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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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Certified that the document is conformable to registration. The Stamp and endowment have been affixed to the document and the same are correct.

Additional District Sub-Registrar
 Purbani, Dum Dum, 24-Pg. (N.J.)

16 MAY 2024

DEED OF AMALGAMATION

THIS DEED OF AMALGAMATION is made on this 16th day of
 May Two Thousand and Twenty Four (2024)

BETWEEN

क्रमिक नं. 1503 तारीख 14-05-24

मुला : 1004

क्रेडा : S.G. Developer

ठिकाण : #218, Gopalshahar Road, P.S. Nager Bazar

डेटा : Ranjita Pal Kulkarni 70028

साहिनोपनाम : एम. आर. अफिस
काशिपुर दमदम

डेटादाराचे नाव - रंजिता पाल

डेटादाराचे नाव :- बाराकपूर

डि. डि. नं. :

डेटादाराचे तारीख 25 APR 2024

डि. डि. नं. मोटो कट्टी टिकार 130000

डेटादाराचे तारीख करा इत्यादी



Dist. Sub-Registrar
Cossipore, Dum Dum

16 MAY 2024

OM VENTURE AND DEVELOPER a proprietorship firm having its office at Holding Premises No 73,73, Aswini Dutta Road, P.O. Dum Dum, P.S. Dum Dum, at present Nager Bazar, Kolkata -700028, Ward No 26, District North 24 Parganas, State- West Bengal. The firm being represented by its proprietor namely:-**SMT POMPY PAUL [PAN DAOPP2764P] [AADHAAR 6434 6378 0831]**, wife of Sri Samarendra Paul, by faith Hindu, by Nationality Indian, by occupation - Business, residing at "Bhairab Bhavan", Ground Floor, Flat No -G1, 65, Baguiati 3rd lane, P.O. Dum Dum, P.S. Dum Dum, at present Nager Bazar, Kolkata - 700028, District North 24 Parganas, State- West Bengal, hereinafter called and referred to as the "**LAND OWNER NO 1**" (Which terms and expression shall unless excluded by or repugnant to the context be deemed to mean and include her legal heirs, executors administrators, representatives and assigns) of the **FIRST PART**.

The landowner No 1/First Part herein is represented by her constituted attorney namely **S G DEVELOPER [PAN AEUFS1553A]**, a partnership firm having its principal place of business at 218, Gorakshabasi Road, P.S. Dum Dum, at present Nager Bazar, P.O. Dum Dum, Kolkata -700028, District North 24 Parganas, West Bengal, represented by its existing two partners namely **1.SMT MOUMITA DAS [PAN ATTPD7715M] [AADHAAR 5050 0818 6256]**, wife of Sri Sanjay Das, by faith Hindu, by Nationality- Indian, by occupation Business, residing at 7/27, Gorakshabasi Road, P.S. Dum Dum, at present Nager Bazar, P.O. Dum Dum, Kolkata -700028, District North 24 Parganas, West Bengal, **2.SRI BAIDYANATH NANDI[PAN AOLPN8121N] [AADHAAR 3638 2366 3772]** , son of Late Manindra Chandra Nandi , by faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at 11/57, Nagendra Nath Road, P.S. Dum Dum, at present Nager Bazar, P.O. Dum Dum, Kolkata -700028, District North 24 Parganas, West Bengal, by a registered Deed of Development Power of Attorney executed on 03/04/2024 registered at Additional District Sub Registrar Cossipore Dum Dum and recorded in Book No I, Volume No 1506-2024, Pages 106691 to 106711, Being No 150603449, for the Year 2024.

The partner No 1 **SMT MOUMITA DAS** represented as the **only signatory authority for and on behalf of the Partnership Firm.**

AND

1. SRI TAPAN KUMAR BANERJEE [PAN CBPPB2953R] [AADHAAR 6005 8758 4038], son of Late Haripada Banerjee, by faith Hindu, by Nationality Indian, by occupation - Business, residing at 14/15A, N.N. Road, P.O. Dum Dum, P.S. Dum Dum, at present Nager Bazar, Kolkata - 700028, District North 24 Parganas, State- West Bengal, **2. SRI SANTI BANERJEE [PAN GZDPB3292P] [AADHAAR 8865 8944 2203]**, son of Late Haripada Banerjee, by faith Hindu, by Nationality Indian, by occupation - others, residing at 14/15A, N.N. Road, P.O. Dum Dum, P.S. Dum Dum, at present Nager Bazar, Kolkata - 700028, District North 24 Parganas, State- West Bengal, **3. SRI LAL MOHAN BANERJEE [PAN BXXPB5365E] [AADHAAR 3264 4997 3002]**, son of Late Haripada Banerjee, by faith Hindu, by Nationality Indian, by occupation - others, residing at 14/15A, N.N. Road, P.O. Dum Dum, P.S. Dum Dum, at present Nager Bazar, Kolkata - 700028, District North 24 Parganas, State- West Bengal, **4. SRI DILIP BANERJEE [PAN BENPB1150E] [AADHAAR 7829 3938 8561]**, son of Late Haripada Banerjee, by faith Hindu, by Nationality Indian, by occupation - , residing at 14/15A, N.N. Road, P.O. Dum Dum, P.S. Dum Dum, at present Nager Bazar, Kolkata - 700028, District North 24 Parganas, State- West Bengal, **5. SMT KAMALA BANERJEE [PAN GZDPB3293N] [AADHAAR 5758 1428 5092]**, wife of Late Joydev Banerjee, by faith Hindu, by Nationality Indian, by occupation - Housewife, **5A. SRI MITHUN BANERJEE [PAN BAVPB2649N] [AADHAAR 9581 5869 7050]**, son of Late Joydev Banerjee, by faith Hindu, by Nationality Indian, by occupation - Service, both are residing at 50 NO, N.N. Road, P.O. Dum Dum, P.S. Dum Dum, at present Nager Bazar, Kolkata - 700028, District North 24 Parganas, State- West Bengal, **6. SMT DIPALI BANERJEE [PAN CEMPB6019Q] [AADHAAR 4986 3389 8778]**, wife of Late Bulan Banerjee, by faith Hindu, by Nationality Indian, by occupation - Housewife, residing at 14/15A, N.N. Road, P.O. Dum Dum, P.S. Dum Dum, at present Nager Bazar, Kolkata -

700028, District North 24 Parganas, State- West Bengal, **7. SMT SANDHYA DAS [PAN BSDPD3958C] [AADHAAR 6137 1170 6421]**, wife of Nepal Chandra Das, by faith Hindu, by Nationality Indian, by occupation - Housewife, residing at 14/11, Nagendra Nath Road, P.O. Dum Dum, P.S. Dum Dum, at present Nager Bazar, Kolkata - 700028, District North 24 Parganas, State- West Bengal, **8. SMT ARATI ROY [PAN EJZPR2189M] [AADHAAR 7690 3995 1933]**, wife of Sunil Roy, by faith Hindu, by Nationality Indian, by occupation - Housewife, residing at Kadihati Akashdeep, Sir Ramesh Mitra Road, P.O. Ganti, P.S. Narayanpur, Kolkata - 700132, District North 24 Parganas, State- West Bengal, hereinafter jointly called and referred to as the "**LAND OWNERS NO 2**" (Which terms and expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective legal heirs, executors administrators, representatives and assigns) of the **SECOND PART**.

The landowner No 2/Second Part herein is represented by her constituted attorney namely **S G DEVELOPER [PAN AEUFS1553A]**, a partnership firm having its principal place of business at 218, Gorakshabasi Road, P.S. Dum Dum, at present Nager Bazar, P.O. Dum Dum, Kolkata -700028, District North 24 Parganas, West Bengal, represented by its existing two partners namely **1. SMT MOUMITA DAS [PAN ATTPD7715M] [AADHAAR 5050 0818 6256]**, wife of Sri Sanjay Das, by faith Hindu, by Nationality- Indian, by occupation Business, residing at 7/27, Gorakshabasi Road, P.S. Dum Dum, at present Nager Bazar, P.O. Dum Dum, Kolkata -700028, District North 24 Parganas, West Bengal, **2. SRI BAIDYANATH NANDI [PAN AOLPN8121N] [AADHAAR 3638 2366 3772]**, son of Late Manindra Chandra Nandi, by faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at 11/57, Nagendra Nath Road, P.S. Dum Dum, at present Nager Bazar, P.O. Dum Dum, Kolkata -700028, District North 24 Parganas, West Bengal, by a registered Deed of Development Power of Attorney executed on 16/05/2024 registered at Additional District Sub Registrar Cossipore Dum Dum and recorded in Book No I, Being Noo**5008**....., for the Year 2024.

Moumita Das

The partner No 1 **SMT MOUMITA DAS** represented as the **only signatory authority** for and on behalf of the **Partnership Firm**,

Property here under well seized and possessed of by OM VENTURE AND DEVELOPER represented by its partners namely SMT POMPY PAUL, the landowner No 1/ First Part herein:-

AND WHEREAS OM VENTURE AND DEVELOPER represented by its partners namely **SMT POMPY PAUL, the landowners No 1/ First Part herein** well seized and possessed of **ALL THAT** a piece and parcel of **bastu land** measuring an area of **2-4-0 Two Cottahs Four Chittacks** be the same a little more or less together with **300 sft Roof Tiles shed Structure with cemented flooring** thereon lying and situated at **Mouza Satgachi, J.L No 20, E.P No 14, S.P No 25, comprised in C.S Dag No 1218(P) corresponding to R.S Dag No 3869(P) corresponding to L.R Dag No 3894(P), under L.R Khatian Nos 3519,6949, P.S Dum Dum, at present Nager Bazar, within the limits of South Dum Dum Municipality, old Ward No 18, at present Ward No 24, old Holding No 14, at present new Holding No 24, Assessment No 1202901503813, Locality/Street: Hind Colony, Kolkata-700028, being mutated property address at 14/13/C, N.N. Road(Hind Colony), Kolkata-700028, Additional District Sub Registrar Cossipore Dum Dum, in the District of North 24 Parganas, along with all amenities and easement rights more fully or particularly described in the **First schedule** here under written.**

Execution of Development Agreement and Development Power of Attorney by Om Venture and Developer represented by its partners namely Smt Pompy Paul, the landowners No 1/ First Part hereof in favour of S G DEVELOPER, a partnership firm represented by its only signatory authority namely Smt Moumita Das, the Developer/ Attorney therein:-

AND WHEREAS while in course of enjoying the same **OM VENTURE AND DEVELOPER** represented by its partners namely **SMT POMPY PAUL, the landowners No 1/ First Part herein** executed a registered Development Agreement on 03/04/2024 registered at Additional District Sub Registrar Cossipore Dum Dum and recorded in Book No I, Volume No 1506-2024, Pages 106323 to 106362, Being No 150603440, for the Year 2024, in favour

of **S G DEVELOPER [PAN AEUFS1553A]**, a partnership firm having its principal place of business at 218, Gorakshabasi Road, P.S. Dum Dum, at present Nager Bazar, P.O. Dum Dum, Kolkata -700028, District North 24 Parganas, West Bengal, represented by its existing two partners namely **1.SMT MOUMITA DAS [PAN ATTPD7715M] [AADHAAR 5050 0818 6256]**, wife of Sri Sanjay Das, by faith Hindu, by Nationality- Indian, by occupation Business, residing at 7/27, Gorakshabasi Road, P.S. Dum Dum, at present Nager Bazar, P.O. Dum Dum, Kolkata -700028, District North 24 Parganas, West Bengal, **2.SRI BAIDYANATH NANDI[PAN AOLPN8121N] [AADHAAR 3638 2366 3772]**, son of Late Manindra Chandra Nandi, by faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at 11/57, Nagendra Nath Road, P.S. Dum Dum, at present Nager Bazar, P.O. Dum Dum, Kolkata -700028, District North 24 Parganas, West Bengal and in that context the **landowners No 1/ First Part herein** also executed a registered Development Power of Attorney on 03/04/2024 registered at Additional District Sub Registrar Cossipore Dum Dum and recorded in Book No I, Volume No 1506-2024, Pages 106691 to 106711, Being No 150603449, for the Year 2024, in favour of **S G DEVELOPER [PAN AEUFS1553A]**, a partnership firm having its principal place of business at 218, Gorakshabasi Road, P.S. Dum Dum, at present Nager Bazar, P.O. Dum Dum, Kolkata - 700028, District North 24 Parganas, West Bengal, represented by its existing two partners namely **1.SMT MOUMITA DAS [PAN ATTPD7715M] [AADHAAR 5050 0818 6256]**, wife of Sri Sanjay Das, by faith Hindu, by Nationality- Indian, by occupation Business, residing at 7/27, Gorakshabasi Road, P.S. Dum Dum, at present Nager Bazar, P.O. Dum Dum, Kolkata - 700028, District North 24 Parganas, West Bengal, **2.SRI BAIDYANATH NANDI[PAN AOLPN8121N] [AADHAAR 3638 2366 3772]**, son of Late Manindra Chandra Nandi, by faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at 11/57, Nagendra Nath Road, P.S. Dum Dum, at present Nager Bazar, P.O. Dum Dum, Kolkata -700028, District North 24 Parganas, West Bengal, for construction of Multi storied building thereon. **The partner No 1 SMT MOUMITA DAS** represented as the **only signatory authority for and on behalf of the Partnership Firm,**

Property here under well seized and possessed of by Sri Tapan Kumar Banerjee, Sri Santi Banerjee, Sri Lal Mohan Banerjee, Sri Dilip Banerjee, Smt Kamala Banerjee, Sri Mithun Banerjee, Smt Dipali Banerjee, Smt Sandhya Das and Smt Arati Roy , the landowners No 2/Second Part herein:-

AND WHEREAS Sri Tapan Kumar Banerjee, Sri Santi Banerjee, Sri Lal Mohan Banerjee, Sri Dilip Banerjee, Smt Kamala Banerjee, Sri Mithun Banerjee, Smt Dipali Banerjee, Smt Sandhya Das and Smt Arati Roy, the landowners No 2/Third part herein well seized and possessed of ALL THAT a piece and parcel of Bastu land measuring an area of 1-8-36 One Cottah Eight Chittacks Thirty Six sft be the same a little more or less 120 sft Roof Tiles Shed Cement Flooring structure thereon lying and situated at Mouza Satgachi, J.L No 20, E.P No 15A, S.P No 28/1, comprised in C.S Dag No 1218(P) corresponding to R.S Dag No 3868 corresponding to L.R Dag No 3893, under L.R Khatian Nos 1939, 5270, 4839, 2168, 1729, 3520, 6258, 659 P.S Dum Dum, at present Nager Bazar, within the limits of South Dum Dum Municipality, New Ward No 24, old Holding No 15/B, at present new Holding No 26, Locality/ Street: Hind Colony, Kolkata-700028, Additional District Sub Registrar Cossipore Dum Dum, in the District of North 24 Parganas, along with all amenities and easement rights, more fully or particularly described in the Second schedule here under written.

Execution of Development Agreement and Development Power of Attorney by Sri Tapan Kumar Banerjee, Sri Santi Banerjee, Sri Lal Mohan Banerjee, Sri Dilip Banerjee, Smt Kamala Banerjee, Sri Mithun Banerjee, Smt Dipali Banerjee, Smt Sandhya Das and Smt Arati Roy, the landowners No 2/Second part hereof in favour S G DEVELOPER, a partnership firm represented by its only signatory authority namely Smt Moumita Das, the Developer/ Attorney therein:-

AND WHEREAS while in course of enjoying the same Sri Tapan Kumar Banerjee, Sri Santi Banerjee, Sri Lal Mohan Banerjee, Sri Dilip Banerjee, Smt Kamala Banerjee, Sri Mithun Banerjee, Smt Dipali Banerjee, Smt Sandhya Das and Smt Arati Roy, the landowners No 2/Second part

herein executed a registered Development Agreement on 16/05/2024 registered at Additional District Sub Registrar Cossipore Dum Dum and recorded in Book No I, Being No5003....., for the Year 2024, in favour of **S G DEVELOPER [PAN AEUFS1553A]**, a partnership firm having its principal place of business at 218, Gorakshabasi Road, P.S. Dum Dum, at present Nager Bazar, P.O. Dum Dum, Kolkata -700028, District North 24 Parganas, West Bengal, represented by its existing two partners namely **1. SMT MOUMITA DAS [PAN ATTPD7715M] [AADHAAR 5050 0818 6256]**, wife of Sri Sanjay Das, by faith Hindu, by Nationality- Indian, by occupation Business, residing at 7/27, Gorakshabasi Road, P.S. Dum Dum, at present Nager Bazar, P.O. Dum Dum, Kolkata -700028, District North 24 Parganas, West Bengal, **2. SRI BAIDYANATH NANDI [PAN AOLPN8121N] [AADHAAR 3638 2366 3772]**, son of Late Manindra Chandra Nandi, by faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at 11/57, Nagendra Nath Road, P.S. Dum Dum, at present Nager Bazar, P.O. Dum Dum, Kolkata -700028, District North 24 Parganas, West Bengal and in that context the **landowners No 2/Second part herein** also executed a registered Development Power of Attorney on 16/05/2024 registered at Additional District Sub Registrar Cossipore Dum Dum and recorded in Book No I, Being No5008....., for the Year 2024 in favour of **S G DEVELOPER [PAN AEUFS1553A]**, a partnership firm having its principal place of business at 218, Gorakshabasi Road, P.S. Dum Dum, at present Nager Bazar, P.O. Dum Dum, Kolkata -700028, District North 24 Parganas, West Bengal, represented by its existing two partners namely **1. SMT MOUMITA DAS [PAN ATTPD7715M] [AADHAAR 5050 0818 6256]**, wife of Sri Sanjay Das, by faith Hindu, by Nationality- Indian, by occupation Business, residing at 7/27, Gorakshabasi Road, P.S. Dum Dum, at present Nager Bazar, P.O. Dum Dum, Kolkata -700028, District North 24 Parganas, West Bengal, **2. SRI BAIDYANATH NANDI [PAN AOLPN8121N] [AADHAAR 3638 2366 3772]**, son of Late Manindra Chandra Nandi, by faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at 11/57, Nagendra Nath Road, P.S. Dum Dum, at present Nager Bazar, P.O. Dum Dum, Kolkata -700028, District, North 24 Parganas, West Bengal, for

Moumita Das.

Moumita Das.

construction of Multi storied building thereon. **The partner No 1 SMT MOUMITA DAS** represented as the **only signatory authority for and on behalf of the Partnership Firm,**

AND WHEREAS that due to better use and performance the party of the party of the First Part, the party of the Second Part herein jointly decided to amalgamate their respective plot of land into a **single plot and Holding No. i.e. Holding No 24, Locality/ Street: Hind Colony, Kolkata-700028** and within the local limits of South Dum Dum Municipality, having Ward No. 23, District North 24 Parganas, more fully described in the **Third Schedule herein under written.**

AND WHEREAS that after amalgamation of the said **2(Two) plots** of land mentioned in the First and Second Schedule here under written into a single plot/unit and Singe Holding, the First Part and the Second Part herein shall be entitled to get their respective owners allocation as per their share of land respectively and it is also hereby clearly mentioned that after amalgamation the parties herein will be eligible to do mutation of the said **2(Two) plots** of land into a single plot under **Holding No 24, Locality/ Street: Hind Colony, Kolkata-700028**, within the local limits of South Dum Dum Municipality, having Ward No. 24, in the District of North 24 Parganas.

AND WHEREAS that the Parties herein will be entitled to get their ownership /interest and / or consideration as per their proportionate share in respect of the said amalgamated land.

AND WHEREAS the Parties herein hereby declare that the concerned Authority i.e. South Dum Dum Municipality or any other authority or authorities will not be held responsible in future for any consequences regarding the under **Third schedule** mentioned amalgamated property.

AND WHEREAS that after amalgamation of the said properties all the landowners of the First Part and the Second Part herein will get their ownership in the amalgamated land as per their present share of land according to the terms and conditions written in the respective Development Agreement with the Developer therein made by and between the First Part, the Second Part herein.

AND WHEREAS it is here by clearly stated that the Party of the First part, and Second part herein are not doing **any exchange of land or part of land** amongst themselves by this Deed of Amalgamation.

THE FIRST SCHEDULE ABOVE REFERRED TO
(LAND POSSESSED BY OM VENTURE AND DEVELOPER REPRESENTED
BY ITS PARTNERS NAMELY SMT POMPY PAUL, THE LANDOWNERS NO
1/ FIRST PART HEREIN, THE LANDOWNERS NO 1/ FIRST PART
HEREIN)

(Property of the First Part)

ALL THAT a piece and parcel of **bastu land** measuring an area of **2-4-0 Two Cottahs Four Chittacks** be the same a little more or less together with **300 sft Roof Tiles shed Structure with cemented flooring** thereon lying and situated at **Mouza Satgachi**, J.L No 20, E.P No 14, S.P No 25, comprised in C.S Dag No 1218(P) corresponding to R.S Dag No 3869(P) corresponding to **L.R Dag No 3894(P)**, under **L.R Khatian Nos 3519,6949**, P.S Dum Dum, at present Nager Bazar, within the limits of South Dum Dum Municipality, old Ward No 18, at present Ward No 24, old Holding No 14, at present new **Holding No 24**, Assessment No 1202901503813, **Locality/ Street: Hind Colony, Kolkata-700028**, being mutated property address at 14/13/C, N.N. Road(Hind Colony), Kolkata-700028, Additional District Sub Registrar Cossipore Dum Dum, in the District of North 24 Parganas, along with all amenities and easement rights. The total property is marked with Red border and is butted and bounded in the manner as follows :-

- ON THE NORTH BY** : Existing II storied building of Alope Sarkar and others;
- ON THE SOUTH BY** : Existing II storied building and Sri Tapan Kumar Banerjee and others;
- ON THE EAST BY** : Hind Colony Road;
- ON THE WEST BY** : Existing V storied building of Biswanath Mondal & others;

THE SECOND SCHEDULE ABOVE REFERRED TO

(LAND POSSESSED BY SRI TAPAN KUMAR BANERJEE, SRI SANTI BANERJEE, SRI LAL MOHAN BANERJEE, SRI DILIP BANERJEE, SMT KAMALA BANERJEE, SRI MITHUN BANERJEE, SMT DIPALI BANERJEE, SMT SANDHYA DAS AND SMT ARATI ROY, THE LANDOWNERS NO 2 HEREIN)

(Property of the Second Part)

ALL THAT a piece and parcel of Bastu land measuring an area of **1-8-36 One Cottah Eight Chittacks Thirty Six sft** be the same a little more or less **120 sft Roof Tiles Shed Cement Flooring structure thereon** lying and situated at **Mouza Satgachi, J.L No 20, E.P No 15A, S.P No 28/1**, comprised in C.S Dag No 1218(P) corresponding to R.S Dag No 3868 corresponding to **L.R Dag No 3893**, under **L.R Khatian Nos 1939, 5270, 4839, 2168, 1729, 3520, 6258, 659**, P.S Dum Dum, at present Nager Bazar, within the limits of South Dum Dum Municipality, New Ward No 24, old Holding No 15/B, at present **new Holding No 26, Locality/ Street: Hind Colony, Kolkata-700028**, Additional District Sub Registrar Cossipore Dum Dum, in the District of North 24 Parganas, along with all amenities and easement rights. The total property is butted and bounded in the manner as follows :-

ON THE NORTH BY : Land and building of Pompy Paul;

ON THE SOUTH BY : Existing IV storied building;

ON THE EAST BY : Existing II storied building and 6'-0" ft Wide Passage;

ON THE WEST BY : Existing V storied building;

THE THIRD SCHEDULE ABOVE REFERRED TO
(Description of the entire Amalgamated Land / Property)

ALL THAT a piece and parcel of Bastu land measuring an area of **3-12-36** Three Cottahs Twenty Chittacks Thirty sft together with **420 sft sft Roof Tiles Shed Cement Flooring structure thereon** lying and situated at **Mouza Satgachi**, J.L No 20, E.P No 15A, S.P No 25, 28/1, comprised in C.S Dag No 1218(P), corresponding to R.S Dag No 3869(P) corresponding to **L.R Dag Nos 3894(P), 3893** under **L.R Khatian Nos 3519, 6949, 1939, 5270, 4839, 2168, 1729, 3520, 6258, 659**, P.S Dum Dum, at present Nager Bazar, within the limits of South Dum Dum Municipality, New Ward No 24, at present **New Holding No 24, Locality/ Street: Hind Colony, Kolkata-700028**, Additional District Sub Registrar Cossipore Dum Dum, in the District of North 24 Parganas, along with all amenities and easement rights. The total amalgamated property is butted and bounded in the manner as follows :-

ON THE NORTH BY- Existing II Storied building;

ON THE SOUTH BY- 6'-0" ft Wide Passage and existing IV storied building;

ON THE EAST BY - Hind Colony Road;

ON THE WEST BY - Existing V Storied building;

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

SIGNED, SEALED & DELIVERED

In the presence of :-

1. *Madhu Das*
Sodepore Natogaly
KM-113

S G DEVELOPER

Reemita Das

As only signatory authority
Partner

As constituted Attorney of
OM VENTURE AND DEVELOPER

SIGNATURE OF THE FIRST PART

S G DEVELOPER

Reemita Das

As only signatory authority
Partner

As constituted Attorney of
Sri Tapan Kumar Banerjee, Sri Santi Banerjee, Sri Lal Mohan Banerjee, Sri Dilip Banerjee, Smt Kamala Banerjee, Sri Mithun Banerjee, Smt Dipali Banerjee, Smt Sandhya Das and Smt Arati Roy

SIGNATURE OF THE SECOND PART

Prepared By:-

Manash Bhattacharya

Manash Bhattacharya

BD/6, Deshbandhu Nagar

Kolkata-700059

L. No. DW, XI.45.

A.D.S.R. Cossipore Dum Dum

Composed by:-

Avijit Paul

Avijit Paul

100, S.S. Road, Dum Dum

Kolkata-700030.

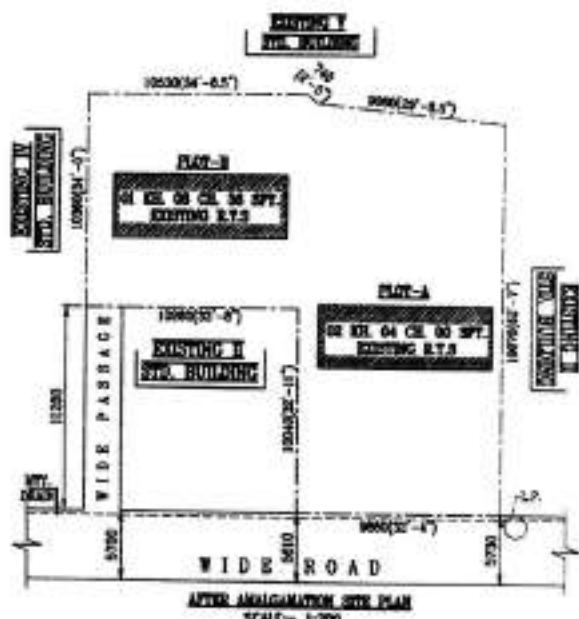
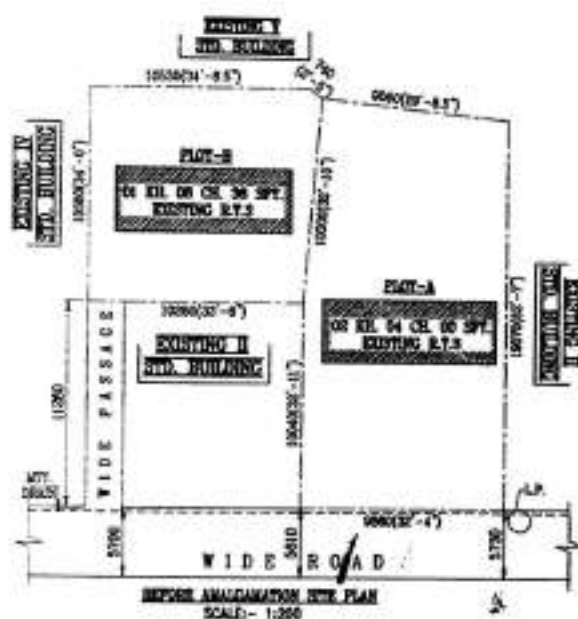
A.D.S.R. Cossipore Dum Dum

SITE PLAN OF AMALGAMATION OF A PIECE AND PARCEL OF LAND MEASURING AN AREA OF 3-12-36 THREE COTTAGES TWENTY CHITTACKS THIRTY SFT TOGETHER WITH 420 SFT SFT ROOF TILES SHED CEMENT FLOORING STRUCTURE THEREON LYING AND SITUATED AT MOUZA SATGACHI, J.L NO 20, E.P NO 15A, S.P NO 25, 25/1, COMPRISED IN C.S DAG NO 1218(P), CORRESPONDING TO R.S DAG NO 3869(P) CORRESPONDING TO L.R DAG NOS 3894(P), 3893 UNDER L.R KHATIAN NOS 3519, 6949, 1939, 5270, 4839, 2168, 1729, 3520, 6258, 659, P.S DUM DUM, AT PRESENT NAGER BAZAR, WITHIN THE LIMITS OF SOUTH DUM DUM MUNICIPALITY, NEW WARD NO 24, AT PRESENT NEW HOLDING NO 24, LOCALITY/ STREET: HIND COLONY, KOLKATA-700028, ADDITIONAL DISTRICT SUB REGISTRAR COSSIPORE DUM DUM, IN THE DISTRICT OF NORTH 24 PARGANAS.

NAME OF THE FIRST PARTY - OM VENTURE AND DEVELOPER (2K - 4CH. - 0 SFT)

NAME OF THE SECOND PARTY - TAPAN KUMAR BANERJEE, SRI SANTI BANERJEE, SRI LAL MOHAN BANERJEE, SRI DILIP BANERJEE, SMT KAMALA BANERJEE, SRI MITHUN BANERJEE, SMT DIPALI BANERJEE, SMT SANDHYA DAS AND SMT ARATI ROY (1K - 8CH. - 36 SFT)

AMALGAMATED AREA OF LAND - 3K - 12CH. - 36 SFT.



S G DEVELOPER

Deumita Das

As only signatory authority
Partner

As constituted Attorney of
OM VENTURE AND DEVELOPER
Signature of the First Party

S G DEVELOPER

Deumita Das

As only signatory authority
Partner













As constituted Attorney of
Sri Tapan Kumar Banerjee, Sri Santi Banerjee,
Sri Lal Mohan Banerjee, Sri Dilip Banerjee, Smt
Kamala Banerjee, Sri Mithun Banerjee, Smt
Dipali Banerjee, Smt Sandhya Das and Smt
Arati Roy

Signature of the Second Party

DRAWN BY

AVIJIT PAUL

PAGE NO.
SPECIMEN FROM FOR TEN FINGERPINTS

SL. No.	Signature of the Executants/Presentants					
 		Little	Ring Left	Middle Hand	Fore	Thumb
						
		Thumb	Fore Right	Middle Hand	Ring	Little
						
		Little	Ring Left	Middle Hand	Fore	Thumb
		Thumb	Fore Right	Middle Hand	Ring	Little
		Little	Ring Left	Middle Hand	Fore	Thumb
		Thumb	Fore Right	Middle Hand	Ring	Little



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



192024250047552008

GRN Details

GRN:	192024250047552008	Payment Mode:	SBI Epay
GRN Date:	15/05/2024 11:18:33	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	5815483215445	BRN Date:	15/05/2024 11:19:08
Gateway Ref ID:	CHP9311887	Method:	State Bank of India NB
GRIPS Payment ID:	150520242004755199	Payment Init. Date:	15/05/2024 11:18:33
Payment Status:	Successful	Payment Ref. No:	2001168585/1/2024

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr TAPAN KUMAR BANERJEE
Address:	14/15A, N. N. ROAD, DUM DUM- 700028
Mobile:	6291504302
Period From (dd/mm/yyyy):	15/05/2024
Period To (dd/mm/yyyy):	15/05/2024
Payment Ref ID:	2001168585/1/2024
Dept Ref ID/DRN:	2001168585/1/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001168585/1/2024	Property Registration- Stamp duty	0030-02-103-003-02	31267
2	2001168585/1/2024	Property Registration- Registration Fees	0030-03-104-001-16	62708
			Total	93975

IN WORDS: NINETY THREE THOUSAND NINE HUNDRED SEVENTY FIVE ONLY.

Major Information of the Deed

Deed No :	I-1506-05009/2024	Date of Registration	16/05/2024
Query No / Year	1506-2001168585/2024	Office where deed is registered	
Query Date	09/05/2024 5:13:35 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	Madhu Das Sodepur, Natagarh, Thana : Ghola, District : North 24-Parganas, WEST BENGAL, PIN - 700113, Mobile No. : 6291504300, 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. 62,69,400/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 31,367/- (Article:23)	Rs. 62,708/- (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:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Hind Colony, Mouza: Satgachi, , Ward No: 24, Holding No:24 JI No: 20, Pin Code : 700028

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-3894 (RS :-)	LR-3519	Bastu	Bastu	1 Katha 2 Chatak		18,22,500/-	Property is on Road Adjacent to Metal Road,
L2	LR-3894 (RS :-)	LR-6949	Bastu	Bastu	1 Katha 2 Chatak		18,22,500/-	Property is on Road Adjacent to Metal Road,
TOTAL :					3.7125Dec	0 /-	36,45,000 /-	

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Hind Colony, Mouza: Satgachi, , Ward No: 24, Holding No:26 JI No: 20, Pin Code : 700028

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L3	LR-3893 (RS :-)	LR-1939	Bastu	Bastu	3 Chatak 4.5 Sq Ft		3,13,875/-	Property is on Road Adjacent to Metal Road,
L4	LR-3893 (RS :-)	LR-5270	Bastu	Bastu	3 Chatak 4.5 Sq Ft		3,13,875/-	Property is on Road Adjacent to Metal Road,
L5	LR-3893 (RS :-)	LR-4839	Bastu	Bastu	3 Chatak 4.5 Sq Ft		3,13,875/-	Property is on Road Adjacent to Metal Road,
L6	LR-3893 (RS :-)	LR-2168	Bastu	Bastu	3 Chatak 4.5 Sq Ft		3,13,875/-	Property is on Road Adjacent to Metal Road,
L7	LR-3893 (RS :-)	LR-1729	Bastu	Bastu	3 Chatak 4.5 Sq Ft		3,13,875/-	Property is on Road Adjacent to Metal Road,

L8	LR-3893 (RS :-)	LR-3520	Bastu	Bastu	3 Chatak 4.5 Sq Ft		3,13,875/-	Property is on Road Adjacent to Metal Road,
L9	LR-3893 (RS :-)	LR-6258	Bastu	Bastu	3 Chatak 4.5 Sq Ft		3,13,875/-	Property is on Road Adjacent to Metal Road,
L10	LR-3893 (RS :-)	LR-659	Bastu	Bastu	3 Chatak 4.5 Sq Ft		3,13,875/-	Property is on Road Adjacent to Metal Road,
		TOTAL :			2.5575Dec	0 /-	25,11,000 /-	
		Grand Total :			6.27Dec	0 /-	61,56,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4, L5, L6, L7, L8, L9, L10	420 Sq Ft.	0/-	1,13,400/-	Structure Type: Structure
Gr. Floor, Area of floor : 420 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		420 sq ft	0 /-	1,13,400 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	OM VENTURE AND DEVELOPER 73 Aswimi Dutta Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Date of Incorporation:XX-XX-1XX2 , PAN No.: DAxxxxxx4P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	Tapan Kumar Banerjee Son of Late Haripada Banerjee 14/15A N N Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.: cbxxxxxx3r, Aadhaar No: 60xxxxxxxx4038, Status :Individual, Executed by: Attorney, Executed by: Attorney
3	Santi Banerjee Son of Late Haripada Banerjee 14/15A N N Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.: gzxxxxxx2p, Aadhaar No: 88xxxxxxxx2203, Status :Individual, Executed by: Attorney, Executed by: Attorney
4	Lal Mohan Banerjee Son of Late Haripada Banerjee 14/15A N N Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.: bxxxxxx5e, Aadhaar No: 32xxxxxxxx3002, Status :Individual, Executed by: Attorney, Executed by: Attorney
5	Dilip Banerjee Son of Late Haripada Banerjee 14/15A N N Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.: bexxxxxx0e, Aadhaar No: 78xxxxxxxx8561, Status :Individual, Executed by: Attorney, Executed by: Attorney



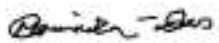
6	Kamala Banerjee Wife of Late Joydev Banerjee 50 N N Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.:: gzxxxxx3n, Aadhaar No: 57xxxxxxxx5092, Status :Individual, Executed by: Attorney, Executed by: Attorney
7	Mithun Banerjee Son of Late Joydev Banerjee 50 N N Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.:: baxxxxx9n, Aadhaar No: 95xxxxxxxx7050, Status :Individual, Executed by: Attorney, Executed by: Attorney
8	Dipali Banerjee Wife of Late Bulan Banerjee 14/15A N N Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.:: cxxxxxx9q, Aadhaar No: 49xxxxxxxx8778, Status :Individual, Executed by: Attorney, Executed by: Attorney
9	Sandhya Das Wife of Nepal Chandra Das 14/11 N N Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.:: bxxxxxx8c, Aadhaar No: 61xxxxxxxx6421, Status :Individual, Executed by: Attorney, Executed by: Attorney
10	Arati Roy Wife of Sunil Roy Kadihati Akashdeep Sir Ramesh Mitra Road, City:- , P.O:- Ganti, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700132 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.:: ejxxxxx9m, Aadhaar No: 76xxxxxxxx1933, Status :Individual, Executed by: Attorney, Executed by: Attorney

Buyer Details :



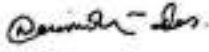
Sl No	Name,Address,Photo,Finger print and Signature
1	OM VENTURE AND DEVELOPER 73 Aswini Dutta Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Date of Incorporation:XX-XX-1XX2 , PAN No.:: DAxxxxxx4P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
2	Tapan Kumar Banerjee Son of Late Haripada Banerjee 14/15A N N Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.:: cbxxxxx3r, Aadhaar No: 60xxxxxxxx4038, Status :Individual, Executed by: Attorney
3	Santi Banerjee Son of Late Haripada Banerjee 14/15A N N Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.:: gzxxxxx2p, Aadhaar No: 88xxxxxxxx2203, Status :Individual, Executed by: Attorney
4	Lal Mohan Banerjee Son of Late Haripada Banerjee 14/15A N N Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.:: bxxxxxx5e, Aadhaar No: 32xxxxxxxx3002, Status :Individual, Executed by: Attorney
5	Dilip Banerjee Son of Late Haripada Banerjee 14/15A N N Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.:: bxxxxxx0e, Aadhaar No: 78xxxxxxxx8561, Status :Individual, Executed by: Attorney

6	Kamala Banerjee Wife of Late Joydev Banerjee 50 N N Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.:: gzxxxxxx3n, Aadhaar No: 57xxxxxxxx5092, Status :Individual, Executed by: Attorney
7	Mithun Banerjee Son of Late Joydev Banerjee 50 N N Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.:: baxxxxxx9n, Aadhaar No: 95xxxxxxxx7050, Status :Individual, Executed by: Attorney
8	Dipali Banerjee Wife of Late Bulan Banerjee 14/15A N N Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.:: cexxxxxx9q, Aadhaar No: 49xxxxxxxx8778, Status :Individual, Executed by: Attorney
9	Sandhya Das Wife of Nepal Chandra Das 14/11 N N Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.:: bsxxxxxx8c, Aadhaar No: 61xxxxxxxx6421, Status :Individual, Executed by: Attorney
10	Arati Roy Wife of Sunil Roy Kadihati Akashdeep Sir Ramesh Mitra Road, City:- , P.O:- Ganti, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700132 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.:: ejxxxxxx9m, Aadhaar No: 76xxxxxxxx1933, Status :Individual, Executed by: Attorney

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Moumita Das (Presentant) Wife of Sanjay Das Date of Execution - 16/05/2024 , Admitted by: Self, Date of Admission: 16/05/2024, Place of Admission of Execution: Office	 May 16 2024 11:05AM	 Captured LTI 16/05/2024	 16/05/2024
Partner/Signatory Authority, S G DEVELOPER , 218 Gorakshabasi Road, City:- , P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 , 7/27 Gorakshabasi Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.:: abxxxxxx5m, Aadhaar No: 50xxxxxxxx6256 Status : Attorney, Attorney of : Tapan Kumar Banerjee, Santi Banerjee, Lal Mohan Banerjee, Dilip Banerjee, Kamala Banerjee, Mithun Banerjee, Dipali Banerjee, Sandhya Das, Arati Roy, Tapan Kumar Banerjee, Santi Banerjee, Lal Mohan Banerjee, Dilip Banerjee, Kamala Banerjee, Mithun Banerjee, Dipali Banerjee, Sandhya Das, Arati Roy				

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Moumita Das Wife of Sanjay Das Date of Execution - 16/05/2024, , Admitted by: Self, Date of Admission: 16/05/2024, Place of Admission of Execution: Office		 Captured	
	May 16 2024 11:25AM	LTI 16/05/2024	16/05/2024	
7/27 Gorakshabasi Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.: abxxxxx5m, Aadhaar No: 50xxxxxxxx6256 Status : Representative, Representative of : OM VENTURE AND DEVELOPER (as Attorney of Pompy Paul and Partner/Signatory Authority of S G DEVELOPER), OM VENTURE AND DEVELOPER (as Attorney of Pompy Paul and Partner/Signatory Authority of S G DEVELOPER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Madhu Das Son of Late Gourango Ch Das Sodepur Natagarh, City:- , P.O:- Natagarh, P.S:-Ghola, District:-North 24- Parganas, West Bengal, India, PIN:- 700113		 Captured	
	16/05/2024	16/05/2024	16/05/2024
Identifier Of Moumita Das, Moumita Das			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	OM VENTURE AND DEVELOPER	OM VENTURE AND DEVELOPER-1 Katha 2 Chatak
Transfer of property for L10		
Sl.No	From	To. with area (Name-Area)
1	Arati Roy	Arati Roy-3 Chatak 4.5 Sq Ft
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	OM VENTURE AND DEVELOPER	OM VENTURE AND DEVELOPER-1 Katha 2 Chatak
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Tapan Kumar Banerjee	Tapan Kumar Banerjee-3 Chatak 4.5 Sq Ft
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Santi Banerjee	Santi Banerjee-3 Chatak 4.5 Sq Ft
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Lal Mohan Banerjee	Lal Mohan Banerjee-3 Chatak 4.5 Sq Ft
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Dilip Banerjee	Dilip Banerjee-3 Chatak 4.5 Sq Ft
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Kamala Banerjee	Kamala Banerjee-1 Chatak 24.75 Sq Ft
2	Mithun Banerjee	Mithun Banerjee-1 Chatak 24.75 Sq Ft
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Dipali Banerjee	Dipali Banerjee-3 Chatak 4.5 Sq Ft
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	Sandhya Das	Sandhya Das-3 Chatak 4.5 Sq Ft
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	OM VENTURE AND DEVELOPER	OM VENTURE AND DEVELOPER-300.00000000 Sq Ft
2	Tapan Kumar Banerjee	Tapan Kumar Banerjee-15.00000000 Sq Ft
3	Santi Banerjee	Santi Banerjee-15.00000000 Sq Ft
4	Lal Mohan Banerjee	Lal Mohan Banerjee-15.00000000 Sq Ft
5	Dilip Banerjee	Dilip Banerjee-15.00000000 Sq Ft
6	Kamala Banerjee	Kamala Banerjee-7.50000000 Sq Ft
7	Mithun Banerjee	Mithun Banerjee-7.50000000 Sq Ft
8	Dipali Banerjee	Dipali Banerjee-15.00000000 Sq Ft
9	Sandhya Das	Sandhya Das-15.00000000 Sq Ft
10	Arati Roy	Arati Roy-15.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Hind Colony, Mouza: Satgachi, .
Ward No: 24, Holding No:24 JI No: 20, Pin Code : 700028

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3894, LR Khatian No:- 3519	Owner:বীজেন বাসাকী, Gurdian:কলরাম বাসাকী, Address:সিঙ্গা , Classification:বঙ্গ, Area:0.01860000 Acre,	OM VENTURE AND DEVELOPER
L2	LR Plot No:- 3894, LR Khatian No:- 6949	Owner:বীজেন বাসাকী, Gurdian:কলরাম , Address:সিঙ্গা , Classification:বঙ্গ, Area:0.01860000 Acre,	OM VENTURE AND DEVELOPER

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Hind Colony, Mouza: Satgachi, .
Ward No: 24, Holding No:26 JI No: 20, Pin Code : 700028

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L3	LR Plot No:- 3893, LR Khatian No:- 1939	Owner:তপন বাসাকী, Gurdian:হরিপদ বাসাকী, Address:সিঙ্গা , Classification:বঙ্গ, Area:0.00320000 Acre,	Tapan Kumar Banerjee
L4	LR Plot No:- 3893, LR Khatian No:- 5270	Owner:শান্তি বাসাকী, Gurdian:হরিপদ বাসাকী, Address:সিঙ্গা , Classification:বঙ্গ, Area:0.00320000 Acre,	Santi Banerjee
L5	LR Plot No:- 3893, LR Khatian No:- 4839	Owner:সাল মোহন বাসাকী, Gurdian:হরিপদ বাসাকী, Address:সিঙ্গা , Classification:বঙ্গ, Area:0.00320000 Acre,	Lal Mohan Banerjee
L6	LR Plot No:- 3893, LR Khatian No:- 2168	Owner:দিলিপ বাসাকী, Gurdian:হরিপদ বাসাকী, Address:সিঙ্গা , Classification:বঙ্গ, Area:0.00320000 Acre,	Dilip Banerjee
L7	LR Plot No:- 3893, LR Khatian No:- 1729	Owner:হরদেব বাসাকী, Gurdian:হরিপদ বাসাকী, Address:সিঙ্গা , Classification:বঙ্গ, Area:0.00320000 Acre,	Seller is not the recorded Owner as per Applicant.
L8	LR Plot No:- 3893, LR Khatian No:- 3520	Owner:বুদন বাসাকী, Gurdian:হরিপদ বাসাকী, Address:সিঙ্গা , Classification:বঙ্গ, Area:0.00320000 Acre,	Dipali Banerjee
L9	LR Plot No:- 3893, LR Khatian No:- 6258	Owner:সন্ধ্যা দাস, Gurdian:ললিতা চন্দ্র দাস, Address:সিঙ্গা , Classification:বঙ্গ, Area:0.00320000 Acre,	Sandhya Das
L10	LR Plot No:- 3893, LR Khatian No:- 659	Owner:আরতি রায়, Gurdian:শান্তি রায়, Address:সিঙ্গা , Classification:বঙ্গ, Area:0.00320000 Acre,	Arati Roy

Endorsement For Deed Number : I - 150605009 / 2024

On 16-05-2024

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

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

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

Presented for registration at 11:02 hrs on 16-05-2024, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Moumita Das ,.

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 62,69,400/-

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

Execution is admitted on 16-05-2024 by Moumita Das, Attorney of Pompy Paul and Partner/Signatory Authority of S G DEVELOPER, OM VENTURE AND DEVELOPER (Sole Proprietorship), 73 Aswini Dutta Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028; Attorney of Pompy Paul and Partner/Signatory Authority of S G DEVELOPER, OM VENTURE AND DEVELOPER (Sole Proprietorship), 73 Aswini Dutta Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028

Indetified by Madhu Das, , Son of Late Gourango Ch Das, Sodepur Natagarh, P.O: Natagarh, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700113, by caste Hindu, by profession Others

Executed by Attorney

Execution by Moumita Das, Partner/Signatory Authority, S G DEVELOPER (Partnership Firm), 218 Gorakshabasi Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 as constituted attorney for 1. Tapan Kumar Banerjee 14/15A N N Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, 2. Santi Banerjee 14/15A N N Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, 3. Lal Mohan Banerjee 14/15A N N Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, 4. Dilip Banerjee 14/15A N N Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, 5. Kamala Banerjee 50 N N Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, 6. Mithun Banerjee 50 N N Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, 7. Dipali Banerjee 14/15A N N Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, 8. Sandhya Das 14/11 N N Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, 9. Arati Roy Kadihati Akashdeep Sir Ramesh Mitra Road, P.O: Ganti, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700132, 10. Tapan Kumar Banerjee 14/15A N N Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, 11. Santi Banerjee 14/15A N N Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, 12. Lal Mohan Banerjee 14/15A N N Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, 13. Dilip Banerjee 14/15A N N Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, 14. Kamala Banerjee 50 N N Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, 15. Mithun Banerjee 50 N N Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, 16. Dipali Banerjee 14/15A N N Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, 17. Sandhya Das 14/11 N N Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, 18. Arati Roy Kadihati Akashdeep Sir Ramesh Mitra Road, P.O: Ganti, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700132 is admitted by him

Indetified by Madhu Das, , Son of Late Gourango Ch Das, Sodepur Natagarh, P.O: Natagarh, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700113, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 62,708.00/- (A(1) = Rs 62,694.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 62,708/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/05/2024 11:19AM with Govt. Ref. No: 192024250047552008 on 15-05-2024, Amount Rs: 62,708/-, Bank: SBI EPay (SBlePay), Ref. No. 5815483215445 on 15-05-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 31,367/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 31,267/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1503, Amount: Rs.100.00/-, Date of Purchase: 14/05/2024, Vendor name: R Paul
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 15/05/2024 11:19AM with Govt. Ref. No: 192024250047552008 on 15-05-2024, Amount Rs: 31,267/-,
Bank: SBI EPay (SBlePay), Ref. No. 5815483215445 on 15-05-2024, Head of Account 0030-02-103-003-02

Kaustava Dey

Kaustava Dey

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM**

North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2024, Page from 152139 to 152165

being No 150605009 for the year 2024.



Kaustava Dey

Digitally signed by KAUSTAVA DEY
Date: 2024.05.17 11:06:59 +05:30
Reason: Digital Signing of Deed.

(Kaustava Dey) 17/05/2024

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM

West Bengal.