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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

v.c. case no. - 20 Jan 2023

H 079559

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the endorsement sheets attached...
documents are the part of this doc...

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Registrar of Companies
South West Bengal

30 JAN 2023

Deed of Amalgamation

This Deed of Amalgamation is made on this
13th day of **January**, Two Thousand Twenty Three
(2023).

Between

16366

11 JAN 2023

No.....Rs.5000/- Date.....

Name : *Samela Das*

Address :

Vendor : *Subhankar Das*

Alipore Collectrate, 24 Pgs. (South)

SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, Kol-27

Advocate
Alipur Judge's Court
Kolkata - 27

16366 = 5000/-

- *Raghu Nath Biswas*



M.C.F. 60

- *Raghu Nath Biswas*



M.C.F. 61

- L.T.I of *Renu Bala Sarkar*
by the pen of *Samela Das*



W

A.D.S.R. Office
South 24 PAGES

11 3 JAN 2023



M.C.F. 66

Identified by me
Samela Das
(Adv.)
Alipore Judge's Court,
Kol-22

Smt. Renubala Sarkar, wife of Late Motilal Sarkar and daughter of Late Manoranjan Mondal, by faith - Hindu, by Nationality - Indian, by Occupation- Housewife, Pan No.- **LHBPS9356L**, Aadhar No.- **968635552630**, Voter Id No. HLG1622364; residing at Rabindra Nagar, Rajpur Sonarpur (M), Post Office- Laksarpur, Police Station- Narendrapur, Kolkata- 700153 in the District of South 24 Parganas, West Bengal.

Hereinafter also jointly called and referred "**The First Part**" (which expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to include his heir, executors, administrators, legal representatives, successors-in-office and assigns) **of The First Part.**

And

Sri Raghu Nath Biswas son of Late Bancharam Biswas, by faith - Hindu, by Nationality - Indian, by Occupation- Business, Pan No - **CFQPB3481M**, Aadhar No.- **978779392516**; residing at - Rabindra Nagar, Rajpur Sonarpur (M), Post Office- Laksarpur, Police Station- Narendrapur, Kolkata- 700153 in the District of South 24 Parganas, West Bengal.

Hereinafter also jointly called and referred "**The Second Part**" (which expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to include his heir, executors, administrators, legal representatives, successors-in-office and assigns) **of The Second Part.**

Whereas after the partition of India, a number of residents of the former East Pakistan (now Bangladesh) crossed over and came to the territory of the State of West Bengal from time to time due to the circumstances beyond their control.

And Whereas the Government of West Bengal offered all reasonable facilities to such persons for residence in West Bengal.

And Whereas a considerable number of such people were compelled by circumstances to use vacant lands in the urban areas for homestead purposes.

And Whereas one **Smt. Renu Bala Sarkar** wife of Late Matilal Sarkar of 169/A, Garia Laskarpur, G.S. Colony, Police Station- Sonarpur now Narendrapur, District- South 24 Parganas; **was** one of such person who had come to use and occupy a piece of land more fully described in the Schedule



A.D.S.R. Office
Raipur, Chhattisgarh

13 JAN 2023

hereunder.

And Whereas said **Smt. Renu Bala Sarkar** being a refugee displaced from East Pakistan (now Bangladesh) jointly approached the Government of West Bengal for a plot of land for their rehabilitation.

And Whereas the Government of West Bengal with the intent to rehabilitate the refugees from East Pakistan (now Bangladesh) acquired land in **C.S. Dag No.- 407 (P) & 478 (P)** of Mouza - **Laskarpur** in Police Station- **Sonarpur now Narendrapur**, in the District 24 Parganas (South); in the Urban area Rajpur Sonarpur Municipality under the provisions of **L.D.P. Act, 1948 L.A. Act I of 1894** including the plot, acquired by the said **Smt. Renu Bala Sarkar**.

And Whereas thereafter the **Refugee Relief and Rehabilitation Department** of Government of West Bengal through the Governor gifted **All that** piece and parcel of land measuring more or less **2 (Two) Cottahs**; lying and situated at being marked in **C.S. Dag No.- 407 (P) & 478 (P)**, L.O.P. No. 169/A, J.L. No.57, of Mouza- **Laskarpur** in under the jurisdiction of **Rajpur Sonarpur Municipal Ward No. 30** at Rajpur Sonarpur Municipal Holding No. **145**, Road Name- **Rabindra Nagar (West)**, Post Office - Laskarpur, Police Station- Sonarpur now Narendrapur, having its postal address- Rabindra Nagar, Kolkata- 700153 in the District of South 24 Parganas, having its Sub Registrar Office at Garia, South24 Parganas; unto and in favor of said **Smt. Renu Bala Sarkar** by virtue of a registered **Deed of Gift** dated **5th June 2007**, which was duly registered at the Office of Additional District Registrar, Alipore and recorded in **Book No. I, Volume No. I, Pages from- 213 to 216, Being No. 00054** for the year **2007**.

And Whereas said **Smt. Renu Bala Sarkar** become the sole and absolute owner of **All that piece and parcel** of land measuring more or less **2 (Two) Cottahs** and got her name mutated in the Rajpur Sonarpur Municipality being describing as Rajpur Sonarpur Municipal Holding No. **145**, Road Name- **Rabindra Nagar (West)**, having its Postal address Rabindra Nagar, Post Office - Laskarpur, Police Station- Sonarpur, Kolkata- 700153 in the District of South 24 Parganas, having its Sub Registrar Office at Garia, South24 Parganas; and pay all his taxes to the respected authority and authorities. And likewise



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A.D.R.R. Othman
Route 24, Makumbura

EV 3 JAN 2023

constructed at 200 Sq.ft. Tin Shaded Structure for the better living of her family.

And Whereas said **Smt. Renu Bala Sarkar** became the absolute owner of All that piece and parcel of landed property measuring **2 (Two) Cottahs** more or less together with 200 Sq.Ft. Tin shaded Structure; lying and situated at being marked in **C.S. Dag No.- 407 (P) & 478 (P)**, L.O.P. No. 169/A, J.L. No.57, of Mouza- **Laskarpur** in under the jurisdiction of **Rajpur Sonarpur Municipal Ward No. 30** at Rajpur Sonarpur Municipal Holding No. **145**, Road Name- **Rabindra Nagar (West)**, Post Office – Laskarpur, Police Station- Sonarpur now Narendrapur, having it postal address- Rabindra Nagar, Kolkata- 700153 in the District of South 24 Parganas, having its Sub Registrar Office at Garia, South24 Parganas. This is more fully and particularly described in the **First Schedule** hereunder written, hereinafter called and referred to as the said Premises. And hereinafter referred to as the said property is free from all encumbrances, liens, lispendens, attachments, acquisition, alignment or trust of any nature whatsoever.

And Whereas thereafter said **Renu Bala Sarkar** decided to erect and construct a building and due to financial crisis they approached Developer namely **Sunrise Construction**, Partnership Firm represented by its Partner namely **Sri Avijit Das** son of Sri Sudhir Kumar Das, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at 26, Lake Gardens, Post Office - Laskarpur, Police Station - Sonarpur, Kolkata -700153, Pan No. **AGSPD8531F**, Aadhar No. 845973151445 and **Sri Sanjay Das** Son of Sri Manmath Das, By Nationality - Indian, By Faith - Hindu, By Occupation - Business, Residing At 95, Lake Gardens, Post Office - Laskarpur, Police Station - Sonarpur, Kolkata -700153, Pan No. **AUAPD1846P**, Aadhar No. 578266032420.

And Whereas they joint executed a **Development Agreement & Its Development Power of Attorney** for the construct the proposed **Multi Storied Building** and accordingly a **Registered Development Agreement & Its Development Power Of Attorney** was executed Dated **15th December 2022**, bearing Being No.**162907161** in the year **2022**, Book No. – **I**,



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Volume no. **1629-2022**, Pages from- **211043 to 211078** in the Office of **Additional District Sub Register at Garia**; South 24 Parganas.

And Whereas due to some problem arise between them they joint executed a **Cancellation of Development Agreement & Its Development Power Of Attorney** Dated **January 2023**, bearing Being No. in the year **2023**, Book No. – **I**, Volume no. **1629-2023** in the Office of **Additional District Sub Register at Garia**; South 24 Parganas.

And Whereas in another side adjacent plot of **First Part**, in the Government of West Bengal with the intent to rehabilitate the refugees from the East Pakistan (now Bangladesh) acquired land in **C.S. Dag No. 407(P) & 406 (P)** of Mouza- **Laskarpur**, Police Station – Sonarpur now Narendrapur, District – South 24 Parganas, under the provisions of **L.D.P. Act 1948 L.A. Act I of 1894** including the plot, acquired by the **Sri Raghu Nath Biswas / Second Part** son of Late Bancharam Biswas.

And Whereas thereafter the Refugee Relief and Rehabilitation Department of Government of West Bengal through the Governor gifted **All That** piece and parcel of land measuring **01 (One) Cottahs 12 (Twelve) Chittack**; Lying and situated at **C.S. Dag No.- 407 (P) & 406 (P)**, L.O.P. No. 169, J.L. No.57, of Mouza- **Laskarpur** in under the jurisdiction of **Rajpur Sonarpur Municipal Ward No. 30** at Rajpur Sonarpur Municipal Holding No. **105**, Road Name- **Rabindra Nagar (West)**, Post Office – Laskarpur, Police Station- Sonarpur now Narendrapur, having it postal address- Rabindra Nagar, Kolkata- 700153 in the District of South 24 Parganas, having its Sub Registrar Office at Garia, South24 Parganas. unto and in favour of the said **Sri Raghu Nath Biswas / Second Part**, by virtue of a registered **Deed of Gift** executed on 05th June 2007, which was duly registered at the office of **Additional District Registrar, Alipore** and recorded in **Being No. 76, Pages – 1 to 4, Book No. I, Volume No. – II, Dated 05th June 2007**.

And Whereas by virtue of said Deed of Gift, said **Sri Raghu Nath Biswas / Second Part** son of Late Bancharam Biswas, become the owner of the above mentioned property and mutated and recorded his name in the records of the Rajpur Sonarpur Municipality with respect to the above mentioned property



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A.P.S.R. Office
Route: 24 Bangalore

3 JAN 2023

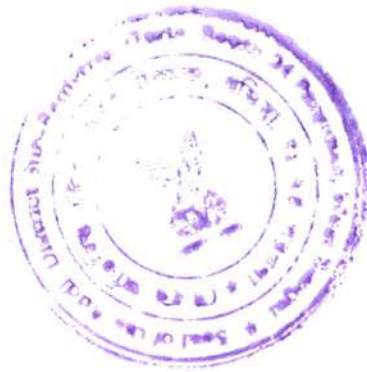
and thereafter the said authority assessed and published as a recorded owners being describing as Rajpur Sonarpur Municipal Holding No. **105**, Road Name- **Rabindra Nagar (West)**, having its Postal address Rabindra Nagar, Post Office – Laskarpur, Police Station- Sonarpur, Kolkata- 700153 in the District of South 24 Parganas, having its Sub Registrar Office at Garia, South24 Parganas; and pay all his taxes to the respected authority and authorities. And likewise constructed at 200 Sq.ft. Tin Shaded Structure for the better living of his family.

And Whereas the **First Part & Second Part** for the purpose of Peaceful better enjoyment joint the aforesaid properties of each of them had agree to amalgamate their properties and due to that agreed to transfer to each other an undivided share of **Full Share** and **Full Share** respectively from their respect shares in the above mentioned properties as and when required and found necessary by way of Amalgamation.

And Whereas Both the Parties shall have liabilities to pay necessary Taxes for amalgamated premises as may be assessed by the Rajpur Sonarpur Municipality in their names.

And Whereas on and from this date neither party shall have any claim any right as separate owner of his previous Lot.

Now This Indenture Witnesseth that in pursuance of the said agreement and in consideration of the Conveyance by the **Second Party** to **First Party** hereinafter contained the **First Part** doth hereby grant convey transfer assign and assure unto the **Second Part** an undivided **full share** of the land measuring **2 (Two) Cottahs** more or less together with 200 Sq.Ft. Tin shaded Structure; lying and situated at being marked in **C.S. Dag No.- 407 (P) & 478 (P)**, L.O.P. No. 169/A, J.L. No.57, of Mouza- **Laskarpur** in under the jurisdiction of **Rajpur Sonarpur Municipal** Ward No. **30** at Rajpur Sonarpur Municipal Holding No. **145**, Road Name- **Rabindra Nagar (West)**, Post Office – Laskarpur, Police Station- Sonarpur now Narendrapur, having it postal address- Rabindra Nagar, Kolkata- 700153 in the District of South 24 Parganas, having its Sub Registrar Office at Garia, South24 Parganas; more fully and Particularly described in the **First Schedule** here under written and



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A.D.S.R. Garia
South 24 Fuzganas

3 JAN 2023

colored by **Blue** Border on the Plan annexed hereto and hereinafter referred to as the said share in the property **Together With** all and singular the like share of or in fixtures, yards, courts, compounds gates areas sewers drains way path passages, privileges, easements appendages and appertaining thereof which or enjoyed therewith. **And** reversion or reversions remainder or remainders and rent issued and profits of the said property to extant that **Full** share and all and every part thereof. **And** all the estate right title interest use trust property claim and demand whatsoever both at law or in equity of the **First Part** into out of or upon the properties benefits and rights hereby granted conveyed, transferred assigned and assured or expressed **To Have And Hold** the said **Full** share in the property mentioned in the **First Schedule** and all other properties benefits and rights hereby granted conveyed transferred assigned and assured or expressed or intended so to be unto and to the **Second Part** absolutely and forever free from all encumbrances rents liens lispence attachments and liabilities whatsoever.

Now This Indenture Further Witnesseth that in pursuance of the said agreement and in consideration of the Conveyance by the **First Party** to **Second Part** hereinafter contained the **Second Part** doth hereby grant convey transfer assign and assure unto the **First Part** an undivided proportionate **Full** share of the land measuring **01 (One) Cottahs 12 (Twelve) Chittack** more or less, together with 200 Sq.Ft Tin shaded Structure; Lying and situated at **C.S. Dag No.- 407 (P) & 406 (P)**, L.O.P. No. 169, J.L. No.57, of Mouza- **Laskarpur** in under the jurisdiction of **Rajpur Sonarpur Municipal Ward No. 30** at Rajpur Sonarpur Municipal Holding No. **105**, Road Name- **Rabindra Nagar (West)**, Post Office – Laskarpur, Police Station- Sonarpur now Narendrapur, having it postal address- Rabindra Nagar, Kolkata- 700153 in the District of South 24 Parganas, having its Sub Registrar Office at Garia, South 24 Parganas. more fully and Particularly described in the **Second Schedule** here under written and coloured by **Green** Border on the Plan annexed hereto and hereinafter referred to as the said share in the property **Together With** all and singular the like share of or in fixtures, yards, courts, compounds gates areas sewers drains way path passages, privileges, easements appendages and appertaining



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A.D.S.R. Office
South 24 Palayana

3 JAN 2023

thereof which or enjoyed therewith. **And** reversion or reversions remainder or remainders and rent issued and profits of the said property to extent of **Full** share and all and every part thereof. **And** all the estate right title interest use trust property claim and demand whatsoever both at law or in equity of the **Second Part** into out of or upon the properties benefits and rights hereby granted conveyed, transferred assigned and assure or expressed **To Have And Hold** the said **Full** share in the property mentioned in the **Third Schedule** and all other properties benefits and rights hereby granted conveyed transferred assigned and assured or expressed or intended so to be unto and to the **First Part** absolutely and forever free from all encumbrances rents liens lispence attachments and liabilities whatsoever.

That it has been mutually decided by First Part and Second Part no financial transaction has been done for amalgamate the property between them.

That the **First Part** and the **Second Part** for themselves and their respective heirs, executors, administrators, successors, representatives and assigns do hereby covenant with each other (each of them covenanting for their own share of land in the said two properties hereby Amalgamated and for their own acts and deeds and of all persons lawfully or equitably claiming from under or in trust for them respectively in relating thereto). **That Notwithstanding** any act deed or thing by them respectively have good rights full power and absolute authority and indefeasible title to grant convey transfer assign and assure them respectively with appurtenances thereto in the manner aforesaid free from all encumbrance trusts liens lispence attachments and liabilities whatsoever. **And That** they and their respective heirs, executors, administrators, successors, representatives and / or assigns shall and may administrators, successors, representatives and /or assigns shall and may at all-time hereafter peaceably and quietly hold use possess and enjoy the properties respectively transferred to them as aforesaid and receive the rents issue and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by them or any of them or any person or persons trust for them or any of them.



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A.D.S.R. Office
South 24 Parganas

JAN 3 2023

And Further that they and persons having or lawfully or equitably claiming any estate or interest in the properties hereby amalgamate from under or in trust for them or any of them shall and will from time to time and at all times hereafter at the request and costs of the party or parties requiring the same to and execute all such acts deeds matters and things whatsoever for further better and more perfectly assuring the respective properties hereby granted conveyed transferred assigned and assured in the manner aforesaid as shall or may be reasonably required. **And** it is hereby further agreed and declared that the documents of title relating to the **Schedule** mention Property "**First Schedule**" shall remain in the custody of the **First Part** and those relating to the property of the **Schedule** mention property "**Second Schedule**" and the **Deed of Amalgamation** shall remain in the custody of the **Second Part** and each of the **First Part** and **Second Part** covenant with each other that each of the **First Part** and **Second Part** shall and will unless prevented by fire or by some other inevitable accident from time to time and at all the times hereafter upon every reasonably request and cost of the property requiring the documents of title or any of them which are in their possessions respectively produces or cause to be produced unto the other party hereto or his attorneys or grants or as they or any of them may direct at any of them may direct at any trial hearing commission, examination or otherwise as occasion shall arise and also allow to take copies and / or extracts and / or photocopies there from and shall and will in the meantime under prevented as aforesaid keep the same safe un obliterated and un cancelled.

By Virtue of this **Deed of Amalgamation** the properties mention in **First Schedule** and **Second Schedule** respectively have been amalgamated which is mention in **Third Schedule** hereunder written.



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A.D.R. Gupta
South 24 Parganas

3 JAN 2023

First Schedule above Referred To

All That Piece and Parcel undivided proportionate **Full Share** of measuring **2 (Two) Cottahs** more or less together with 200 Sq.Ft. Tin shaded Structure; lying and situated at being marked in **C.S. Dag No.- 407 (P) & 478 (P)**, L.O.P. No. 169/A, J.L. No.57, of Mouza- **Laskarpur** in under the jurisdiction of **Rajpur Sonarpur Municipal Ward No. 30** at Rajpur Sonarpur Municipal Holding No. **145**, Road Name- **Rabindra Nagar (West)**, Post Office – Laskarpur, Police Station- Sonarpur now Narendrapur, having it postal address- Rabindra Nagar, Kolkata- 700153 in the District of South 24 Parganas, having its Sub Registrar Office at Garia, South24 Parganas; and the said Flat is delineated with **Green Border** annexed to site Plan or Map which is the part and Parcel of this **Deed of Amalgamation**. The said land has been more fully and particularly described in the annexed map /plan and depicted by the **Green** border lines and the said map /plan always will be considered as the part and parcel of this Indenture. Which has been butted and bounded in the following manner.-

On the North: By 20' Feet Wide Road.

On the South: By L.O.P.- 173.

On the East: By 25" Feet Wide Road.

On the West: By L.O.P.- 169.

Or Howsoever Otherwise the same is butted and bounded called, known, numbered and/ or distinguished.



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A.D.S.R. Office
Baita 24th Precinct

3 JAN 2023

Second Schedule above Referred To

All That Piece and Parcel undivided proportionate **Full Share** of land measuring **01 (One) Cottahs 12 (Twelve) Chittack** more or less, together with 200 Sq.Ft Tin shaded Structure; Lying and situated at **C.S. Dag No.- 407 (P) & 406 (P)**, L.O.P. No. 169, J.L. No.57, of Mouza- **Laskarpur** in under the jurisdiction of **Rajpur Sonarpur Municipal** Ward No. **30** at Rajpur Sonarpur Municipal Holding No. **105**, Road Name- **Rabindra Nagar (West)**, Post Office – Laskarpur, Police Station- Sonarpur now Narendrapur, having it postal address- Rabindra Nagar; Kolkata- 700153 in the District of South 24 Parganas, having its Sub Registrar Office at Garia, South 24 Parganas; and the said land is delineated with **Blue Border** annexed to site Plan or Map which is the part and Parcel of this **Deed Of Amalgamation**. The said land has been more fully and particularly described in the annexed map /plan and depicted by the **Blue** border lines and the said map /plan always will be considered as the part and parcel of this Indenture. Which has been butted and bounded in the following manner.-

On the North: **By 20' Feet Wide Road,**

On the South: **By L.O.P. No.173,**

On the East: **By L.O.P. No.169/A,**

On the West: **By 18" Feet Wide Road;**

Or Howsoever Otherwise the same is butted and bounded called, known, numbered and/ or distinguished.

The value of the Entire Amalgamated Property is Rs.3,00,000/- (Rupees Three Lakhs) Only.

Rajpur with Borders.



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A.D.S.R. Oculis
Soula 24 Irgayansa

JY 3 JAN 2023

**Third Schedule above Referred
(Amalgamated Property)**

That the aforesaid parties shall jointly enjoy and possess the total measuring more or less **3 (Three) Cottahs 12 (Twelve) Chittacks** together with 400 Sq.ft. Tin Shaded Structure; lying and situated at being marked in **C.S. Dag No.- 407 (P) , 406 (P) & 478 (P)**, ^{LR 991} L.O.P. No. 169, 169/A, J.L. No.57, of Mouza- **Laskarpur** in under the jurisdiction of Rajpur Sonarpur Municipal Holding No. **145**, Road Name- **Rabindra Nagar (West)**, having its Postal address Rabindra Nagar, Post Office – Laskarpur, Police Station- Sonarpur, Kolkata- 700153 in the District of South 24 Parganas, having its Sub Registrar Office at Garia, South24 Parganas; together with all boundary walls, areas, sewers, drains, ditches, paths, passages, waters, lights, liberties, easements, privileges, emoluments, appurtenance, advantages whatsoever standing and being in or upon or belong thereto or any part thereof. and the said land is delineated with **Red Border** annexed to site Plan or Map which is the part and Parcel of this **Deed of Amalgamation**. The said land has been more fully and particularly described in the annexed map /plan and depicted by the **Red** border lines and the said map /plan always will be considered as the part and parcel of this Indenture. Which has been butted and bounded in the following manner.-

On The North: 20" Feet Wide Road;

On The South: L.O.P. no.173;

On The East: 18" Ft Wide Colony Road;

On The West: 25" Ft wide Colony Road;

Or Howsoever Otherwise the same is butted and bounded called, known, numbered and/ or distinguished.

Raghuveer Bhowan



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A. D. S. R. Chandra
Secretary to Government

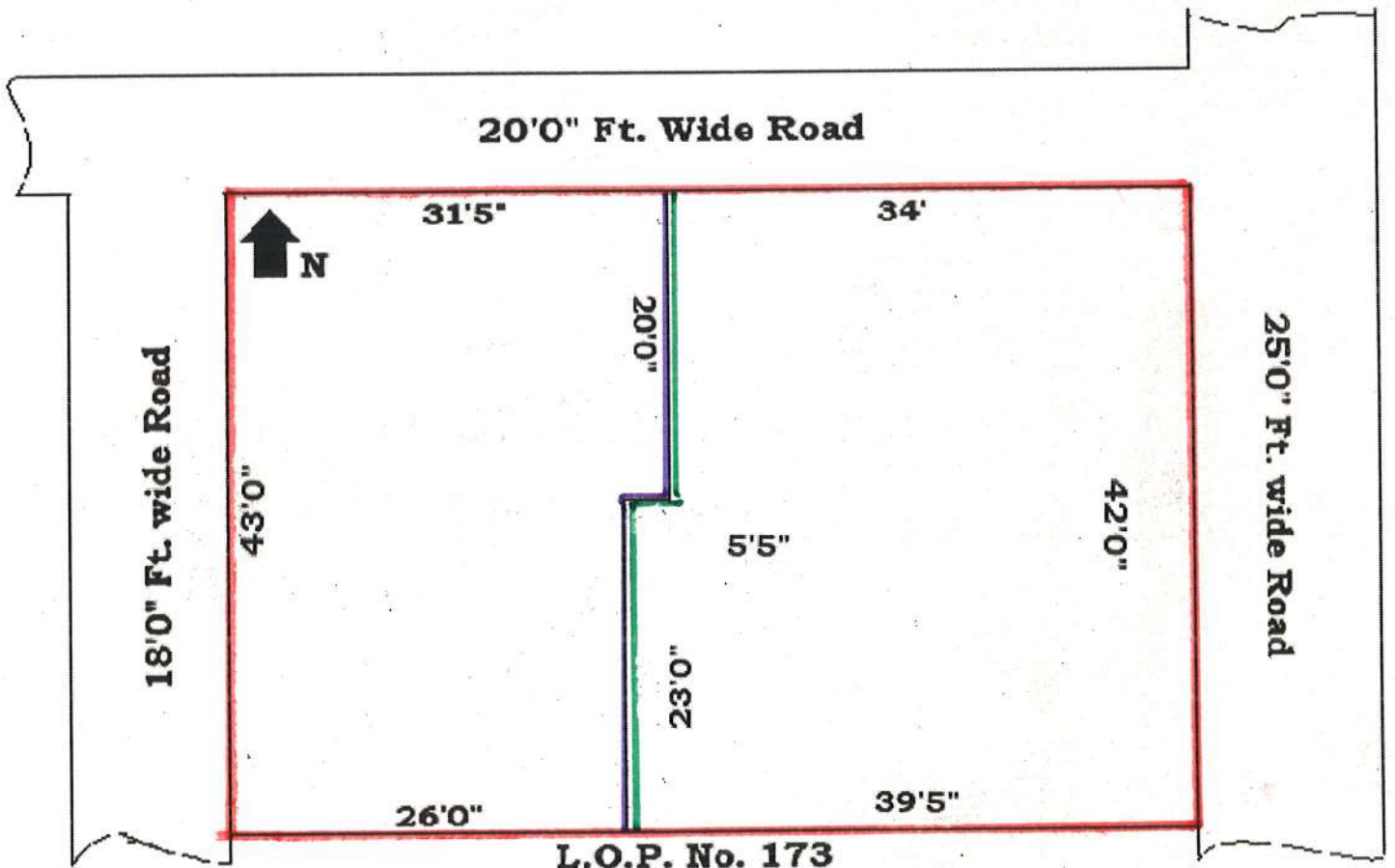
JY 3 JAN 2023

Plan Showing the Land at being marked in C.S. Dag No. 407(P), 406(P) & 478(P), L.O.P. No. 169 & 169/A, J.L. No. 57, of Mouza- Lakkarpur, within the limits of the **Rajpur Sonarpur Municipality** under **Sonarpur**; in the District of South 24-Parganas, Ward No.30, having its Rajpur Sonarpur Municipal Holding No. 145, Road Name- **Rabindra Nagar (West)**, having its Postal address Rabindra Nagar, Post Office- Laskarpur, Police Station- Sonarpur now Narandrapur, Kolkata- **700153** in the District of South 24-Parganas under Sub Registrar Office at Garia, South 24 Parganas and within the Municipal Limits of Rajpur Sonarpur Municipality.

SCALE- 1 : 100'-0".

Amalgamated area of the Land (Shown in Red Border) – 3 (Three) Cottahs 12 (Twelve) Chittacks together with **400 Sq.ft.** Tin shaded structure standing thereon.

Name	Area	Colour
Renubala Sarkar	2 (Two) Cottahs together with 200Sq.ft. Tin shaded structure standing thereon.	Green
Raghu Nath Biswas	1 (One) Cottahs 12 (Twelve) Chittacks together with 200Sq.ft. Tin shaded structure standing thereon.	Blue



L.T.S of Renu Bala Sarkar by the pen of Pamela Pan

Raghu Nath Biswas

Signature of First Part

Signature of Second Part



A. D. S. R. Gurka
Souta 24 1/2/2023

31 3 JAN 2023

In Witness Whereof the Parties hereto have hereunto set and subscribed their respective hands on the day, month and year first above written.

Signed, Sealed & Delivered by the Parties at Kolkata in the Presence of:-

1. Pamela Das
(Adv)
Alipore Judge's Court
Kol-27



L.T.I of
Renu Bala Sarkar
by the Pen of
Pamela Das

2. Sk Habibur Rahaman
(Adv)
Alipore Judge's Court
Kol-27

(Signature of First Part)

Drafted and Identified by me,

Pamela Das

Pamela Das

(Advocate)

Alipore Judge's Court

Kolkata- 700027.

Enrolment No. **F/1097/2014.**

Roghayath Beis

(Signature of Second Part)



W

A. D. S. R. Curley
Bureau of Health Services

JAN 3 2023

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand						
right hand						

Name

Signature



L.T.I of
Renu Bala Sarkar
by the pen of
Pamela Daw

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand						
	right hand						

Name

Signature

Raghu Nath Biswas

CFQPB 3481M

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature



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ADSR Circle
Boudh, Bhubaneswar

3 JAN 2023







Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. GARIA, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16292000084550/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.



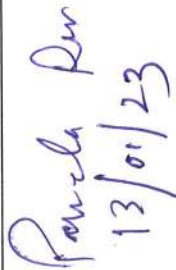
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt Renubala Sarkar Rabindra Nagar, City:- , P.O:- Laskarpur, P.S:- Lake, District:-South 24- Parganas, West Bengal, India, PIN:- 700153	Seller			L.T.1 of Renu Bala Sarkar by the Pen of Renubala Sarkar
2	Shri Raghu Nath Biswas Rabindra Nagar, City:- , P.O:- Laskarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153	Seller			Raghu Nath Biswas 15/05/23
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Smt Renubala Sarkar Rabindra Nagar Road, City:- , P.O:- Laskarpur, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700153	Buyer			



A. D. S. & A.D.S. (S)
Board of the Government

3 JAN 2003

I. Signature of the Person(s) admitting the Execution at Private Residence.

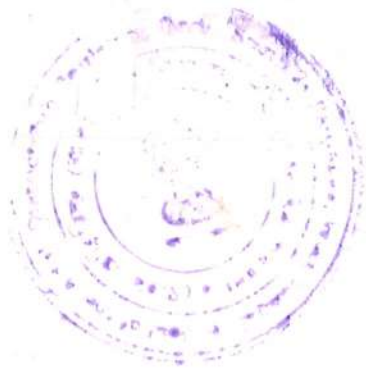
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Shri Raghu Nath Biswas City:- , P.O:- Laskarpur, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700153	Buyer			
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Smt Pamela Das Daughter of Shri Rabi Chandra Das Alipore Judges Court, City:- , P.O:- Alipore, P.S:-Alipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700027	Smt Renubala Sarkar, Shri Raghu Nath Biswas, Smt Renubala Sarkar, Shri Raghu Nath Biswas			 13/01/23

(Krishnendu Talukdar)
 ADDITIONAL DISTRICT
 SUB-REGISTRAR
 OFFICE OF THE A.D.S.R.
 GARIA
 South 24-Parganas, West
 Bengal

A.D.S.R. Office
 South 24 Parganas

8005 HAL 8 11

Handwritten notes in the top left corner, including the date 2/10/21 and some illegible text.



A.D.R. Centre
Boulevard de l'Industrie

A large, stylized handwritten signature in black ink, written over the printed text.

3 JAN 2023



ভারত সরকার

Government of India



রেনু বালা সর্কার
RENU BALA SARKAR
পিতা : মনোরঞ্জন মন্ডল
Father : Manoranjan Mondal

জন্মতারিখ / DOB: 01/01/1958
মহিলা / Female



9686 3555 2630

আধার - সাধারণ মানুষের অধিকার



আধার

ভারত সরকারের অনন্য প্রাধিকরণ

Unique Identification Authority of India

ঠিকানা: /: মতিলাল সর্কার
রবীন্দ্রনগর, রাজপুর সোনারপুর (এম)
লস্কর পুর, দক্ষিণ ২৪ পরগনা
পশ্চিম বঙ্গ,

Address: W/O: Matilal
Sarkar, RABINDRANAGAR,
Rajpur Sonarpur (M), South
24 Parganas, Laskar Pur,
West Bengal, 700153

9686 3555 2630

1947
1800 300 1947

✉
help@uidai.gov.in

www
www.uidai.gov.in

आयकर विभाग

INCOME TAX DEPARTMENT

RAGHUNATH BISWAS

BANCHARAM BISWAS

09/11/1951

Permanent Account Number

CFQPB3481M

Raghu Nath Biswas
Signature



भारत सरकार

GOVT. OF INDIA





ভারত সরকার
Government of India

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

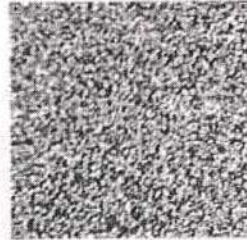
তালিকাভুক্তির নম্বর/ Enrolment No.: 0013/15014/06056

To
রঘুনথ বিস্বাস
RAGHUNATH BISWAS
S/O: Bancharam Biswas

.RABINDRA NAGAR
Rajpur Sonarpur (M)
South 24 Parganas West Bengal - 700153
9836536723

Signature valid

Digitally signed by
RAGHUNATH BISWAS
DN: cn=RAGHUNATH BISWAS, o=UIDAI
Date: 2014.09.11 10:11:12
UTC



আপনার আধার সংখ্যা / Your Aadhaar No. :

9787 7939 2516

VID : 9114 6372 7525 6173

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



Enrolment No: 0013/15014/06056



রঘুনথ বিস্বাস
RAGHUNATH BISWAS
জন্মতারিখ/DOB: 09/11/1951
পুরুষ/ MALE

9787 7939 2516

VID : 9114 6372 7525 6173

আমার আধার, আমার পরিচয়

आयकर विभाग
INCOME TAX DEPARTMENT

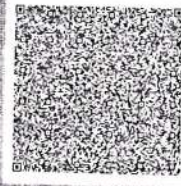


भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

LHBPS9356L



नाम / Name

RENU BALA SARKAR

पिता का नाम / Father's Name

MANO BANJAN MONDAL

जन्म की तारीख / Date of Birth

01/01/1958

हस्ताक्षर / Signature

Major Information of the Deed

Deed No :	I-1629-00280/2023	Date of Registration	30/01/2023
Query No / Year	1629-2000084550/2023	Office where deed is registered	
Query Date	10/01/2023 2:35:11 PM	A.D.S.R. GARIA, District: South 24-Parganas	
Applicant Name, Address & Other Details	Habibur Rahaman Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9038277786, Status : Advocate		
Transaction	Additional Transaction		
[1301] Merger/Demerger, Amalgamation (Other than company amalgamation)	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
	Rs. 48,33,001/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 24,185/- (Article:23)	Rs. 48,344/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Rabindranagar Road, Mouza: Laskarpur, , Ward No: 030, Holding No:145 JI No: 57, Pin Code : 700153

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-407		Bastu	Bastu	2 Katha		25,20,001/-	Width of Approach Road: 24 Ft., ,Last Reference Deed No :1605-I -00054-2007

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Rabindranagar Road, Mouza: Laskarpur, , Ward No: 30, Holding No:105 JI No: 57, Pin Code : 700153

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	LR-991 (RS :-406)		Bastu	Bastu	1 Katha 12 Chatak		22,05,000/-	Width of Approach Road: 20 Ft., ,Last Reference Deed No :1605-I -00076-2007
Grand Total :					6.1875Dec	0 /-	47,25,001 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	400 Sq Ft.	0/-	1,08,000/-	Structure Type: Structure
Gr. Floor, Area of floor :400 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		400 sq ft	0 /-	1,08,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Smt Renubala Sarkar Wife of Late Motilal Sarkar Rabindra Nagar, City:- , P.O:- Laskarpur, P.S:-Lake, District:-South24-Parganas, West Bengal, India, PIN:- 700153 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: LHxxxxxx6L, Aadhaar No: 96xxxxxxx2630, Status :Individual, Executed by: Self, Date of Execution: 13/12/2022 , Admitted by: Self, Date of Admission: 13/01/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/12/2022 , Admitted by: Self, Date of Admission: 13/01/2023 ,Place : Pvt. Residence
2	Shri Raghu Nath Biswas Son of Mr Bancharam Biswas Rabindra Nagar, City:- , P.O:- Laskarpur, P.S:-Sonarpur, District:-South24-Parganas, West Bengal, India, PIN:- 700153 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CFxxxxxx1M, Aadhaar No: 97xxxxxxx2516, Status :Individual, Executed by: Self, Date of Execution: 13/12/2022 , Admitted by: Self, Date of Admission: 13/01/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/12/2022 , Admitted by: Self, Date of Admission: 13/01/2023 ,Place : Pvt. Residence

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Smt Renubala Sarkar Daughter of Late Motilal Sarkar Rabindra Nagar Road, City:- , P.O:- Laskarpur, P.S:-Sonarpur, District:-South24-Parganas, West Bengal, India, PIN:- 700153 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: LHxxxxxx6L, Aadhaar No: 96xxxxxxx2630, Status :Individual, Executed by: Self, Date of Execution: 13/12/2022 , Admitted by: Self, Date of Admission: 13/01/2023 ,Place : Pvt. Residence
2	Shri Raghu Nath Biswas (Presentant) Son of Late Bancharam Biswas City:- , P.O:- Laskarpur, P.S:-Sonarpur, District:-South24-Parganas, West Bengal, India, PIN:- 700153 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CFxxxxxx1M, Aadhaar No: 97xxxxxxx2516, Status :Individual, Executed by: Self, Date of Execution: 13/12/2022 , Admitted by: Self, Date of Admission: 13/01/2023 ,Place : Pvt. Residence

Identifier Details :

Name	Photo	Finger Print	Signature
Smt Pamela Das Daughter of Shri Rabi Chandra Das Alipore Judges Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24- Parganas, West Bengal, India, PIN:- 700027			
Identifier Of Smt Renubala Sarkar, Shri Raghu Nath Biswas, Smt Renubala Sarkar, Shri Raghu Nath Biswas			

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Smt Renubala Sarkar	Smt Renubala Sarkar-0.825 Dec,Shri Raghu Nath Biswas-0.825 Dec
2	Shri Raghu Nath Biswas	Smt Renubala Sarkar-0.825 Dec,Shri Raghu Nath Biswas-0.825 Dec
Transfer of property for L2		
SI.No	From	To. with area (Name-Area)
1	Smt Renubala Sarkar	Smt Renubala Sarkar-0.721875 Dec,Shri Raghu Nath Biswas-0.721875 Dec
2	Shri Raghu Nath Biswas	Smt Renubala Sarkar-0.721875 Dec,Shri Raghu Nath Biswas-0.721875 Dec
Transfer of property for S1		
SI.No	From	To. with area (Name-Area)
1	Smt Renubala Sarkar	Smt Renubala Sarkar-100.00000000 Sq Ft,Shri Raghu Nath Biswas-100.00000000 Sq Ft
2	Shri Raghu Nath Biswas	Smt Renubala Sarkar-100.00000000 Sq Ft,Shri Raghu Nath Biswas-100.00000000 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Rabindranagar Road, Mouza: Laskarpur, , Ward No: 030, Holding No:145 JI No: 57, Pin Code : 700153

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	RS Plot No:- 407		Seller is not the recorded Owner as per Applicant.

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Rabindranagar Road, Mouza: Laskarpur, , Ward No: 30, Holding No:105 JI No: 57, Pin Code : 700153

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L2	LR Plot No:- 991		Seller is not the recorded Owner as per Applicant.

On 11-01-2023

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 48,33,001/-



Krishnendu Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
South 24-Parganas, West Bengal

On 13-01-2023

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

Presented for registration at 17:25 hrs on 13-01-2023, at the Private residence by Shri Raghu Nath Biswas , one of the Claimants.

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

Execution is admitted on 13/01/2023 by 1. Smt Renubala Sarkar, Wife of Late Motilal Sarkar, Rabindra Nagar, P.O: Laskarpur, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession House wife, 2. Shri Raghu Nath Biswas, Son of Mr Bancharam Biswas, Rabindra Nagar, P.O: Laskarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession Business, 3. Smt Renubala Sarkar, Daughter of Late Motilal Sarkar, Rabindra Nagar Road, P.O: Laskarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession House wife, 4. Shri Raghu Nath Biswas, Son of Late Bancharam Biswas, P.O: Laskarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession Business

Indetified by Smt Pamela Das, , , Daughter of Shri Rabi Chandra Das, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate



Krishnendu Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
South 24-Parganas, West Bengal

On 30-01-2023

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 48,344.00/- (A(1) = Rs 48,330.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 48,344/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/01/2023 12:10PM with Govt. Ref. No: 192022230249690398 on 11-01-2023, Amount Rs: 24,179/-, Bank: SBI EPay (SBlePay), Ref. No. 6275582989326 on 11-01-2023, Head of Account 0030-03-104-001-16

Online on 30/01/2023 2:23PM with Govt. Ref. No: 192022230272188718 on 30-01-2023, Amount Rs: 24,165/-, Bank: SBI EPay (SBlePay), Ref. No. 3638458222835 on 30-01-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 24,185/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 19,185/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 16366, Amount: Rs.5,000.00/-, Date of Purchase: 11/01/2023, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 11/01/2023 12:10PM with Govt. Ref. No: 192022230249690398 on 11-01-2023, Amount Rs: 7,102/-, Bank: SBI EPay (SBlePay), Ref. No. 6275582989326 on 11-01-2023, Head of Account 0030-02-103-003-02
Online on 30/01/2023 2:23PM with Govt. Ref. No: 192022230272188718 on 30-01-2023, Amount Rs: 12,083/-, Bank: SBI EPay (SBlePay), Ref. No. 3638458222835 on 30-01-2023, Head of Account 0030-02-103-003-02



Krishnendu Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2023, Page from 12411 to 12438

being No 162900280 for the year 2023.



Digitally signed by KRISHNENDU
TALUKDAR
Date: 2023.01.30 16:10:46 +05:30
Reason: Digital Signing of Deed.

(Krishnendu Talukdar) 2023/01/30 04:10:46 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
West Bengal.

(This document is digitally signed.)