Gangopadhyay both died since long years ago, leaving intestate behind their only son Sailen Kumar Ganguly as their only legal heir and successor.*
- 8. The said Nalin Behari Gangopadhyay and his wife Annada Gangopadhyay both died since long years ago, leaving*

intestate behind their only son namely Surjya Kumar Ganguly as their legal heir and successor.

9. The said Surjya Kumar Ganguly and his wife Amita Ganguly both died leaving intestate behind their only son namely Tarak Ganguly as their only legal heir and successor.

10. That after demise of Krishnadhan Ganguly his widow the said Panna Sashi Debi daughter of Late Jagadish Chandra Gangopadhyay, they have no issue or child in their conjugal life, and after demise of Krishnadhan Ganguly his widow said Panna Sashi Debi settled herself with her nephew namely Sushil Kumar Ganguly, son of Nani Gopal Gangopadhyay, thought who can look after her in better way for rest of her life as her said nephew most carrying person and stayed rest of her life with the family of said nephew.

11. The said Panna Sashi Debi, wife of Late Krishnadhan Ganguly died intestate as issueless and share of her landed property devolved automatically to the said Sushil Kumar Ganguly, nephew of Late Panna Sashi Debi without any hindrance, and were no objection from other co-sharer of said undivided landed property, since then the said Sushil Kumar Ganguly seized and possessed the said landed property of her aunt and inherited property got from his parents.

12. After demise of said Sushil Kumar Ganguly (Gangopadhyay) and his wife Kamalabala Ganguly their only son namely Sailen Kumar Ganguly got the property left behind his parents, and since then the said Sailen Kumar Ganguly become sole and absolute owner of or entitled to the said property of Panna Sashi Debi and Sushil Kumar Ganguly.
13. While seized and possessed the property got by inherited left behind his deceased father Sushil Kumar Ganguly, the said Sailen Kumar Ganguly sold, transferred, and conveyed ALL THAT the piece and parcel of the land measuring more or less 4 (Four) Decimal out of share of the said land 34 decimals, lying and situated at Mouja - Ramchandrapur, J.L.No.58, comprised in C.S. & R.S. Dag No.1158, corresponding to L.R. Dag No.1292 under R.S. Khatian No.1009, P.S. Sonarpur, District: South-24 Parganas TOGETHER-WITH all rights attached thereto and butted bounded by as :- on the North :- 16 feet Metal Road. On the East:- Land of Bibha Ghosh, on the South :- Pond of Shankar Prasad Ganguly and on the West :- Land of Nirapada Ghosh & Samar Kumar Ghosh unto and in favour of Rupak Ghosh (the Declarant-1), son of Samar Kumar Ghosh, by virtue of Deed of Conveyance, which was registered on 22nd day of July-2015, in the office at A.R.A-I, Kolkata, and recorded in Book No.I, Volume No. 1901-2015, Pages from 60804 to 60824, Being No. 190105943 for the year-2015.

14. While seized and possessed the said property the said Rupak Ghosh had been found and detected that there were some typographical errors / mistakes crept in the schedule of the said property, thereby said Rupak Ghosh had rectified and corrected by declaring a registered Deed of Declaration, which was registered on 14th day of December 2016, in the office at A.R.A-I, Kolkata, and recorded in Book No.I, Volume No. 1901-2016, Pages from 290469 to 290481, Being No. 190108921 for the year-2016.
15. Thereafter the said Rupak Kumar Ghosh by virtue of aforesaid Sale Deed, being No. 05943/2015, seized and possessed the piece and parcel of land measuring an area 4 (Four) Decimals land and he had been recorded his name in respect of the said land before the Record of Rights of the BL & LRO, P.S. Sonarpur, District South 24 Parganas, being published in L.R. Dag No.1292 under L.R. Khatian No. 2941, P.S Sonarpur, in the District- South 24 Parganas and paying Govt. taxes to the concern authority.

Devolution of Title of SAMAR KUMAR GHOSH as follows; -

1. While seized and possessed the property got by inherited left behind his deceased father Surya Kumar Ganguly, the said Tarak Ganguly sold, transferred, and conveyed ALL THAT the piece and parcel of the land measuring more or less 3 (Three) Decimal out of share of the said land 34

decimals, lying and situated at Mouja -Ramchandrapur, J.L.No.58, comprised in C.S. & R.S. Dag No.1158, under R.S. Khatian No.917, corresponding to L.R. Dag No.1292 under L.R. Khatian No.840, P.S. Sonarpur, District: South-24 Parganas TOGETHER-WITH all rights attached thereto and butted bounded by as :- on the North:- 16 feet Metal Road. On the East:- Land of Bibha Ghosh, on the South :- Pond of Shankar Prasad Ganguly and on the West :- Land of Nirapada Ghosh & Samar Kumar Ghosh unto and in favour of Samar Kumar Ghosh, son of Late Haran Chandra Ghosh, by virtue of Deed of Conveyance, which was registered on 10th day of December-2015, in the office at A.R.A-I, Kolkata, and recorded in Book No.I, Volume No. 1901-2015, Pages from 180313 to 180331, Being No. 190109638 for the year-2015.

2. While seized and possessed the property got by inherited left behind his deceased father Subodh Kumar Ganguly, the said Sunil Kumar Ganguly and Samir Kumar Ganguly jointly sold, transferred, and conveyed ALL THAT the piece and parcel of the land measuring more or less 1 (One) Decimal out of share of the said land 34 decimals, lying and situated at Mouja -Ramchandrapur, J.L.No.58, comprised in C.S. & R.S. Dag No.1158, corresponding to L.R. Dag No.1292 under L.R. Khatian No.973, P.S. Sonarpur, District: South-24 Parganas TOGETHER-WITH all rights attached thereto and butted bounded by as :- on the North:- 16 feet Metal Road. On the East:- Land of R.S. Dag No.1158, on the

South :- Land of R.S. Dag No.1160 and on the West :- Land of R.S. Dag No.1158, unto and in favour of Samar Kumar Ghosh, son of Late Haran Chandra Ghosh, by virtue of Deed of Conveyance, which was registered on 26th day of August-2017, in the office at A.D.S.R., Sonarpur, South 24 Parganas, and recorded in Book No.I, Volume No. 1608-2017, Pages from 94925 to 94944, Being No. 160804350 for the year-2017.

3. While seized and possessed the property got by inherited left behind his deceased father Banamali Ganguly, the said Somenath Ganguly and Sumita Mukherjee, wife of Anjan Mukherjee jointly sold, transferred, and conveyed ALL THAT the piece and parcel of the land measuring more or less 4 (Four) Decimal out of share of the said land 34 decimals, lying and situated at Mouja -Ramchandrapur, J.L.No.58, comprised in C.S. & R.S. Dag No.1158, corresponding to L.R. Dag No.1292 under L.R. Khatian Nos.597 & 925, P.S. Sonarpur, District: South-24 Parganas TOGETHER-WITH all rights attached thereto and butted bounded by as :- on the North:- 16 feet Metal Road. On the East:- Land of R.S. Dag No.1158, on the South :- Land of R.S. Dag No.1160 and on the West :- Land of R.S. Dag No.1158, unto and in favour of Samar Kumar Ghosh, son of Late Haran Chandra Ghosh, by virtue of Deed of Conveyance, which was registered on 26th day of August-2017, in the office at A.D.S.R., Sonarpur, South 24 Parganas, and recorded in Book No.I, Volume No. 1608-2017, Pages from 94945 to 94964, Being No.

160804351 for the year-2017.

4. Thus the said Samar Kumar Ghosh (the Declarant-2) got three adjacent plot of land, by virtue of aforesaid three number of Sale Deed, being Nos. 09638/2015, 04350/2017 & 04351/2017 become sole and absolute owner seized, possessed and entitled to the total aggregating piece of land measuring an area 8 (Eight) Decimals land and thereafter he had been recorded his name in respect of the said total land before the Record of Rights of the BL & LRO, P.S. Sonarpur, District South 24 Parganas, being published in L.R. Dag No.1292 under L.R. Khatian No. 2942, P.S Sonarpur, in the District- South 24 Parganas and paying Govt. taxes to the concern authority.

AND WHEREAS Both the Land Owners, referred to as the Party of the ONE PART and OTHER PART jointly have decided to develop and construct a Multi-Storied residential cum commercial Building on their joint property which is adjacent to each other plot of land i.e., **ALL THAT** piece and parcel of total aggregating land measuring an area of 12 Decimals, be the same a little more or less, lying and situated at Mouza- Ramchandrapur, J.L. No. 58, R.S. No. 228, Touzi No. 114, Pargana-Magura, comprised in C.S. & R.S. Dag No. 1158, corresponding to L.R. Dag No. 1292 under L.R. Khatian Nos. 1009, 917, 973, 597 & 925, presently L.R. Khatian Nos. 2941 & 2942, under Bonhooghly -1 Gram Panchayat, P.S.- formerly Sonarpur now Narendrapur, Kolkata: 700103, District South 24 Parganas, West Bengal, which is morefully and

particularly described and mentioned in the **THIRD SCHEDULE** hereunder written, hereinafter referred to as "**THE SAID PREMISES**", but has failed to materialize the same due to their paucity of funds and hence has come to the DEVELOPERS FIRM, i.e., **M/S PHILOMEL CONSTRUCTION**, the Developer herein, a Partnership Firm having its office at 395, Boral Main Road, near Rangkal, P.S. Narendrapur, Kolkata - 700 084, District South 24 Parganas, being represented by its two partners namely **(1) SRI BIJOY GHOSH**, son of Late Lalmohon Ghosh, By Faith - Hindu, By Occupation - Business, By Nationality - Indian, residing at C/9 , Rajnarayan Park , P.O+Vill -Boral, P.S. Narendrapur, Kolkata - 700 154, and **(2) SRI JIBAN GHOSH**, son of Sri. Monindra Ghosh, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 286, Sarojini Apartment, Laskarpur Purbapara, P.S. Narendrapur, Kolkata - 700 153, hereinafter referred to the "**DEVELOPER**", who is competent enough to develop and construct the said building as per Sanctioned Plan, to be obtained from the competent Authority of Bonhooghly -I Gram Panchayat and if any litigation, encumbrances, incidental expenses, in respect of said construction including all legal expenses made thereof shall be borne by the Developer. The said Developer due to avoid any future miss-understanding, disputes and differences between both parties has agreed to make a written Development Agreement with all terms and condition mentioned therein. The said Development Agreement on 31st August 2022, which was duly registered in the office of the D.S.R.-III and recorded in Book No.I, Volume No. 1603-2022, Pages from 48235 to 482479, Being No.160313636 for the year 2022 and The said Landowners jointly

executed a Development Power of Attorney after Registered Development Agreement on 31st August, 2022, which was duly registered in the office of the D.S.R.-III and recorded in Book No.I, Volume No. 1603-2022, Pages from 482380 to 482404, Being No.160313638 for the year 2022.

NOW THIS INDENTURE WITNESSETH as follows: -

1. That upon execution all the Declarants herein, amalgamates their aforesaid two separate plots of land, i.e., the said Rupak Kumar Ghosh by virtue of aforesaid Sale Deed, being No. 05943/2015, seized and possessed the piece and parcel of land measuring an area 4 (Four) Decimals land and he had been recorded his name in respect of the said land before the Record of Rights of the BL & LRO, P.S. Sonarpur, District South 24 Parganas, being published in L.R. Dag No.1292 under L.R. Khatian No. 2941, P.S. Sonarpur, in the District- South 24 Parganas and paying Govt. taxes to the concern authority, morefully described in the **FIRST SCHEDULE** hereunder written, i.e., the said Samar Kumar Ghosh by virtue of aforesaid three number of Sale Deed, being Nos. 09638/2015, 04350/2017 & 04351/2017 seized and possessed the total piece of land measuring an area 8 (Eight) Decimals land and thereafter he had been recorded his name in respect of the said total land before the Record of Rights of the BL & LRO, P.S. Sonarpur, District South 24 Parganas, being published in L.R. Dag

No.1292 under L.R. Khatian No. 2942, P.S Sonarpur, in the District- South 24 Parganas and paying Govt. taxes to the concern authority, morefully and particularly described and mentioned in the **SECOND SCHEDULE** hereunder written.

AND thus, the aforesaid two adjacent plot of land amalgamated in one plot of land i.e., **ALL THAT** piece and parcel of total aggregating land measuring an area of 12 Decimals be the same a little more or less, lying and situated at Mouza- Ramchandrapur, J.L. No. 58, R.S. No. 228, Touzi No. 114, Pargana-Magura, comprised in C.S. & R.S. Dag No.1158, corresponding to L.R. Dag No. 1292 under L.R. Khatian Nos. 1009, 917, 973, 597 & 925, presently L.R. Khatian Nos. 2941 & 2942, under Bonhooghly -1 Gram Panchayat, P.S.- formerly Sonarpur now Narendrapur, Kolkata: 700103, District South 24 Parganas, West Bengal, into a single plot of land, which is morefully and particularly described and mentioned in the **THIRD SCHEDULE** hereunder written and hereinafter called and referred to as "**THE SAID PROPERTY**" which is free from all encumbrances and delineated in a Map or Plan hereto annexed and marked as bordered in "**RED**" line.

2. That their better enjoyment in future, over their respective plots into a single plot of land, the Declarants herein amalgamates the said two respective plots of land into a single plot of land.

THE FIRST SCHEDULE ABOVE REFERRED TO
THE PROPERTY OF ONE PART

All THAT piece and parcel of total land measuring land measuring an area 4 (Four) Decimals land and he had been recorded his name in respect of the said land before the Record of Rights of the BL & LRO, P.S. Sonarpur, District South 24 Parganas, being published in L.R. Dag No.1292 under L.R. Khatian No. 2941, P.S Sonarpur, in the District- South 24 Parganas, West Bengal, TOGETHERWITH easement rights, egress and ingress of the property thereto, which is butted and bounded as follows:-

ON THE NORTH: By 31' feet (formerly 16' feet) wide metal panchayat road.

ON THE SOUTH: By Dag No. 1160 and pond of Sankar Prasad Ganguly.

ON THE EAST: By Dag No. 1158 and land of Bibha Ghosh.

ON THE WEST: By Dag No. 1158 and land of Nirapada Ghosh & Samar Kumar Ghosh.

THE SECOND SCHEDULE ABOVE REFERRED TO
THE PROPERTY OF OTHER PART

All THAT piece and parcel of total land measuring an area 8 (Eight) Decimals land and thereafter he had been recorded his name in respect of the said total land before the Record of Rights of the BL & LRO, P.S. Sonarpur, District South 24 Parganas, being published in L.R. Dag No.1292 under L.R. Khatian No. 2942, P.S Sonarpur, in the District- South 24 Parganas, Together with right of easement, all, common facilities and amenities annexed thereto which is butted and bounded as follows:-

ON THE NORTH: By 31' feet (formerly 16' feet) wide metal panchayat road.

ON THE SOUTH: By Dag No. 1160 and pond of Sankar Prasad Ganguly.

ON THE EAST: By Dag No. 1158 and land of Rupak Ghosh.

ON THE WEST: By Dag No. 1158 and land of Nirapada Ghosh & Samar Kumar Ghosh.

THE THIRD SCHEDULE ABOVE REFERRED TO
THE AMALGAMATED PROPERTY

ALL THAT piece and parcel of total aggregating land measuring an area of 12 Decimals be the same a little more or less, along with measuring about 100 Sq.ft. RTS structure standing thereon, lying and situated at Mouza- Ramchandrapur, J.L. No. 58, R.S. No. 228, Touzi No. 114, Pargana-Magura, comprised in C.S. & R.S. Dag No.1158, under Khatian No. 651, corresponding to L.R. Dag No. 1292 under L.R. Khatian Nos. 1009, 917, 973, 597 & 925, presently L.R. Khatian Nos. 2941 & 2942, under Bonhooghly -1 Gram Panchayat, P.S.- formerly Sonarpur now Narendrapur, Kolkata: 700103, District South 24 Parganas, West Bengal, Together with right of easement, all, common facilities and amenities annexed thereto and delineated in the map marked in "**RED**" as border line, which is being a part or portion of the said property which is butted and bounded as follows:-

ON THE NORTH: By 31' feet (formerly 16' feet) wide metal panchayat road.

ON THE SOUTH: By Dag No. 1160.

ON THE EAST: By Dag No. 1158.


ON THE WEST: By Dag No. 1158.

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


In presence of; -

WITNESSES: -

1. Sunid Banik
Lokanpur
KOL- 700153


Jiban Ghosh
As Constituted Attorney
For, Samar Kumar Ghosh
Rupak Ghosh

**Signature of the
Constitute Attorney of
Declarant-1/One Part**


Jiban Ghosh
As Constituted Attorney
For, Samar Kumar Ghosh
Rupak Ghosh

2. Kuntal Bose
Baral
Kolkata- 700154

**Signature of the
Constitute Attorney of
Declarant-2/Other Part**

Drafted & Typed at Advocate Chamber:


Advocate
Alipore Judges' Court,
P.O. & P.S. - Alipore
Kolkata: 700027

Reg. No. WB/F-52/2003

As Constituted Attorney
For Samrat Kumar Ghosh
Rupak Ghosh

As Constituted Attorney
For Samrat Kumar Ghosh
Rupak Ghosh

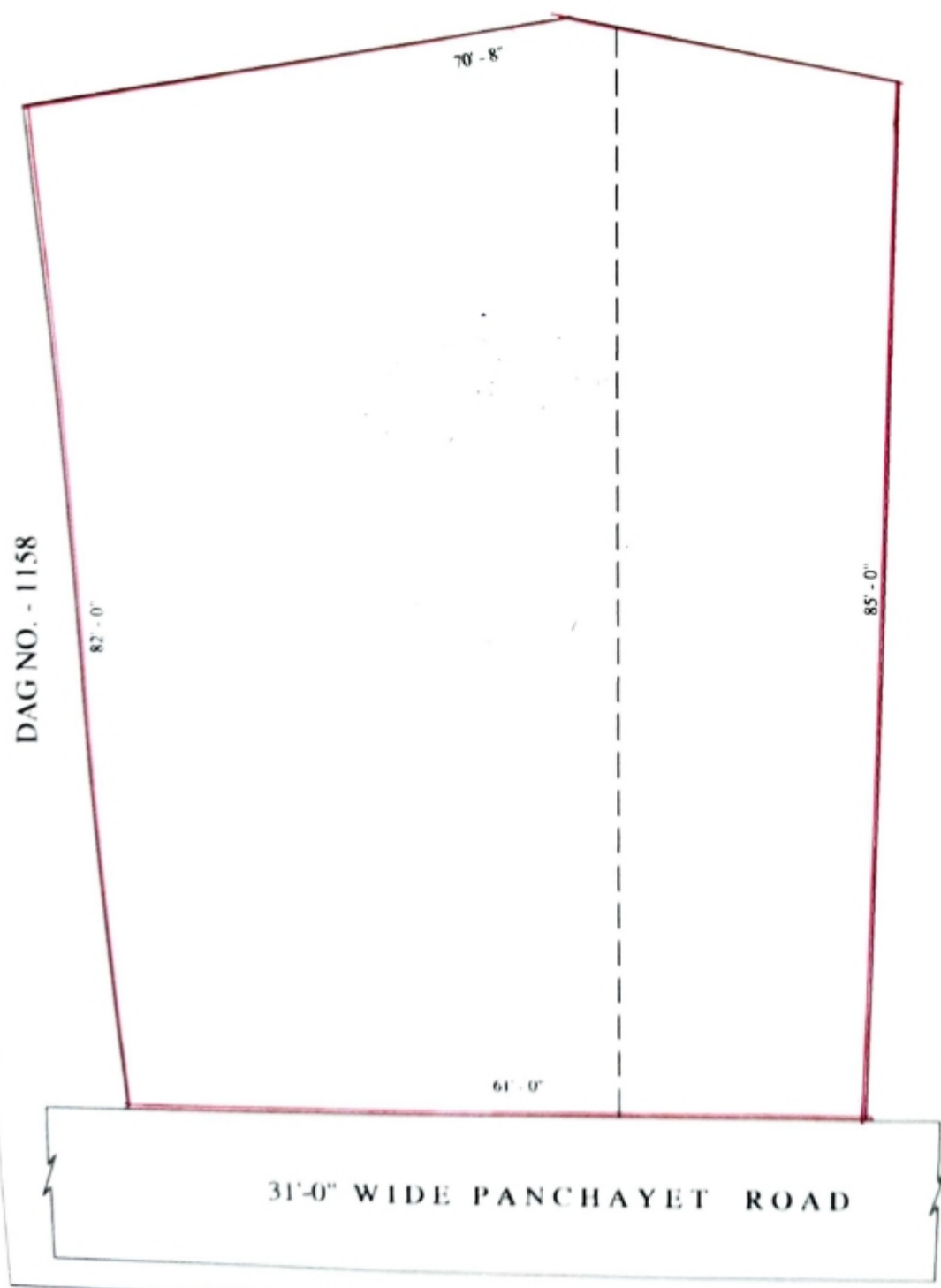


DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
01 SEP 2023

REGAMATION PLAN OF THE UNDIVIDED PLOT OF LANDS AT : 1) HOLDING NO - 472, C.S. & R.S. DAG NO. - 1158 (P), KHATIAN NO. - 651, L.R. DAG NO. - 1292, L.R. KHATIAN NO. - 2942, HAVING 08 DECIMAL AREA, BELONGING TO SAMAR KUMAR GHOSH. AND 2) HOLDING NO - 7491, C.S. & R.S. DAG NO. - 1158(P), KHATIAN NO. - 651 L.R. DAG NO. - 1292, L. R. KHATIAN NO. - 2941, HAVING 04 DECIMAL AREA, BELONGING TO RUPAK GHOSH, BOTH UNDER J. L. NO. - 58, MOUZA - RAMCHANDRAPUR, UNDER BANHOGLHY-1 GRAM PANCHAYET, P.S. - SONARPUR., DIST. - 24 PAGES (5).

TOTAL AREA OF THE AMULGAMATEED LAND = 12 DECIMAL MORE OR LESS SHOWN IN RED BORDER.
SCALE - 1: 150

DAG NO. - 1160



DAG NO. - 1158

DAG NO. - 1158

Jiban Ghosh
Jiban Ghosh.
As Constituted Attorney
For, Samar Kumar Ghosh
Rupak Ghosh

SIGNATURE OF OWNERS

		Thumb	1 st finger	Middle	Ring	Small
PHOTO	left hand					
	right hand					

Name

Signature



		Thumb	1 st finger	Middle	Ring	Small
left hand						
right hand						

Name TRITIOY GHOSH

Signature



		Thumb	1 st finger	Middle	Ring	Small
left hand						
right hand						

Name JIBAN GHOSH

Signature Jiban Ghosh



ভারত সরকার
GOVERNMENT OF INDIA



আজিজ মন্ডল
Aziz Mondal
জন্মতারিখ/DOB: 29/04/1982
পুরুষ/ MALE
Mobile No: 9874062194
3473 1765 5819
VID : 9125 6085 8490 2438

Issue Date: 12/03/2020

আমার আখার, আমার পরিচয়



ভারতীয় বিশিষ্ট চহচান প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:

S/O: সাহাবুদ্দিন মন্ডল, দক্ষিণ কুমড়াখালি, রাজপুর
পোসারপুর (এম), দক্ষিণ ২৪ পরগনা,
পশ্চিম বঙ্গ - 700103

Address :

S/O: Sahabuddin Mondal, DAKSHIN
KUMRAKHALI, Rajpur Sonarpur(M), South
24 Parganas,
West Bengal - 700103

3473 1765 5819

VID : 9125 6085 8490 2438

1947
1800 200 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bangalore-560 001

Aziz Mondal

Major Information of the Deed

Deed No :	I-1603-13607/2023	Date of Registration	01/09/2023
Query No / Year	1603-2002230240/2023	Office where deed is registered	
Query Date	31/08/2023 4:44:23 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Debdulal Chakraborty Alipore Judges Court,,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9681097915, 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. 65,07,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 32,555/- (Article:23)	Rs. 65,116/- (Article:A(1), E)		
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: BANGOOGHLY-I, Mouza: Ramchandrapur, JI No: 58, Pin Code : 700103

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-1292 (RS :-1158)	LR-2941	Bastu	Bastu	4 Dec		21,60,000/-	Width of Approach Road: 31 Ft., Adjacent to Metal Road,
L2	LR-1292 (RS :-1158)	LR-2942	Bastu	Bastu	8 Dec		43,20,000/-	Width of Approach Road: 31 Ft., Adjacent to Metal Road,
		TOTAL :			12Dec	0 /-	64,80,000 /-	
		Grand Total :			12Dec	0 /-	64,80,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	100 Sq Ft.	0/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
	Total :	100 sq ft	0 /-	27,000 /-	







Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mr RUPAK GHOSH Son of Mr SAMAR KUMAR GHOSH RAMCHANDRAPUR SOUTH, City:- , P.O:- NARENDRAPUR, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ATxxxxxx2E, Aadhaar No: 21xxxxxxxx9438, Status :Individual, Executed by: Attorney, Executed by: Attorney</p>

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mr SAMAR KUMAR GHOSH Son of Late HARAN CHANDRA GHOSH RAMCHANDRAPUR SOUTH, City:- , P.O:- NARENDRAPUR, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AHxxxxxx6P, Aadhaar No: 44xxxxxxxx9553, Status :Individual, Executed by: Attorney</p>

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Mr BIJOY GHOSH (Presentant) Son of Late LALMOHAN GHOSH Date of Execution - 31/08/2023, , Admitted by: Self, Date of Admission: 01/09/2023, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Sep 1 2023 12:45PM</p>	<p>Finger Print</p>  <p>LTI 01/09/2023</p>	<p>Signature</p>  <p>01/09/2023</p>
<p>PARTNER, PHILOMEL CONSTRUCTION , 395, BORAL MAIN ROAD, City:- , P.O:- BORAL, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 , C/9, RAJNARAYAN PARK, City:- , P.O:- BORAL, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx3B, Aadhaar No: 40xxxxxxxx1391 Status : Attorney, Attorney of : Mr RUPAK GHOSH, Mr SAMAR KUMAR GHOSH</p>				
2	<p>Name</p> <p>Mr JIBAN GHOSH Son of Mr MONINDRA GHOSH Date of Execution - 31/08/2023, , Admitted by: Self, Date of Admission: 01/09/2023, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Sep 1 2023 12:46PM</p>	<p>Finger Print</p>  <p>LTI 01/09/2023</p>	<p>Signature</p>  <p>01/09/2023</p>
<p>PARTNER, PHILOMEL CONSTRUCTION , 395, BORAL MAIN ROAD, City:- , P.O:- BORAL, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 , 286, SAROJINI APT. LASKARPUR PURBAPARA, City:- , P.O:- LASKARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , GIR No.:: AFxxxxxx1N, Aadhaar No: 98xxxxxxxx0836 Status : Attorney, Attorney of : Mr RUPAK GHOSH, Mr SAMAR KUMAR GHOSH</p>				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr AZIZ MONDAL Son of Late SAHABUDDIN MONDAL SOUTH KUMRAKHALI, KARBALA, City:- P.O.- NARENDRAPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103			
	01/09/2023	01/09/2023	01/09/2023

Identifier Of Mr BIJOY GHOSH, Mr JIBAN GHOSH

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr RUPAK GHOSH	Mr SAMAR KUMAR GHOSH-4 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr RUPAK GHOSH	Mr SAMAR KUMAR GHOSH-8 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr RUPAK GHOSH	Mr SAMAR KUMAR GHOSH-100.00000000 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: BANGOOGHLY-I, Mouza: Ramchandrapur, JI No: 58,
Pin Code : 700103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1292, LR Khatian No:- 2941	Owner: রুপক নাথ, Gurdian: সমর . Address: নিজ , Classification: বঙ্গ, Area: 0.04000000 Acre,	Mr RUPAK GHOSH
L2	LR Plot No:- 1292, LR Khatian No:- 2942	Owner: সমর কুমার নাথ, Gurdian: রুপক নাথ. Address: নিজ , Classification: বঙ্গ, Area: 0.08000000 Acre,	Mr RUPAK GHOSH

Endorsement For Deed Number : I - 160313607 / 2023

On 01-09-2023

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.

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

Presented for registration at 12:14 hrs on 01-09-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr BIJOY GHOSH .

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 65,07,000/-

Executed by Attorney

1. Execution by Mr BIJOY GHOSH, PARTNER, PHILOMEL CONSTRUCTION , 395, BORAL MAIN ROAD, City:- , P.O:- BORAL, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 as constituted attorney for 1. Mr RUPAK GHOSH RAMCHANDRAPUR SOUTH, P.O: NARENDRAPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103, 2. Mr SAMAR KUMAR GHOSH RAMCHANDRAPUR SOUTH, P.O: NARENDRAPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103 is admitted by him

Indetified by Mr AZIZ MONDAL, , Son of Late SAHABUDDIN MONDAL, SOUTH KUMRAKHALI, KARBALA, P.O: NARENDRAPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Muslim, by profession Law Clerk

2. Execution by Mr JIBAN GHOSH, PARTNER, PHILOMEL CONSTRUCTION , 395, BORAL MAIN ROAD, City:- , P.O:- BORAL, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 as constituted attorney for 1. Mr RUPAK GHOSH RAMCHANDRAPUR SOUTH, P.O: NARENDRAPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103, 2. Mr SAMAR KUMAR GHOSH RAMCHANDRAPUR SOUTH, P.O: NARENDRAPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103 is admitted by him

Indetified by Mr AZIZ MONDAL, , Son of Late SAHABUDDIN MONDAL, SOUTH KUMRAKHALI, KARBALA, P.O: NARENDRAPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Muslim, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 65,116.00/- (A(1) = Rs 65,070.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 65,116/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/09/2023 12:44PM with Govt. Ref. No: 192023240199310118 on 01-09-2023, Amount Rs: 65,116/-, Bank: SBI EPay (SBlePay), Ref. No. 0232000994719 on 01-09-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 32,555/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 32,455/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2226, Amount: Rs.100.00/-, Date of Purchase: 31/08/2023, Vendor name: S C Halder

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/09/2023 12:44PM with Govt. Ref. No: 192023240199310118 on 01-09-2023, Amount Rs: 32,455/-, Bank: SBI EPay (SBlePay), Ref. No. 0232000994719 on 01-09-2023, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 374095 to 374120
being No 160313607 for the year 2023.



Dhar

Digitally signed by Debasish Dhar
Date: 2023.09.12 17:03:38 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 12/09/2023
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.