

04877/24 2051804487/2024

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

INDIA

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

L 080471

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

District Sub-Registrar
Medinipur

22 JUL 2024

DEED OF DECLARATION FOR AMALGAMATION

THIS DEED OF DECLARATION FOR AMALGAMATION is made on this 22nd day of July, 2024.

BETWEEN

S. Datta

18 JUL 2024

Serial No. 4481 Date 18/07/2024

Purchaser Name Saikat Ghosh 203

Address Andul Chaudhury

Para Andul mauze Hankin - 711302

Rupees 5000/-

Prubal Chatterjee
PRUBAL CHATTERJEE
Howrah Court (Atchala)
Criminal Court



District Sub-Registrar-II
Howrah

22 JUL 2024

~~(1)~~ MR. SAIKAT GHOSH (PAN - DCHPG1823B, Aadhaar no. - 7825 2161 1092), Son of Late Sujit Kumar Ghosh, by faith Hindu, by occupation - Business, ~~(2)a)~~ MRS. SATARUPA GHOSH (PAN- AIYPG7769G, Aadhaar No. 3218 7090 2385) Wife of Late Saubhik Ghosh, by faith Hindu, by occupation - Housewife, ~~(2)b)~~ MISS SAYARITA GHOSH, (PAN- CMQPG9012A, Aadhaar No. 4499 1551 6899) Daughter of Late Saubhik Ghosh, by faith Hindu, by occupation - Student, ~~(3)~~ MRS. SOUTI GOSWAMI (PAN- CGSPG1219B, Aadhaar No. 7393 8005 4841) Wife of Late Arun Kumar Goswami, by faith - Hindu, by occupation - Housewife, all are residing at Andul Chowdhury Para, P.O.- Andul Mouri, P.S. - Sankrail, Dist. - Howrah, PIN - 711302, hereinafter referred to and called as the "**DECLARANTS NO. 1 / FIRST PARTIES**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, successors, administrators, legal representatives and assigns) of the **FIRST PART**.

AND

MR. SUDIPTA KUMAR CHOUDHURY (PAN - AGXPC3562C, Aadhaar no. - 9259 6184 9782), Son of Late Manoj Kumar Choudhury, by faith Hindu, by occupation - Business, residing at Andul Chowdhury Para, P.O.- Andul Mouri, P.S. - Sankrail, Dist. - Howrah, PIN - 711302, hereinafter referred to and called as the "**DECLARANT NO. 2 / SECOND PARTY**" (which term or expression shall unless excluded by or

S. Choudhury

repugnant to the context be deemed to mean and include his heirs, executors, successors, administrators, legal representatives and assigns) of the **SECOND PART**.

WHEREAS the Declarants/First Parties are the, absolute owners and occupiers of **ALL THAT** piece and parcel of mokorari mourasi bastu land measuring in total about 19.168 Satak with a 300 Sq.ft. very old residential house standing thereon appertaining to R.S. Dag No. 189, L.R. Dag No.211, under R.S. Khatian No.475, L.R. Khatian No.3242, 3244, 3245 & 3243, Mouza - Andul, J.L. No.29, under Andul Gram Panchayet, P.S- Sankrail, District- Howrah-711302, with all kinds of easements, hereditaments thereto, which is morefully and particularly described in the schedule 'A' herein below.

AND WHEREAS Smt. Sandhya Ghosh, the mother of Declarant No. 1 and 3, mother-in-law of Declarant no. 2(a) and grand mother of Declarant no. 2(b) herein since deceased got the 'A' Schedule mentioned property along with the entire property situated under R.S. Dag No. 189, measuring about 23 Satak Bastu land along with old residential structure by virtue of the judgment and Decree passed by the I.d. Fifth Munsiff namely Sri D. Bhattacharyya, Munsiff on 31.07.1976 in connection with Title Suit No.2 of 1974 and after getting the said property said Smt. Sandhya Ghosh duly seized and possessed the said property along with other properties as an absolute Owners and Said property during seized and possessed the said Smt. Sandhya Ghosh died

S. D. Ghosh

intestate on 14.01.1997 leaving behind her two sons namely Saubhik Ghosh Since deceased and Saikat Ghosh and one daughter namely Souti Goswami, widow of Late Arun Goswami as her only legal heirs and successors and the husband of Sandhya Ghosh, namely Sujit Ghosh died prior the death of Sandhya Ghosh.

AND WHEREAS on 07.02.2023 said Saubhik Ghosh died intestate leaving behind him, his wife Satarupa Ghosh, the Declarant No. 2(a) herein and only daughter Sayarita Ghosh, the Declarant No. 2(b) herein as his legal heirs and successors and as such by virtue of inheritance as per Hindu Succession Act both declarant No. 2(a) & 2(b) jointly inherited the property left by deceased Saubhik Ghosh.

AND WHEREAS the Declarants/First Parties recorded undivided $\frac{1}{3}$ rd share each of the 'A' schedule property left by their deceased mother, Sandhya Ghosh and jointly seized and possessed the same, which is situated in R.S. Dag no.189, L.R. Dag No. 211, under R.S. Khatian No.475, L.R. Khatian Nos. 3242, 3244, 3245 & 3243, Mouza - Andul, J.L. No.29, under Andul Gram Panchayet, P.S- Sankrail, District- Howrah-711302.

AND WHEREAS one Smt. Prativa Bose, who was the one of the defendant in T.S. no. 2 of 1974 was continuously in possession at the said R.S. Dag no. 189, L.R. Dag No. 211 before and after passing Judgment and Decree on 31.07.1976 and after her death her only legal

S. Das

heirs Sabita Choudhury was in possession thereon by mutating her name in L.R. R.O.R. and subsequently said Sabita Choudhury gifted her recorded area measuring about 3.832 satak Bastu Land to her one son namely, Sudipta Kumar Choudhury the Declarant/Second Party by virtue of two separate Deed of Gift both registered at D.S.R. 1 Howrah on 24.03.2018 and recorded in Deed no. I- 2181/2018 and I- 2182/2018 and said Sudipta Kumar Choudhury subsequently mutated his name in L.R. Khatian no. 2786 and 2787 in L.R. Dag no. 211, total area about 3.832 Satak.

AND WHEREAS the present Declarants/First Parties voluntarily and unanimously accept the said possession and accrued ownership of said Sudipta Kumar Choudhury, according to his said area of Land which he got by virtue of said two Deed of Gift and as such the present Declarants/First Parties mutated their names in L.R. Khatian nos. 3242, 3244, 3245 & 3243 respectively of the rest area of total 23 Satak which is more or less 19.168 Satak (out of which 6.394 Satak in L.R. Kh. no. 3242, 6.394 Satak in L.R. Kh. no. 3243, 3.192 Satak in L.R. Kh. No. 3244, 3.188 Satak in L.R. Kh. No. 3245,) Bastu Land which is more fully and particularly described in the 'A' schedule below.

P. J. Singh

AND WHEREAS the Declarant no. 1/ First party got 6.394 Satak Bastu Land in L.R Dag No. 211, L.R Khatian No. 3242, Declarant no. 2 (a) / First party got 3.192 Satak Bastu Land in L.R Dag No. 211, L.R Khatian No. 3244, Declarant no. 2 (b) / First party got 3.188 Satak Bastu Land in L.R Dag No. 211, L.R Khatian No. 3245, Declarant no. 3 / First party got 6.394 Satak Bastu Land in L.R Dag No. 211, L.R Khatian No. 3243, and as such all the declarants/ first parties got total 19.168 satak bastu land situated within R.S. Dag No. 189, L.R. Dag No.211, under R.S. Khatian No.475, L.R. Khatian No.3242, 3244, 3245 & 3243, Mouza - Andul, J.L. No.29, under Andul Gram Panchayet, P.S- Sankrail, District- Howrah- 711302 which is morefully described in the schedule "A" herein below.

AND WHEREAS the Declarant No. 2/ Second Party is the absolute owner and occupier of **ALL THAT** piece and parcel of mokorari mourasi bastu land measuring in total about 3.832 Satak with a 100 Sq.ft. very old residential house standing thereon appertaining to R.S. Dag No. 189, L.R. Dag No.211, under R.S. Khatian No.475, L.R. Khatian No.2786 & 2787, Mouza - Andul, J.L. No.29, under Andul Gram Panchayet, P.S- Sankrail, District- Howrah-711302, with all kinds of easements, hereditaments thereto, which is morefully and particularly described in the schedule 'B' herein below.

AND WHEREAS one Smt. Prativa Bose was one of the occupier and possessor of the 'B' schedule property below and after her death her only legal heirs Sabita Choudhury was in possession thereon by

P. Bose

mutating her name in L.R. R.O.R. and subsequently said Sabita Choudhury, W/o Late Manoj Kumar Choudhury gifted her recorded area measuring about 3.832 satak Bastu Land to her one son namely, Sudipta Kumar Choudhury, the Declarant No. 2/ Second Party herein by virtue of two separate Deed of Gift both registered at D.S.R. 1 Howrah on 24.03.2018 and recorded in Book no. 1, Volume no. 0501-2018, pages from 66701 to 66722 being no. 050102181 for the year 2018 and Book no. 1, Volume no. 0501-2018, pages from 66723 to 66744 being no. 050102182 for the year 2018 respectively measuring an area 1.83 Satak Bastu Land and 2 Satak of Bastu Land respectively and said Sudipta Kumar Choudhury, the Declarant No. 2/ Second Party by virtue of said two Deeds of Gift become the owner and occupier of the 'B' Schedule property and mutated his name in L.R. Khatian nos. 2786 and 2787 in L.R. Dag no. 211, total area about 3.832 Satak out of which in L.R Dag No. 211 L.R Khatian No. 2786 the area has been recorded 1.916 Satak and in L.R Dag No. 211 L.R Khatian No. 2787 the area has been recorded 1.916 Satak in Mouza - Andul, J.L. No.29, under Andul Gram Panchayet, P.S- Sankrail, District- Howrah-711302 the property of the Declarant No. 2/ Second Party morefully described in schedule "B" herein below.

IT IS HEREBY AGREED AND DECLARED that the Party of the First Part and the Party of the Second Part each has good right, full power absolute authority and indefeasible title in respect of their respective "A" & "B"

C. Das

Schedule noted properties and the parties in this Deed desire to amalgamate the "A" and "B" Schedule property into a single Unit/Holding AND that the Party of the First Part and the Party of the Second Part shall at all times hereinafter jointly peaceable and quietly hold, possess and enjoy the same without any claim, demand or interruption by the other and will execute such deed or thing as shall reasonably be required for more perfectly demarcation and boundary of the property hereby amalgamated to them.

AND WHEREAS all the properties comprised in the Schedule "A" & "B" are adjacent to each other and if the said two numbers of property will be amalgamated then the Owners/Declarants shall enjoy better enjoyment of those properties and after mutual discussion among the party of the First Part and the Party of the Second Part, they have decided to amalgamated those two properties into a single property.

IT IS HEREBY AGREED AND DECLARED that after the aforesaid amalgamation the Party of the First Part and the Party of the Second Part have became the joint owners of the property mentioned in the Schedule "A" & "B" and now they declare as follows:-

1. That the Party of the First Part and the Party of the Second Part hereby agreed and declared that the properties described in the Schedule "A" & "B" shall be treated as a same unit being within a

S. Chakraborty

compact block under the possession of the Party of the First Part and the Party of the Second Part free from all encumbrances.

2. That it is hereby agreed and declared by the Party of the First Part and the Party of the Second Part here in that the properties comprised in Schedule "A" & "B" shall henceforth be treated as one holding with holding number as to be allocated by Andul Gram Panchayet and/or other authorities, which are lying and situated adjacent to each other TO HOLD AND TO HAVE in the manner described in the Schedule "C" hereunder written.

3. That the Party of the First Part and the Party of the Second Part hereby agreed and declared that the above mentioned Schedule "A" & "B" properties shall be mutated in their names as joint Owners and/or Co-owners on the record of Andul Gram Panchayet into one holding liable to pay the proportionate taxes jointly.

4. That the Party of the First Part and the Party of the Second Part hereby further declare that the properties mentioned in the Schedule "A" & "B" will be amalgamated into a compact and explanatory holding and also the Party of the First Part and the Party of the Second Part will enjoy the same as joint owners and occupiers without any obstruction and/or litigation claim or demand whatsoever in future jointly in respect of the said amalgamated property in the Schedule "C" as would be assessed by the Andul Gram Panchayet.

S. K. S. S.

[10]

5. That on amalgamation the area of the land shall be 23 Satak, as per physically measurement as well as L.R. Record of Rights which is morefully described in the Schedule "C" written herein below.
6. That the Party of the First Part and the Party of the Second Part herein jointly and severally shall not claim any more area of the building to be constructed than the area the respective parties shall jointly or severally get according to the Building Rules.
7. That after the amalgamation of the properties, neither of the Party of the First Part and the Party of the Second Part herein shall back out of the properties separately.
8. That for the purpose of smooth enjoying and possession of the properties the Party of the First Part and the Party of the Second Part shall jointly execute all such Deeds, documents as and when necessary and shall also sign the Building Plan/Plans as may be required.
9. That the Party of the First Part and the Party of the Second Part hereby further declare that the said amalgamated property shall never be separated and/or divided in future and shall abide by the Rules and Regulations laid down by the Howrah Zilla Parishad.
10. That this Deed is executed by the Party of the First Part and the Party of the Second Part herein at their free will and consent and without

S. Nishu

being under any influence and after being read over and explained the contents hereof.

"A" SCHEDULE OF PROPERTY ABOVE REFERRED TO

(Property of the First Parties)

All that piece and parcel of mokorari mourasi bastu land measuring about 19.168 Satak (6.394 Satak in L.R. Kh. no. 3242, 6.394 Satak in L.R. Kh. no. 3243, 3.192 Satak in Kh. No. 3244, 3.188 Satak in Kh. No. 3245,) with a 300 Sq.ft very old residential house standing thereon appertaining to R.S. Dag No.189, L.R. Dag No.211, under R.S. Khatian No.475, L.R. Khatian Nos.3242, 3244, 3245 & 3243, Mouza- Andul, J.L. No.29, under Andul Gram Panchayet, P.S- Sankrail, District- Howrah- 711302, with all kinds of easements, hereditaments thereto, advantages, privileges to use the road, drain etc along with rights to take water connection, electricity, telephone under or over the attached metal road thereto, within the jurisdiction of D.S.R. Howrah and A.D.S.R. Ranihati, which is butted and bounded as follows:-

ON THE NORTH- Common passage & House of Jamini Mohan Banerjee.

ON THE SOUTH - Public Metal Road.

ON THE EAST- Property of Malik Family.

ON THE WEST- 16' ft. wide public metal road.

S. P. Singh

"B" SCHEDULE OF PROPERTY ABOVE REFERRED TO

(Property of the Second Party)

ALL THAT piece and parcel of Mokorari Mourasi Bastu Land measuring about 3.832 Satak (1.916 Satak in L.R. Kh. No. ~~2786~~ & 1.916 Satak in L.R. Kh. No. ~~2787~~) with a 100 Sq.ft very old residential house standing thereon appertaining to R.S. Dag No.189, L.R. Dag No.211, under R.S. Khatian No.475, L.R. Khatian Nos. 2786 & 2787, Mouza- Andul, J.L. No.29, under Andul Gram Panchayet, P.S- Sankrail, District- Howrah- 711302, with all kinds of easements, hereditaments thereto, advantages, privileges to use the road, drain etc. along with rights to take water connection, electricity, telephone under or over the attached metal road thereto, within the jurisdiction of D.S.R. Howrah and A.D.S.R. Ranihati, which is butted and bounded as follows:-

ON THE NORTH- Common passage & House of Jamini Mohan

Banerjee.

ON THE SOUTH - Public Metal Road.

ON THE EAST- Property of Malik Family.

ON THE WEST- 16' ft. wide public metal road.

S. K. Banerjee

"C" SCHEDULE OF PROPERTY ABOVE REFERRED TO
(Amalgamated Property i.e. "A" + "B" Scheduled Property)

All that piece and parcel of mokorari mourasi bastu land measuring about ~~23~~ Satak (out of which 6.394 Satak in L.R. Kh. no. 3242, 6.394 Satak in L.R. Kh. no. 3243, 3.192 Satak in Kh. No. 3244, 3.188 Satak in Kh. No. 3245, 1.916 Satak in L.R. Kh. No. 2786 & 1.916 Satak in L.R. Kh. No 2787) with a 400 Sq.ft very old residential house standing thereon appertaining to R.S. Dag No.189, L.R. Dag No.211, under R.S. Khatian No.475, L.R. Khatian Nos.3242, 3244, 3245, 3243, 2786 & 2787, Mouza-Andul, J.L. No.29, under Andul Gram Panchayet, P.S- Sankrail, District-Howrah-711302, with all kinds of easements, hereditaments thereto, advantages, privileges to use the road, drain etc along with rights to take water connection, electricity, telephone under or over the attached metal road thereto, within the jurisdiction of D.S.R. Howrah and A.D.S.R. Ranihati, morefully delineated by "RED" color border portion in the annexed plan attached herewith, which is butted and bounded as follows:-

ON THE NORTH- R.S Dag No. 186 and 187.

ON THE SOUTH - 9' Ft. wide common passage.

ON THE EAST- R.S Dag No. 188 & 6' ft wide common passage.

ON THE WEST- 11' ft. wide metal common passage.

S. or Khatia

IN WITNESSES WHEREOF the Declarants hereto do hereby set and subscribed their hands and seals on the day, month and year first above written.

WITNESSES:-

1) Sreapna Das

Andul, Apyori
Howrah

Sainat Ghosh
Satarupa Ghosh.
Bajourita Bhowmik
Souti Goswami

Signature of the First Parties/ Declarants No. 1

2) S. S. S.
W. S.

Sudipati Kumar Choudhury.

Signature of the Second Party/ Declarant No. 2

Drafted by me and readover and explained
to the Declarants in Bengali,
who admit the same to be correct.

Supriya Lila Das

Advocate

Enrol. No. WB/459/2002

Judges Court Howrah

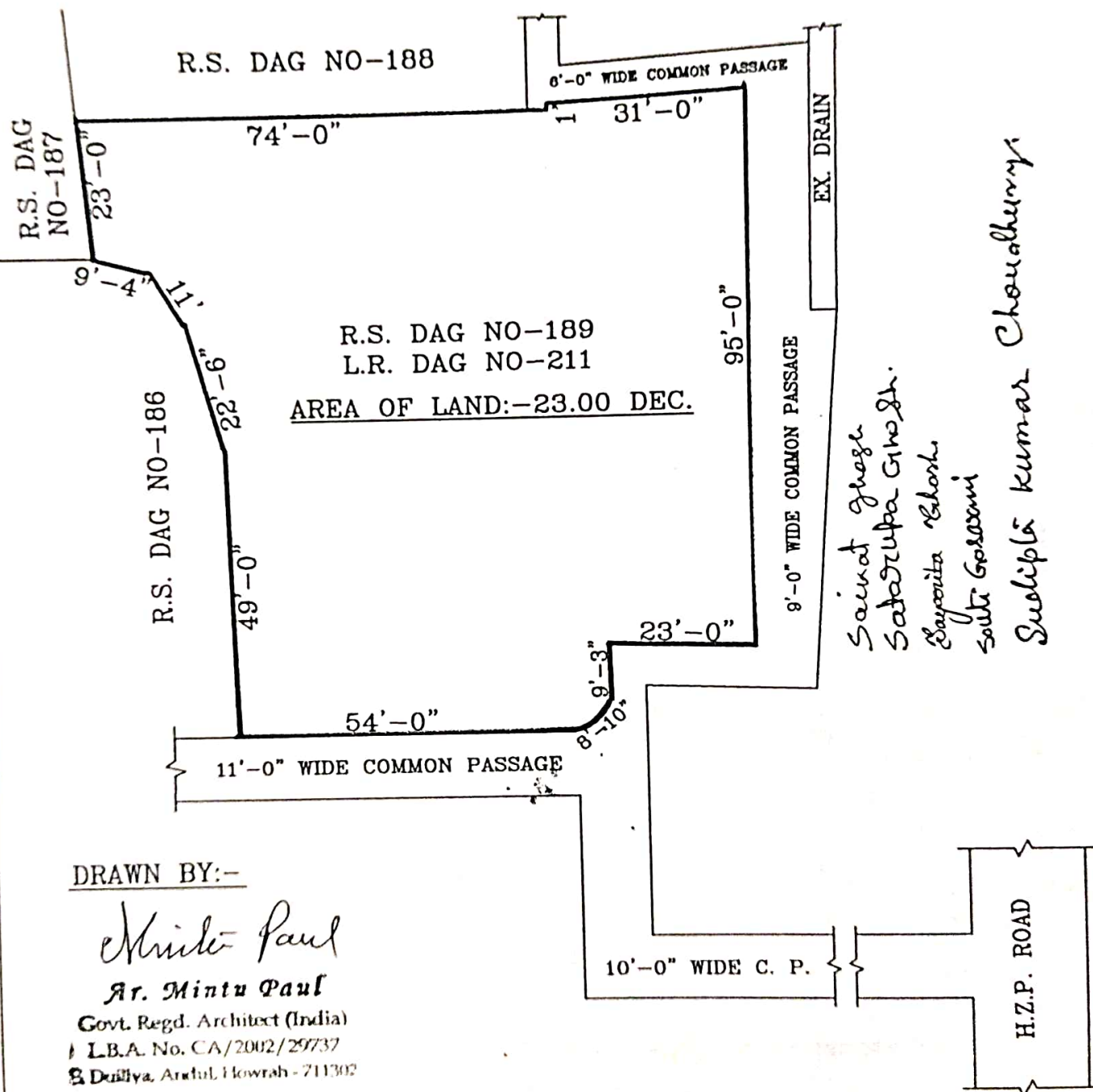
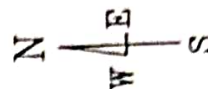
Typed by: K. Banerjee

AMALGAMATION SITE PLAN

R.S. DAG NO-189, L.R. DAG NO.-211, L.R.KH.NO.-2786, 2787, 3242, 3243, 3244 & 3245, MOUZA-ANDUL, J.L. NO-29, P.S.-SANKRAIL, DIST-HOWRAH.

NAME OF OWNER'S	L.R. KH NO.	DRED NO.	L.R. DAG	AREA OF LAND	COLOUR
SAIKAT GHOSH	3242 ✓	TITLE SUIT NO 2 OF 1974	211 ✓	0.394 DEC.	RED <input type="checkbox"/>
SOUTI GOSWAMI	3243 ✓		211 ✓	0.394 DEC.	
SATARUPA GHOSH	3244 ✓		211 ✓	3.192 DEC.	
SAYARITA GHOSH	3245 ✓		211 ✓	3.180 DEC.	
SUDEPTA KUMAR CHOUDHURY	2786 ✓	060102101/2018	211 ✓	1.916 DEC.	
SUDEPTA KUMAR CHOUDHURY	2787 ✓	060102102/2018	211 ✓	1.916 DEC.	
TOTAL AREA OF LAND=23.00 DEC.					

SCALE-1"=24'-0"



Major Information of the Dood

Deed No :	I-0513-04487/2024	Date of Registration	22/07/2024
Query No / Year	0513-2001851565/2024	Office where deed is registered	
Query Date	13/07/2024 4:21:26 PM	D.S.R. - II HOWRAH, District: Howrah	
Applicant Name, Address & Other Details	S Nandi Thana : Howrah, District : Howrah, WEST BENGAL, Mobile No. : 7980935315, 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. 84,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 42,020/- (Article:23)	Rs. 84,046/- (Article:A(1), E)		
Remarks			

Land Details :



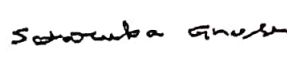


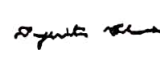
District: Howrah, P.S:- Sankrail, Gram Panchayat: ANDUL, Mouza: Andul, JI No: 29, Pin Code : 711302



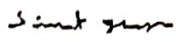


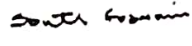
Sch No	Plot Number	Khatlan Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-211 (RS :-)	LR-3242	Bastu	Bastu	6.394 Dec		23,01,840/-	Property is on Road Adjacent to Metal Road,
L2	LR-211 (RS :-)	LR-3243	Bastu	Bastu	6.394 Dec		23,01,840/-	Property is on Road Adjacent to Metal Road,
L3	LR-211 (RS :-)	LR-3244	Bastu	Bastu	3.192 Dec		11,49,120/-	Property is on Road Adjacent to Metal Road,
L4	LR-211 (RS :-)	LR-3245	Bastu	Bastu	3.188 Dec		11,47,680/-	Property is on Road Adjacent to Metal Road,
L5	LR-211 (RS :-)	LR-2786	Bastu	Bastu	1.916 Dec		6,89,760/-	Property is on Road Adjacent to Metal Road,
L6	LR-211 (RS :-)	LR-2787	Bastu	Bastu	1.916 Dec		6,89,760/-	Property is on Road Adjacent to Metal Road,
		TOTAL :			23Dec	0 /-	82,80,000 /-	
		Grand Total :			23Dec	0 /-	82,80,000 /-	

Structure Details :



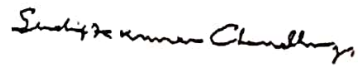
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4, L5, L6	400 Sq Ft.	0/-	1,20,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		400 sq ft	0 /-	1,20,000 /-	

Seller Details :



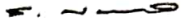
Sl No	Name, Address, Photo, Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mrs Satarupa Ghosh Wife of Late Saubhik Ghosh Executed by: Self, Date of Execution: 22/07/2024 , Admitted by: Self, Date of Admission: 22/07/2024 ,Place : Office		 Captured LTI 22/07/2024	 22/07/2024
Andul Chowdhury Para, City:- Not Specified, P.O:- Andul Mouri, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth: XX-XX-1XX7 , PAN No.: a1xxxxxx9g, Aadhaar No: 32xxxxxxxxx2385, Status :Individual, Executed by: Self, Date of Execution: 22/07/2024 , Admitted by: Self, Date of Admission: 22/07/2024 ,Place : Office				
2	Miss Sayarita Ghosh (Presentant) Daughter of Late Saubhik Ghosh Executed by: Self, Date of Execution: 22/07/2024 , Admitted by: Self, Date of Admission: 22/07/2024 ,Place : Office		 Captured LTI 22/07/2024	 22/07/2024
Andul Chowdhury Para, City:- Not Specified, P.O:- Andul Mouri, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302 Sex: Female, By Caste: Hindu, Occupation: Student, Citizen of: India Date of Birth: XX-XX-1XX9 , PAN No.: cmxxxxxx2a, Aadhaar No: 44xxxxxxxxx6899, Status :Individual, Executed by: Self, Date of Execution: 22/07/2024 , Admitted by: Self, Date of Admission: 22/07/2024 ,Place : Office				

3	Name	Photo	Finger Print	Signature
	Mr Salkat Ghosh Son of Late Sujit Kumar Ghosh Executed by: Self, Date of Execution: 22/07/2024 , Admitted by: Self, Date of Admission: 22/07/2024 ,Place : Office		 Captured	 22/07/2024
	Andul Chowdhury Para, City:- Not Specified, P.O:- Andul Mouri, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.:: dcxxxxxx3b, Aadhaar No: 78xxxxxxxx1092, Status :Individual, Executed by: Self, Date of Execution: 22/07/2024 , Admitted by: Self, Date of Admission: 22/07/2024 ,Place : Office			
4	Name	Photo	Finger Print	Signature
	Mrs Souti Goswami Wife of Late Arun Kumar Goswami Executed by: Self, Date of Execution: 22/07/2024 , Admitted by: Self, Date of Admission: 22/07/2024 ,Place : Office		 Captured	 22/07/2024
	Andul Chowdhury Para, City:- , P.O:- Andul Mouri, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.:: cgxxxxxx9b, Aadhaar No: 73xxxxxxxx4841, Status :Individual, Executed by: Self, Date of Execution: 22/07/2024 , Admitted by: Self, Date of Admission: 22/07/2024 ,Place : Office			

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Name Photo Finger Print Signature
	Mr Sudipta Kumar Choudhury Son of Late Manoj Kumar Choudhury Executed by: Self, Date of Execution: 22/07/2024 , Admitted by: Self, Date of Admission: 22/07/2024 ,Place : Office
	
	 Captured
	 22/07/2024
	Son of Late Manoj Kumar Choudhury Andul Chowdhury Para, City:- Not Specified, P.O:- Andul Mouri, P.S:- Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.:: agxxxxxx2c, Aadhaar No: 92xxxxxxxx9782, Status :Individual, Executed by: Self, Date of Execution: 22/07/2024 , Admitted by: Self, Date of Admission: 22/07/2024 ,Place : Office

Identifier Details :

Name	Photo	Finger Print	Signature
Mr S Nandi Son of Mr S Nandi Howrah, City:- Not Specified, P.O:- Howrah, P.S:-Howrah, District:-Howrah, West Bengal, India, PIN:- 711101		 Captured	
	22/07/2024	22/07/2024	22/07/2024
Identifier Of Mrs Satarupa Ghosh, Miss Sayarita Ghosh, Mr Saikat Ghosh, Mrs Souti Goswami, Mr Sudipta Kumar Choudhury			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Satarupa Ghosh	Mr Sudipta Kumar Choudhury-1.5985 Dec
2	Miss Sayarita Ghosh	Mr Sudipta Kumar Choudhury-1.5985 Dec
3	Mr Saikat Ghosh	Mr Sudipta Kumar Choudhury-1.5985 Dec
4	Mrs Souti Goswami	Mr Sudipta Kumar Choudhury-1.5985 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mrs Satarupa Ghosh	Mr Sudipta Kumar Choudhury-1.5985 Dec
2	Miss Sayarita Ghosh	Mr Sudipta Kumar Choudhury-1.5985 Dec
3	Mr Saikat Ghosh	Mr Sudipta Kumar Choudhury-1.5985 Dec
4	Mrs Souti Goswami	Mr Sudipta Kumar Choudhury-1.5985 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mrs Satarupa Ghosh	Mr Sudipta Kumar Choudhury-0.798 Dec
2	Miss Sayarita Ghosh	Mr Sudipta Kumar Choudhury-0.798 Dec
3	Mr Saikat Ghosh	Mr Sudipta Kumar Choudhury-0.798 Dec
4	Mrs Souti Goswami	Mr Sudipta Kumar Choudhury-0.798 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mrs Satarupa Ghosh	Mr Sudipta Kumar Choudhury-0.797 Dec
2	Miss Sayarita Ghosh	Mr Sudipta Kumar Choudhury-0.797 Dec
3	Mr Saikat Ghosh	Mr Sudipta Kumar Choudhury-0.797 Dec
4	Mrs Souti Goswami	Mr Sudipta Kumar Choudhury-0.797 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mrs Satarupa Ghosh	Mr Sudipta Kumar Choudhury-0.479 Dec
2	Miss Sayarita Ghosh	Mr Sudipta Kumar Choudhury-0.479 Dec
3	Mr Saikat Ghosh	Mr Sudipta Kumar Choudhury-0.479 Dec
4	Mrs Souti Goswami	Mr Sudipta Kumar Choudhury-0.479 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Mrs Satarupa Ghosh	Mr Sudipta Kumar Choudhury-0.479 Dec
2	Miss Sayarita Ghosh	Mr Sudipta Kumar Choudhury-0.479 Dec
3	Mr Saikat Ghosh	Mr Sudipta Kumar Choudhury-0.479 Dec
4	Mrs Souti Goswami	Mr Sudipta Kumar Choudhury-0.479 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Satarupa Ghosh	Mr Sudipta Kumar Choudhury-100.00000000 Sq Ft
2	Miss Sayarita Ghosh	Mr Sudipta Kumar Choudhury-100.00000000 Sq Ft
3	Mr Saikat Ghosh	Mr Sudipta Kumar Choudhury-100.00000000 Sq Ft
4	Mrs Souti Goswami	Mr Sudipta Kumar Choudhury-100.00000000 Sq Ft

Land Details as per Land Record

District: Howrah, P.S:- Sankrail, Gram Panchayat: ANDUL, Mouza: Andul, JI No: 29, Pin Code : 711302

Sch No	Plot & Khatian Number	Details Of Land	Owner name In English as selected by Applicant
L1	LR Plot No:- 211, LR Khatian No:- 3242	Owner:সৈকত ঘোষ, Gurdian:সুজিত ঘোষ, Address:আন্দুল চৌধুরীপাড়া , Classification:বন্য, Area:0.06000000 Acre,	Mr Saikat Ghosh
L2	LR Plot No:- 211, LR Khatian No:- 3243	Owner:সৌভি গোষাঈ, Gurdian:অনুল গোষাঈ, Address:আন্দুল চৌধুরীপাড়া , Classification:বন্য, Area:0.06000000 Acre,	Mrs Souti Goswami
L3	LR Plot No:- 211, LR Khatian No:- 3244	Owner:শতরূপা ঘোষ, Gurdian:সৌভিক ঘোষ, Address:আন্দুল চৌধুরীপাড়া , Classification:বন্য, Area:0.04000000 Acre,	Mrs Satarupa Ghosh
L4	LR Plot No:- 211, LR Khatian No:- 3245	Owner:সায়রিতা ঘোষ , Gurdian:সৌভিক ঘোষ, Address:আন্দুল চৌধুরীপাড়া , Classification:বন্য, Area:0.04000000 Acre,	Miss Sayarita Ghosh
L5	LR Plot No:- 211, LR Khatian No:- 2786	Owner:সুদীপ কুমার চৌধুরী, Gurdian:মনোজ কুমার, Address:আন্দুল চৌধুরী পাড়া,আন্দুল বৌড়ী. সাকরাইল,হাওড়া. , Classification:বন্য, Area:0.01000000 Acre,	Seller is not the recorded Owner as per Applicant.
L6	LR Plot No:- 211, LR Khatian No:- 2787	Owner:সুদীপ কুমার চৌধুরী, Gurdian:মনোজ কুমার, Address:আন্দুল চৌধুরী পাড়া,সাকরাইল হাওড়া. , Classification:বন্য, Area:0.02000000 Acre,	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 051304487 / 2024

On 22-07-2024

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 13:40 hrs on 22-07-2024, at the Office of the D.S.R. - II HOWRAH by Miss Sayarita Ghosh, one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 84,00,000/-

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

Execution is admitted on 22/07/2024 by 1. Mrs Satarupa Ghosh, Wife of Late Saubhik Ghosh, Andul Chowdhury Para, P.O: Andul Mouri, Thana: Sankrail, , Howrah, WEST BENGAL, India, PIN - 711302, by caste Hindu, by Profession House wife, 2. Miss Sayarita Ghosh, Daughter of Late Saubhik Ghosh, Andul Chowdhury Para, P.O: Andul Mouri, Thana: Sankrail, , Howrah, WEST BENGAL, India, PIN - 711302, by caste Hindu, by Profession Student, 3. Mr Saikat Ghosh, Son of Late Sujit Kumar Ghosh, Andul Chowdhury Para, P.O: Andul Mouri, Thana: Sankrail, , Howrah, WEST BENGAL, India, PIN - 711302, by caste Hindu, by Profession Business, 4. Mrs Souti Goswami, Wife of Late Arun Kumar Goswami, Andul Chowdhury Para, P.O: Andul Mouri, Thana: Sankrail, , Howrah, WEST BENGAL, India, PIN - 711302, by caste Hindu, by Profession House wife, 5. Mr Sudipta Kumar Choudhury, Son of Late Manoj Kumar Choudhury, Andul Chowdhury Para, P.O: Andul Mouri, Thana: Sankrail, , Howrah, WEST BENGAL, India, PIN - 711302, by caste Hindu, by Profession Business

Indetified by Mr S Nandi, , , Son of Mr S Nandi, Howrah, P.O: Howrah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 84,046.00/- (A(1) = Rs 84,000.00/- , E = Rs 14.00/- , H = Rs 28.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 84,014/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/07/2024 9:18PM with Govt. Ref. No: 192024250129350561 on 19-07-2024, Amount Rs: 84,014/-, Bank: State Bank of India (SBIN00000001), Ref. No. CK00CLLGF6 on 19-07-2024, Head of Account 0030-03-104-001-16


Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 42,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 37,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4481, Amount: Rs.5,000.00/-, Date of Purchase: 18/07/2024, Vendor name: Probal Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/07/2024 9:18PM with Govt. Ref. No: 192024250129350561 on 19-07-2024, Amount Rs: 37,020/-, Bank: State Bank of India (SBIN00000001), Ref. No. CK00CLLGF6 on 19-07-2024, Head of Account 0030-02-103-003-02


Provash Adhikary
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II HOWRAH
Howrah, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 0513-2024, Page from 133405 to 133431
being No 051304487 for the year 2024.



Panchali Munshi

Digitally signed by Panchali Munshi
Date: 2024.07.29 19:05:20 +05:30
Reason: Digital Signing of Deed.

(Panchali Munshi) 29/07/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II HOWRAH
West Bengal.