

01699/23

I-01699/2023.



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Certified that the Document is Admitted to Registration. The Signature Sheet/Sheets The Endorsement Sheet/Sheets Attached with this Document are the Part of this Document.

Shash
2/477824/23
22/3/23
8692,308

Shash

Additional District Sub-Registrar
Barasat, North 24 Parganas

20 MAR 2023

DEED OF DECLARATION OF AMALGAMATION

1. Date :-22/03/2023
2. Place :- A. D. S. R. O. Barasat, North 24 Parganas.

40015 20/6/26

ক্রমিক নং..... তারিখ.....
ক্রেতা..... Ramjit Sinha
গ্রাম..... Kora Babupara
মূল্য..... ১০০০ টাকা..... পয়সা..... ০০
ভেদার শ্রী.....
আমডাঙ্গা এ.ডি. এস. আর. অফিস
উত্তর ২৪ পরগণা

ক্রয়ের তারিখ.....
মোট মূল্য.....
ট্রেজারী অফিস - বারাসাত 15 FEB 2023
ভেদার - শ্রী গোবিন্দ প্রসাদ মিত্র

400000



Additional District Sub-Registrar
Barasat, North 24 Parganas

12 MAR 2023

Ajio Haulder
SIO Jahan Lal Haulder
Nabapally
P.S Barasat
PIN- 700126
V- CKV 2807733

3. Parties :-

3.1. SRI RANJIT SINHA ALIAS RANJIT SINGH (PAN – BFYPS4620E), son of Late Ajay Ratan Sinha alias Ratan Singh, residing at Babu Para (Uttar), P. O. – Kora Chandigarh, District – North 24 Parganas, Kolkata – 700130, by faith – Hindu, by Nationality – Indian, by Occupation – Business, herein after called and referred to as the LAND OWNER NO. 1 (which expression shall excluded by or repugnant to the subject or context be deemed to mean and include his legal heirs, executors, administrators, legal representatives and assigns) of the FIRST PART.

AND

3.2. 1) SRI RANJIT SINHA ALIAS RANJIT SINGH (PAN – BFYPS4620E), son of Late Ajay Ratan Sinha alias Ratan Singh, residing at Babu Para (Uttar), P. O. – Kora Chandigarh, District – North 24 Parganas, Kolkata – 700130, by faith – Hindu, by Nationality – Indian, by Occupation – Business, & 2) SMT. MITALI NAYAK (PAN – AMOPN1116G), wife of Manmatha Kumar Nayak and daughter of Late Ajay Ratan Sinha alias Ratan Singh, residing at Jhil Bagan, Sardar Para, P. O. – Hatiara, P. S. – New Town, District – North 24 Parganas, Kolkata – 700157, by faith – Hindu, by Nationality – Indian, by Occupation – Housewife, herein after jointly called and referred to as the LAND OWNER NO. – 2 (which expression shall excluded by or repugnant to the subject or context be deemed to mean and include their legal heirs, executors, administrators, legal representatives and assigns) of the SECOND PART.

The First Part to Second Part collectively Parties/Owner.

NOW THIS DEED OF DECLARATION WITNESSETH AS FOLLOWS :

4. Subject Matter of Deed of Amalgamation

4.1. **Amalgamated Property :** ALL THAT piece and parcel of "BASTU" land measuring an area of 10 Cottah 02 Chittaks, be the same a little more or less, being Scheme Plot No. - "A" & "B", along with 300 Sq.ft. tile shed standing thereon, lying and situated at Mouza - Kora, J. L. No. - 27, Pargana - Anowarpur, Touzi No. - 567, Re. Sa. No. - 182, comprised in R. S. & L. R. Dag No. - 982 under R. S. Khatian No. - 496 corresponding to L. R. Khatian No. - 352 corresponding to **HAL L. R. Khatian No. - 6269 (Stands in the name of Ranjit Sinha) & 6323 (Stands in the name of Sonali Singha)**, lying within the jurisdiction of local Madhyamgram Municipality, under Ward No. - 15, being Holding No. - 94/1 & 94, Premises at Babupara North, A. D. S. R. O. - Barasat, P. S. - Barasat at present Madhyamgram, District - North 24 Parganas, more fully and particularly described in the Schedule "C" herein under written.

5. Background :-

5.1. **Ownership of Parties/Owners :** By virtue of the events and in the circumstances, the present Owners/both the parties herein, became the Owners of the Said Amalgamated Property, free from all encumbrances and were in peaceful possession thereof, described as follows :

Background of Ownership of Party/Owner No. 1 of the First Part herein :-

WHEREAS One Smt. Maya Rani Ganguly, purchased all that piece and parcel of land measuring an area of 10 Cottah 02 Chittaks, more or less, lying and situated at Mouza - Kora, J. L. No. - 27, Pargana - Anowarpur, Touzi No. - 567, Re. Sa. No. - 182, comprised in R. S. Dag No. - 982 under R. S. Khatian No. - 496, lying within the jurisdiction of local Madhyamgram Municipality, A. D. S. R. O. - Barasat, P. S. - Barasat at

present Madhyamgram, District - North 24 Parganas, by a Registered Deed of Sale, being No. - 503, dated - 29/01/1980, registered with the office of S. R. O. at Barasat, Copied in Book No. - I, Volume No. - 20, Pages from 55 to 57, being No. - 503, for the year 1980.

AND WHEREAS after purchasing the said plot of land while said Smt. Maya Rani Ganguly had been possessing and enjoying the same said Smt. Maya Rani Ganguly sold, transferred and conveyed all that the said 10 Cottah 02 Chittaks of land, more or less, lying and situated at Mouza - Kora, J. L. No. - 27, Pargana - Anowarpur, Touzi No. - 567, Re. Sa. No. - 182, comprised in R. S. Dag No. - 982 under R. S. Khatian No. - 496, lying within the jurisdiction of local Madhyamgram Municipality, A. D. S. R. O. - Barasat, P. S. - Barasat at present Madhyamgram, District - North 24 Parganas, in favour of Smt. Uma Rani Singha, wife of Late Ajay Ratan Singha, by a Registered Deed of Sale, being No. - 10335, dated - 14/12/1981, and delivered khas possession in her favour, and the said Deed was registered with the office of A. D. S. R. Barasat, North 24 Parganas, copied in Book No. - I, Volume No. - 150, Pages from 10 to 14, being Deed No. - 10335 for the year 1981.

AND WHEREAS after purchasing the said plot of land said Smt. Uma Rani Singha got her name duly recorded in the records of L. R. Settlement Records under L. R. Khatian No. - 352, R. S. & L. R. Dag No. - 982 and she also got her name duly mutated in the office of local Madhyamgram Municipality, being Holding No. - 94, Premises at Babupara North and she had been possessing and enjoying the same peacefully, free from all encumbrances.

AND WHEREAS by a Registered Deed of Gift, being No. - 00788, dated - 13/03/2017, said Smt. Uma Rani Singha gifted all that piece and parcel of land measuring an area of 05 Cottah 01 Chittak, be the same a little more

or less, being Scheme Plot No. - "B", lying and situated at Mouza - Kora, J. L. No. - 27, Pargana - Anowarpur, Touzi No. - 567, Re. Sa. No. - 182, comprised in R. S. & L. R. Dag No. - 982 under R. S. Khatian No. - 496 corresponding to L. R. Khatian No. - 352, lying within the jurisdiction of local Madhyamgram Municipality, being Holding No. - 94, Premises at Babupara North, A. D. S. R. O. - Barasat, P. S. - Barasat at present Madhyamgram, District - North 24 Parganas, in favour of his son **SRI RANJIT SINHA ALIAS RANJIT SINGH**, and delivered khas possession in his favour, and the said Deed was registered with the office of A. D. S. R., Barasat, North 24 Parganas, copied in Book No. - I, Volume No. - 29, Pages from 376 to 385, being No. - 00788 for the year 2007.

AND WHEREAS after becoming the sole and absolute owner of aforesaid property said **SRI RANJIT SINHA ALIAS RANJIT SINGH** got his name duly recorded in the records of present L. R. Settlement Operation, under L. R. Khatian No. - 6269, and he also got his name duly mutated his name in the office of local Madhyamgram Municipality, under Ward No. - 15, Holding No. - 94/1, Premises at Babupara North, and he has been possessing and enjoying the same peacefully without interruption of others, free from all encumbrances.

5.2. Absolute Ownership of the Owner No. 1 of the First Part herein :

According to recital referred to above the Owner No. 1 of the First Part herein become the sole and absolute Owner of **ALL THAT** piece and parcel of "BASTU" land measuring an area of 05 Cottah 01 Chittak, be the same a little more or less, being Scheme Plot No. - "B", lying and situated at Mouza - Kora, J. L. No. - 27, Pargana - Anowarpur, Touzi No. - 567, Re. Sa. No. - 182, comprised in R. S. & L. R. Dag No. - 982 under R. S. Khatian No. - 496 corresponding to L. R. Khatian No. - 352 corresponding to HAL L. R. Khatian No. - 6269 (Stands in the name of Ranjit Sinha), lying

within the jurisdiction of local Madhyamgram Municipality, under Ward No. – 15, Holding No. – 94/1, Premises at Babupara North, A. D. S. R. O. – Barasat, P. S. – Barasat at present Madhyamgram, District – North 24 Parganas, and he has been possessing and enjoying the same peacefully, without interruption of others by paying relevant taxes to the competent authority, and the said Plot of land is free from all encumbrances, charges, liens, mortgages whatsoever.

6. Background of Ownership of Parties/Owner No. 2 of the Second Part herein :-

AND WHEREAS by another Registered Deed of Gift, being No. – 00779, dated – 13/03/2017, afore said SMT. UMA RANI SINGHA gifted all that piece and parcel of land measuring an area of 05 Cottah 01 Chittak, be the same a little more or less, being Scheme Plot No. – “A”, lying and situated at Mouza – Kora, J. L. No. – 27, Pargana – Anowarpur, Touzi No. – 567, Re. Sa. No. – 182, comprised in R. S. & L. R. Dag No. – 982 under R. S. Khatian No. – 496 corresponding to L. R. Khatian No. – 352, lying within the jurisdiction of local Madhyamgram Municipality, being Holding No. – 94, Premises at Babupara North, A. D. S. R. O. – Barasat, P. S. – Barasat at present Madhyamgram, District – North 24 Parganas, in favour of her daughter namely SONALI SINGHA, and delivered khas possession in her favour, and the said Deed was registered with the office of A. D. S. R., Barasat, North 24 Parganas, copied in Book No. – I, Volume No. – 29, Pages from 258 to 271, being No. – 00779 for the year 2007.

AND WHEREAS after becoming the sole and absolute owner of aforesaid property said SONALI SINGHA got her name duly recorded in the records of present L. R. Settlement Operation, under L. R. Khatian No. – 6323, and she also got her name duly mutated her name in the office of local Madhyamgram Municipality, and while she had been possessing and

enjoying the same said SONALI SINGHA died on 10/04/2022 as spinster, leaving behind her one brother and one sister namely **SRI RANJIT SINHA ALIAS RANJIT SINGH & SMT. MITALI NAYAK**, to inherit the said property left by said Deceased SONALI SINGHA with the provisions of Hindu Succession Act., 1956.

AND WHEREAS thus by way of inheritance said **SRI RANJIT SINHA ALIAS RANJIT SINGH & SMT. MITALI NAYAK**, become the absolute joint owners of all that piece and parcel of land measuring an area of 05 Cottah 01 Chittak, be the same a little more or less, being Scheme Plot No. - "A", lying and situated at Mouza - Kora, J. L. No. - 27, Pargana - Anowarpur, Touzi No. - 567, Re. Sa. No. - 182, comprised in R. S. & L. R. Dag No. - 982 under R. S. Khatian No. - 496 corresponding to L. R. Khatian No. - 352 corresponding to HAL L. R. Khatian No. - 6323 (Stands in the name of Sonali Singha), lying within the jurisdiction of local Madhyamgram Municipality, A. D. S. R. O. - Barasat, P. S. - Barasat at present Madhyamgram, District - North 24 Parganas, and they got their names duly mutated in the office of local Madhyamgram Municipality, under Ward No. - 15, Holding No. - 94, Premises at Babupara North and they jointly have been possessing and enjoying the same peacefully, free from all encumbrances.

- 6.1. **Absolute Ownership of the Owner No. 2 of the Second Part herein :** According to recital referred to above the Owner No. 2 of the Second Part herein become the absolute joint Owners of **ALL THAT** piece and parcel of "BASTU" land measuring an area of 05 Cottah 01 Chittak, be the same a little more or less, being Scheme Plot No. - "A", lying and situated at Mouza - Kora, J. L. No. - 27, Pargana - Anowarpur, Touzi No. - 567, Re. Sa. No. - 182, comprised in R. S. & L. R. Dag No. - 982 under R. S. Khatian No. - 496 corresponding to L. R. Khatian No. - 352 corresponding to HAL

L. R. Khatian No. – 6323 (Stands in the name of Sonali Singha), lying within the jurisdiction of local Madhyamgram Municipality, under Ward No. – 15, Holding No. – 94, Premises at Babupara North, A. D. S. R. O. – Barasat, P. S. – Barasat at present Madhyamgram, District – North 24 Parganas and they jointly have been possessing and enjoying the same peacefully, without interruption of others by paying relevant taxes to the competent authority, and the said Plot of land is free from all encumbrances, charges, liens, mortgages whatsoever.

7. **Measurement on Amalgamation of the separate plots :** For joint utilization and commercial exploitation of the separate plots into one plot, the parties hereby decided to amalgamate their plots into one land and at the time of physical measurement of the aforesaid separate plots of land, the parties found that the total physical measurement of the said separate plots of land collectively 10 (Ten) Cottahs 02 (Two) Chittaks be the same a little more or less, more fully and collectively described in the 'Schedule-C' hereunder written.
8. **Construction :** For such attempt of constructions, both the parties have agreed and decided to make building/s and amalgamated his/her/their respective separate plots on the basis of building plan which to be sanctioned by the appropriate authority on the following terms and conditions :-
 - 8.1. Both the Parties/Owners shall provide his/her/their proportionate share of common pathway right for making joint building/s in flat system and accordingly both the Owner herein agreed to appoint a Civil Engineer to prepare a building plan on their total land collectively described in "Schedule-C" written herein below.
 - 8.2. That it is agreed by and between the parties herein that the land as aforesaid and collectively mentioned and described in the "Schedule-C"

herein below will be treated as an amalgamated plot of land. It is recorded that both the parties/Owners shall get and enjoy the building and constructions work inside the boundary wall according to his/her/their share of land. The Land Owner/s will get their FAR according to their land share respectively

- 8.3. That both the parties/Owners after sanction of building, plan shall mutually decide and arrange with regard to allotment of the flat/rooms/shops/constructed area within the building/s and undivided proportionate share of land.
- 8.4. That it is recorded that both the parties/Owners upon mutual understanding and with the consent of such other are entitled to make the building/s.
- 8.5. That during the subsistence of this Deed of Amalgamation neither of the parties nor their legal heirs or representatives shall have the right or authority to encumber his/her/their plot of land in any way or in any manner.
- 8.6. That the parties herein shall abide by the terms and conditions of this Deed of Amalgamation and shall not blame against each other. That as per their share of properties, they get the Ownership.

SCHEDULE "A" ABOVE REFERRED TO

[PLOT NO. "A"]

(PROPERTY OF SRI RANJIT SINHA ALIAS RANJIT SINGH i.e. THE FIRST PART/ OWNER NO. 1 HEREIN)

ALL THAT piece and parcel of "BASTU" land measuring an area of 05 Cottah 01 Chittak, be the same a little more or less, being Scheme Plot No. - "B", lying and situated at Mouza - Kora, J. L. No. - 27, Pargana - Anowarpur, Touzi No. - 567, Re. Sa. No. - 182, comprised in R. S. & L. R. Dag No. - 982 under R. S. Khatian No. - 496 corresponding to L. R. Khatian No. - 352

corresponding to HAL L. R. Khatian No. - 6269 (Stands in the name of Ranjit Sinha), lying within the jurisdiction of local Madhyamgram Municipality, under Ward No. - 15, Holding No. - 94/1, Premises at Babupara North, A. D. S. R. O. - Barasat, P. S. - Barasat at present Madhyamgram, District - North 24 Parganas, butted and bounded by :-

On the North - Plot "A" (Ranjit Sinha alias Singh & Mitali Nayak)

On the South - 6 feet wide Passage.

On the East - H/o Binod Behari Baisnab.

On the West - 18 feet wide Municipal Road.

SCHEDULE "B" ABOVE REFERRED TO

[PLOT NO. - "B"]

(PROPERTY OF SRI RANJIT SINHA ALIAS RANJIT SINGH and SMT.

MITALI NAYAK, i.e. THE SECOND PART/ OWNER NO. 2 HEREIN)

ALL THAT piece and parcel of "BASTU" land measuring an area of 05 Cottah 01 Chittak, be the same a little more or less, along with 300 sq.ft. (M/I) tile shed standing thereon, being Scheme Plot No. - "A", lying and situated at Mouza - Kora, J. L. No. - 27, Pargana - Anowarpur, Touzi No. - 567, Re. Sa. No. - 182, comprised in R. S. & L. R. Dag No. - 982 under R. S. Khatian No. - 496 corresponding to L. R. Khatian No. - 352 corresponding to HAL L. R. Khatian No. - 6323 (Stands in the name of Sonali Singha), lying within the jurisdiction of local Madhyamgram Municipality, under Ward No. - 15, Holding No. - 94, Premises at Babupara North, A. D. S. R. O. - Barasat, P. S. - Barasat at present Madhyamgram, District - North 24 Parganas, butted and bounded by :-

On the North - H/o Late Ardhendu Dey.

On the South - Plot No. - "B" (Ranjit Sinha alias Singh)

On the East - H/o Binod Behari Baisnab.

On the West - 18 feet wide Municipal Road.

SCHEDULE "C"

AMALGAMATED PLOT OF LAND

ALL THAT piece and parcel of "BASTU" land measuring an area of 10 (Ten) Cottahs 02 (Two) Chittaks, be the same a little more or less, along with 300 Sq.ft. (M/l) tile shed standing thereon, being Scheme Plot No. - "A" & "B", lying and situated at Mouza - Kora, J. L. No. - 27, Pargana - Anowarpur, Touzi No. - 567, Re. Sa. No. - 182, comprised in R. S. & L. R. Dag No. - 982 under R. S. Khatian No. - 496 corresponding to L. R. Khatian No. - 352 corresponding to HAL L. R. Khatian No. - 6269 (Stands in the name of Ranjit Sinha) & 6323 (Stands in the name of Sonali Singha), lying within the jurisdiction of local Madhyamgram Municipality, under Ward No. - 15, being Holding No. - 94/1 & 94, Premises at Babupara North, A. D. S. R. O. - Barasat, P. S. - Barasat at present Madhyamgram, District - North 24 Parganas, butted and bounded by :-

On the North - H/o Late Ardhendu Dey.

On the South - 6 feet wide Passage.

On the East - H/o Binod Behari Baisnab.

On the West - 18 feet wide Municipal Road.

IN WITNESS WHEREOF the parties hereto have executed these presents on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

WITNESSES :-

1. Ajit Halder
Nabapally.

2. Annu Ray
Kora Bakupara
Madhyamgram
Kbl - 130

Rajit Senha Alliance Rajit Senha
Voter ID No. - CKW3121191

SIGNATURE OF THE FIRST PART/
OWNER NO. - 1

Drafted by-

Ashim Halder

Advocate

District Judges' Court at Barasat.

District North 24 Parganas.

P- 1217/07.

1) Rajit Senha Alliance Rajit Senha
Voter ID No. - CKW3121191

2) Nitali Nayak

Voter ID No. - WB/22/159/081662

SIGNATURE OF THE SECOND
PART/ OWNER NO. - 2

Printed by

K.N.C. Road, Barasat

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

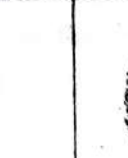
(1) Name.....

LITTLE	RING	MIDDLE	FORE	THUMB	বাম হাত  Rajit Singh Mr Rajit Singh
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Rajit Singh Alliance Rajit Singh
Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name.....

LITTLE	RING	MIDDLE	FORE	THUMB	বাম হাত  Mitoli Nayak
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

All the above fingerprints are of the above named person and attested by the said person.

Mitoli Nayak
Signature of the Presentant

(3) Name.....

LITTLE	RING	MIDDLE	FORE	THUMB	বাম হাত PHOTO POST ডান হাত
THUMB	FORE	MIDDLE	RING	LITTLE	

Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



210320232034252656

GRIPS Payment Detail

GRIPS Payment ID:	210320232034252656	Payment Init. Date:	21/03/2023 14:17:42
Total Amount:	125419	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	7827772208820	BRN Date:	21/03/2023 14:18:09
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

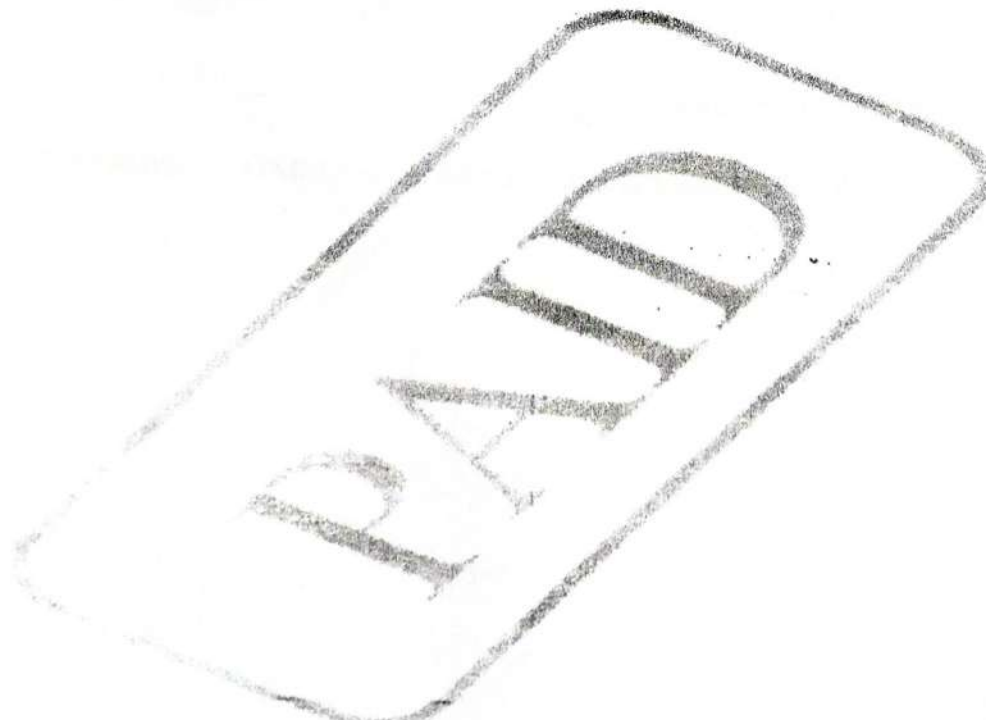
Depositor's Name: Shri RANJIT SINHA
Mobile: 9331819704

Payment (GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230342526578	Directorate of Registration & Stamp Revenue	125419

Total 125419

IN WORDS: ONE LAKH TWENTY FIVE THOUSAND FOUR HUNDRED NINETEEN 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



192022230342526578

GRN Details

GRN: 192022230342526578
GRN Date: 21/03/2023 14:17:42
BRN : 7827772208820
Gateway Ref ID: CHM0794328
GRIPS Payment ID: 210320232034252656
Payment Status: Successful
Payment Mode: SBI Epay
Bank/Gateway: SBIEpay Payment Gateway
BRN Date: 21/03/2023 14:18:09
Method: State Bank of India NB
Payment Init. Date: 21/03/2023 14:17:42
Payment Ref. No: 2000477824/4/2023
[Query No/**/Query Year]

Depositor Details

Depositor's Name: Shri RANJIT SINHA
Address: Babu Para (Uttar), P.O:- Kora Chandigarh, P.S:-Madhyamgram, District:- North 24-Parganas, PIN:- 700130
Mobile: 9331819704
Period From (dd/mm/yyyy): 21/03/2023
Period To (dd/mm/yyyy): 21/03/2023
Payment Ref ID: 2000477824/4/2023
Dept Ref ID/DRN: 2000477824/4/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000477824/4/2023	Property Registration- Stamp duty	0030-02-103-003-02	38482
2	2000477824/4/2023	Property Registration- Registration Fees	0030-03-104-001-16	86937

Total 125419

IN WORDS: ONE LAKH TWENTY FIVE THOUSAND FOUR HUNDRED NINETEEN ONLY.

PAYED

Major Information of the Deed

No :	I-1503-01699/2023	Date of Registration	22/03/2023
ery No / Year	1503-2000477824/2023	Office where deed is registered	
uery Date	21/02/2023 4:58:57 PM	A.D.S.R. BARASAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	Ajit Halder Thana : Barasat, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9331819704, Status : Solicitor firm		
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. 3/-	Rs. 86,92,308/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 43,482/- (Article:23)	Rs. 86,937/- (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:- Barasat, Municipality: MADHYAMGRAM, Road: Kora Babupara Road, Mouza: Konra, , Ward No: 15, Holding No:94/1 JI No: 27, Pin Code : 700130

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-982 (RS :-)	LR-6269	Bastu Bastu	5 Katha 1 Chatak	1/-	43,05,654/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road,

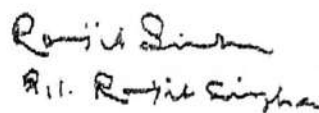
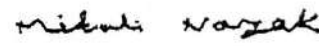
District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Kora Babupara Road, Mouza: Konra, , Ward No: 15, Holding No:94 JI No: 27, Pin Code : 700130

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	LR-982 (RS :-)	LR-6323	Bastu Bastu	5 Katha 1 Chatak	1/-	43,05,654/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road,
Grand Total :				16.7063Dec	2 /-	86,11,308 /-	

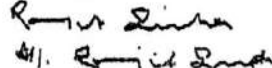
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L2	300 Sq Ft.	1/-	81,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 300 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		300 sq ft	1 /-	81,000 /-	

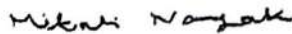
er Details :

No	Name,Address,Photo,Finger print and Signature			
1	Name Shri RANJIT SINHA, (Alias: RANJIT SINGH) (Presentant) Son of Late Ajay Ratan Sinha Alias Ratan Singh Executed by: Self, Date of Execution: 22/03/2023 , Admitted by: Self, Date of Admission: 22/03/2023 ,Place : Office	Photo 	Finger Print 	Signature 
	22/03/2023	LTI 22/03/2023	22/03/2023	
Village:- Babu Para (Uttar), P.O:- Kora Chandigarh, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700130 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BFxxxxxx0E, Aadhaar No: 99xxxxxxxx2321, Status :Individual, Executed by: Self, Date of Execution: 22/03/2023 , Admitted by: Self, Date of Admission: 22/03/2023 ,Place : Office				
2	Name Smt MITALI NAYAK Wife of Manmatha Kumar Nayak Executed by: Self, Date of Execution: 22/03/2023 , Admitted by: Self, Date of Admission: 22/03/2023 ,Place : Office	Photo 	Finger Print 	Signature 
	22/03/2023	LTI 22/03/2023	22/03/2023	
Jhil Bagan, Sardar Para, City:- Not Specified, P.O:- Hatiara, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AMxxxxxx6G, Aadhaar No: 79xxxxxxxx3751, Status :Individual, Executed by: Self, Date of Execution: 22/03/2023 , Admitted by: Self, Date of Admission: 22/03/2023 ,Place : Office				

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Shri RANJIT SINHA, (Alias: RANJIT SINGH) Son of Late Ajay Ratan Sinha, Alias Ratan Singh Executed by: Self, Date of Execution: 22/03/2023 , Admitted by: Self, Date of Admission: 22/03/2023 ,Place : Office	Photo 	Finger Print 	Signature 
	22/03/2023	LTI 22/03/2023	22/03/2023	

of Late Ajay Ratan Sinha Alias Ratan Singh Village:- Babu Para (Uttar), P.O:- Kora Chandigarh, P.S:-
dhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700130 Sex: Male, By Caste: Hindu,
Occupation: Business, Citizen of: India, PAN No.:: BFxxxxxx0E, Aadhaar No: 99xxxxxxxx2321,
Status :Individual, Executed by: Self, Date of Execution: 22/03/2023
, Admitted by: Self, Date of Admission: 22/03/2023 ,Place : Office

Name	Photo	Finger Print	Signature
Smt MITALI NAYAK Wife of Manmatha Kumar Nayak Executed by: Self, Date of Execution: 22/03/2023 , Admitted by: Self, Date of Admission: 22/03/2023 ,Place : Office			
	22/03/2023	LTI 22/03/2023	22/03/2023

Wife of Manmatha Kumar Nayak Jhil Bagan, Sardar Para, City:- Not Specified, P.O:- Hatiara, P.S:-New Town,
District:-North 24-Parganas, West Bengal, India, PIN:- 700157 Sex: Female, By Caste: Hindu, Occupation:
House wife, Citizen of: India, PAN No.:: AMxxxxxx6G, Aadhaar No: 79xxxxxxxx3751, Status
:Individual, Executed by: Self, Date of Execution: 22/03/2023
, Admitted by: Self, Date of Admission: 22/03/2023 ,Place : Office

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Ajit Halder Son of Shri Jahar Lal Halder Nabapally Boys School Road, City:- Not Specified, P.O:- Nabapally, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700126			
	22/03/2023	22/03/2023	22/03/2023
Identifier Of Shri RANJIT SINHA, Smt MITALI NAYAK, Shri RANJIT SINHA, Smt MITALI NAYAK			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri RANJIT SINHA	Shri RANJIT SINHA-4.17656 Dec,Smt MITALI NAYAK-4.17656 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shri RANJIT SINHA	Shri RANJIT SINHA-2.08828 Dec,Smt MITALI NAYAK-2.08828 Dec
2	Smt MITALI NAYAK	Shri RANJIT SINHA-2.08828 Dec,Smt MITALI NAYAK-2.08828 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri RANJIT SINHA	Shri RANJIT SINHA-75.00000000 Sq Ft,Smt MITALI NAYAK-75.00000000 Sq Ft
2	Smt MITALI NAYAK	Shri RANJIT SINHA-75.00000000 Sq Ft,Smt MITALI NAYAK-75.00000000 Sq Ft

Details as per Land Record

North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Kora Babupara Road, Mouza: Konra,
Ward No: 15, Holding No:94/1 JI No: 27, Pin Code : 700130

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 982, LR Khatian No:- 6269	Owner:রনজিত সিংহ, Gurdian:মৃত অজয় রতন সিংহ, Address:নিজ , Classification:বাস্তু, Area:0.08500000 Acre,	Shri RANJIT SINHA

District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Kora Babupara Road, Mouza: Konra,
Ward No: 15, Holding No:94 JI No: 27, Pin Code : 700130

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L2	LR Plot No:- 982, LR Khatian No:- 6323	Owner:সোনালী সিংহ, Gurdian:অজয় রতন সিংহ, Address:নিজ , Classification:বাস্তু, Area:0.08250000 Acre,	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 150301699 / 2023

20-03-2023

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 Indian Stamp Act 1899.

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

Presented for registration at 11:02 hrs on 22-03-2023, at the Office of the A.D.S.R. BARASAT by Shri RANJIT SINHA Alias RANJIT SINGH, one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 86,92,308/-

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

Execution is admitted on 22/03/2023 by 1. Shri RANJIT SINHA, Alias RANJIT SINGH, Son of Late Ajay Ratan Sinha Alias Ratan Singh, P.O: Kora Chandigarh, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700130, by caste Hindu, by Profession Business, 2. Smt MITALI NAYAK, Wife of Manmatha Kumar Nayak, Jhil Bagan, Sardar Para, P.O: Hatiara, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by Profession House wife, 3. Shri RANJIT SINHA, Alias RANJIT SINGH, Son of Late Ajay Ratan Sinha Alias Ratan Singh, P.O: Kora Chandigarh, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700130, by caste Hindu, by Profession Business, 4. Smt MITALI NAYAK, Wife of Manmatha Kumar Nayak, Jhil Bagan, Sardar Para, P.O: Hatiara, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by Profession House wife

Indetified by Shri Ajit Halder, , Son of Shri Jahar Lal Halder, Nabapally Boys School Road, P.O: Nabapally, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700126, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 86,937.00/- (A(1) = Rs 86,923.00/- , E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 86,937/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/03/2023 2:18PM with Govt. Ref. No: 192022230342526578 on 21-03-2023, Amount Rs: 86,937/-, Bank: SBI EPay (SBlePay), Ref. No. 7827772208820 on 21-03-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 43,482/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 38,482/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-

2. Stamp: Type: Impressed, Serial no 6096, Amount: Rs.5,000.00/-, Date of Purchase: 20/03/2023, Vendor name: G P

Mitra

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/03/2023 2:18PM with Govt. Ref. No: 192022230342526578 on 21-03-2023, Amount Rs: 38,482/-, Bank:

SBI EPay (SBlePay), Ref. No. 7827772208820 on 21-03-2023, Head of Account 0030-02-103-003-02



Srijani Ghosh

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARASAT
North 24-Parganas, West Bengal**

ce of Registration under section 60 and Rule 69.
ered in Book - I
ne number 1503-2023, Page from 55496 to 55519
ig No 150301699 for the year 2023.



Digitally signed by Srijani Ghosh
Date: 2023.03.23 17:41:05 +05:30
Reason: Digital Signing of Deed.

(Srijani Ghosh) 2023/03/23 05:41:05 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARASAT
West Bengal.

(This document is digitally signed.)