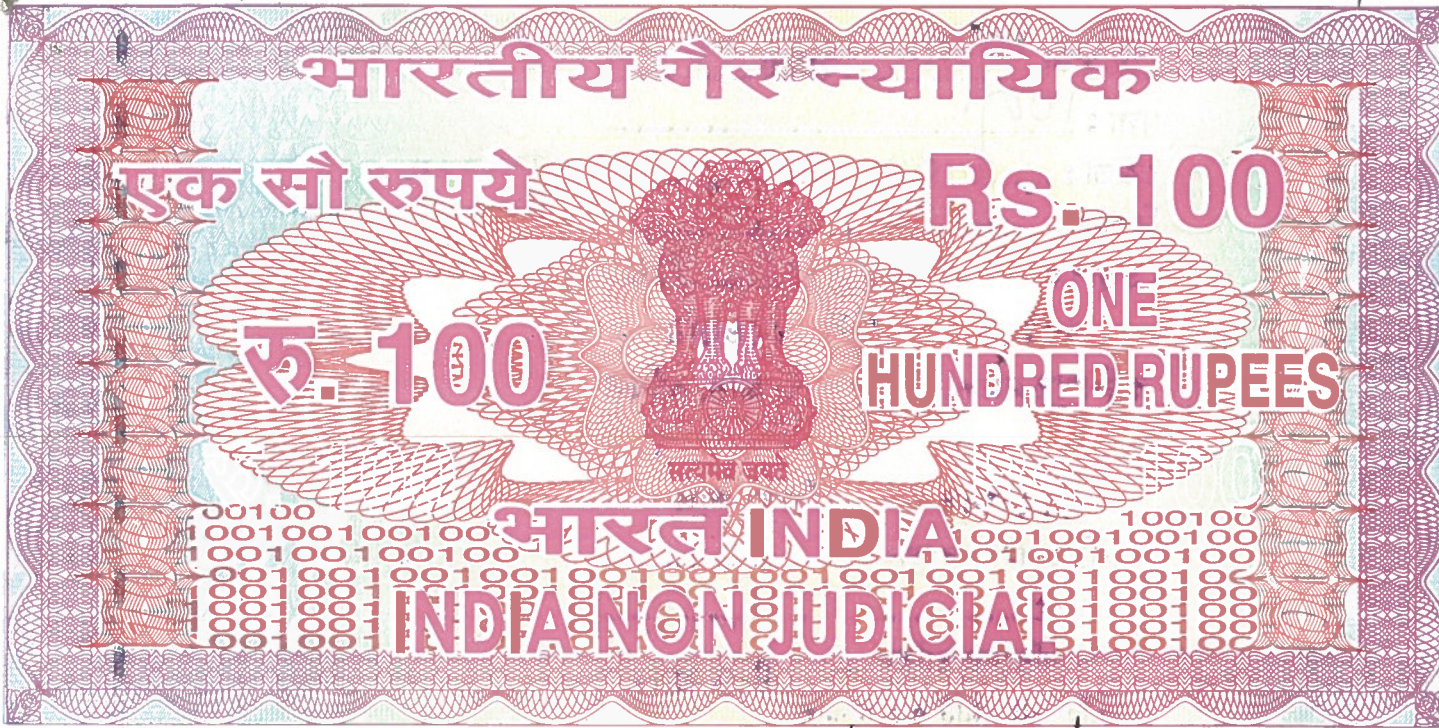


17080

17154/23



22/11/23 प्रश्नवर्ग पश्चिम बंगाल WEST BENGAL

2/2747029/23

AK 497891

Certified that the document is admitted to registration. The signature sheet/sheets & the endorsement sheet or sheets attached with this document are the part of this documents.

Additional District Sub-Registrar
Rajarhat New town, North 24-Pgs.

22 NOV 2023

DEED OF AMALGAMATION

THIS DEED OF AMALGAMATION is made on this 22nd day of November Two Thousand and Twenty Three (2023)

BETWEEN

पृष्ठ : 107

फ़िकाना : AS 24/1, Arjunpur, Deemed to be University

উত্তর : Kashita Pen / P.S. Bagmati, Kulkarni-7 no 55

ନାହିଁ । ଭେଦ ।

কাশিপুর দহদহ এ. এ. আর. অফিস

ভেঙারের ন... বঞ্জিতা পাল

ଜିଜ୍ଞାସିତ ନାମ :- ବାରାକ

निर्देशः

স্বাক্ষরিত তারিখ: ০৯ নভেম্বর ২০২৩

এ টি.ভি. নং মোট কত টাকার

স্ট্যাম্প খরিদ করা হইয়াছে। ১ ৯ ৯ ৯ ০ ০



Additional District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs

2.2 NOV 2023

1. SRI SAMBHU PRASAD NANDAN [PAN AQZPN0053F] [AADHAAR 9198 2255 3394], son of Late Hazari Lal Nandan, by faith Hindu, by Nationality Indian, by Occupation Business, **2. SRI GOURANGA PRASAD NANDAN [PAN DENPN2126E] [AADHAAR 6255 0673 6540]**, son of Late Hazari Lal Nandan, by faith Hindu, by Nationality Indian, by Occupation Business, both are residing at BE-34, Baguiati, Deshbandhunagar, P.O. Deshbandhunagar, P.S. Rajarhat, at present Baguiati, Kolkata-700059, District North 24 Parganas, West Bengal, hereinafter jointly called and referred to as the **LAND OWNERS NO 1** (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, legal representatives and assigns) of the **FIRST PART**.

The landowners herein are being represented by their constituted attorney namely :- **OM SAI ENTERPRISE [PAN AAIFO5630Q]**, a partnership Firm, having its office at AS 24/1, Arjunpur, Deshbandhunagar, P.S. Baguiati, P.O. Deshbandhunagar, District North 24 Parganas, Kolkata - 700059, West Bengal, represented by its Partners namely **1. SRI SWARNAJYOTI ROY [PAN AHQPR0216C] [AADHAAR 3517 3108 3935]**, son of Sri Narayan Chandra Roy, by faith Hindu, by Nationality Indian, by occupation - Business, residing at BD-1/6, Deshbandhu Nagar, P.S. -Baguiati, P.O. Deshbandhu Nagar, District North 24-Parganas, Kolkata -700059, West Bengal, **2. SRI SUMIT MONDAL [PAN CGKPM2585A] [AADHAAR 8322 4362 6352]**, son of Sri Apurba Mondal, by faith Hindu, by Nationality Indian, by occupation - Business, residing at PA 105, Pashimpara, Arjunpur Play Ground, P.S. -Baguiati, P.O. Arjunpur, District North 24-Parganas, Kolkata -700059, West Bengal, by a registered Development Power of Attorney executed on 22/11/2023 registered at Additional District Sub Registrar Rajarhat, Newtown and recorded in Book No I, Being No 17148, for the Year 2023.

A N D

SRI PINTU DEY [PAN BARPD4165P] [AADHAAR 6519 9083 5066], son of Late Dilip Kumar Dey, by faith Hindu, by Nationality Indian, by

Swarajyoti Roy



Additional District Sub-Registrar,
Rajahmundry, New Town, North 24-Pgs

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Occupation-Professional (Martial Artist), residing at PB 27A/2A, Arjunpur, Paschim Para, P.S. Baguiati, P.O. Deshbandhunagar, District North 24 Parganas, Kolkata-700059, West Bengal, hereinafter jointly called and referred to as the "**LAND OWNER NO 2**" (which terms or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include his legal heirs, executors, successors, administrators, legal representatives and assigns) of the **SECOND PART**.

The landowner herein is being represented by his constituted attorney namely :- **OM SAI ENTERPRISE [PAN AAIFO5630Q]**, a partnership Firm, having its office at AS 24/1, Arjunpur, Deshbandhunagar, P.S. Baguiati, P.O. Deshbandhunagar, District North 24 Parganas, Kolkata - 700059, West Bengal, represented by its Partners namely 1. **SRI SWARNAJYOTI ROY [PAN AHQPR0216C] [AADHAAR 3517 3108 3935]**, son of Sri Narayan Chandra Roy, by faith Hindu, by Nationality Indian, by occupation - Business, residing at BD-1/6, Deshbandhu Nagar, P.S. Baguiati, P.O. Deshbandhu Nagar, District North 24-Parganas, Kolkata -700059, West Bengal, 2. **SRI SUMIT MONDAL [PAN CGKPM2585A] [AADHAAR 8322 4362 6352]**, son of Sri Apurba Mondal, by faith Hindu, by Nationality Indian, by occupation - Business, residing at PA 105, Pashimpara, Arjunpur Play Ground, P.S. Baguiati, P.O. Arjunpur, District North 24-Parganas, Kolkata -700059, West Bengal, by a registered Development Power of Attorney executed on ~~22~~/11/2023 registered at Additional District Sub Registrar Rajarhat, Newtown and recorded in Book No I, Being No ~~17149~~....., for the Year 2023.

WHEREAS Sri Sambhu Prasad Nandan and Sri Gouranga Prasad Nandan, the landowners No 1/**First Part herein** jointly well seized and possessed of and or otherwise well and sufficiently entitled to **ALL THAT** a piece and parcel of bastu land measuring an area of **1-15-14 One Cottahs Fifteen Chittacks Fourteen sft** together with **500 sft pucca cement Flooring** residential structure on the **Ground Floor** and **700 sft pucca cement Flooring** residential structure on the **First Floor** lying and situated at **Mouza Arjunpur**, J.L. No 7, Re Sa No 160, Touzi No 1513,181, under

Swarnajyoti Roy



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Rajarnat, New Town, North 24-Pgs

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Khatian No 254, Adhin Khatian No 253 corresponding to Adhin Khatian No 251. corresponding to **L.R Khatian Nos 4961,5333** comprised in C.S. Dag No 468 corresponding to **L.R Dag No 727**, P.S. Rajarhat, at present Baguiati, Pargana Kalikata, within the limits of Rajarhat Gopalpur Municipality, old ward No 22, then Ward No 24, old Holding No 22/1587, at **being premises No BE-34, Deshbandhunagar, Kolkata- 700059**, at present under Bidhannagar Municipal Corporation, New Ward No 10, **New Holding No BMC-15**, Assessment No 20033128069, Additional District Sub Registrar Rajarhat, Newtown, in the District of North 24 Parganas, more fully and particularly described in the **First Schedule here under written**.

AND WHEREAS thereafter for construction of multistoried building thereon the aforesaid land **Sri Sambhu Prasad Nandan** and **Sri Gouranga Prasad Nandan**, the landowners No 1/**First Part herein** jointly executed a registered Development Agreement in favour of **OM SAI ENTERPRISE** represented by its partners namely **Sri Swarnajyoti Roy, Sri Sumit Mondal**, the Developer therein on 22/11/2023 registered at Additional District Sub Registrar Rajarhat, Newtown and recorded in Book No I, Being No **17141**, for the Year 2023 and in that context **Sri Sambhu Prasad Nandan** and **Sri Gouranga Prasad Nandan**, the landowners No 1/**First Part herein** also executed a registered Development Power of Attorney in favour of **OM SAI ENTERPRISE** represented by its partners namely **Sri Swarnajyoti Roy, Sri Sumit Mondal**, the Attorney therein on 22/11/2023 registered at Additional District Sub Registrar Rajarhat, Newtown and recorded in Book No I, Being No **17148**, for the Year 2023.

AND WHEREAS **Sri Pintu Dey**, the landowner No 2/**Second Part** herein well seized and possessed of and or otherwise well and sufficiently entitled to **ALL THAT** a piece and parcel of **bastu land** measuring about measuring an area of **1-6-0 One Cottah Six Chittacks** be the same a little more or less together with **100 sft Roof Tiles shed structure** with cement Flooring on the **Ground Floor** thereon lying and situated at under **Mouza Arjunpur**, J.L.No. 7, R.S. No 160, Touzi No. 181, comprised in C.S. Dag Nos. 468

Sri Swarnajyoti Roy



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Rajarhat, New Town, North 24-Pgs

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corresponding to R.S. Dag No 550 corresponding to **L.R. Dag No. 728** under C.S Khatian No. 254 corresponding to R.S/L.R. Khatian No. 181 corresponding to new L.R. Khatian Nos. 3400, 3401, 3402 corresponding to coming (Agata) L.R. Khatian Nos. 3981, 3980 corresponding to **Modified L.R Khatian No 4741**, at being Municipal Holding No R.G.M/24/16, at present **Holding No AS/357/24/10, Assessee No 030608**, at being **premises No BE-31, Deshbandhu Nagar, Pratibeshi Para, Kolkata-700059**, P.S. Rajarhat, at present Baguiati, within the local limits of Rajarhat Gopalpur Municipality, under Ward No 24, at present under Bidhannagar Municipal Corporation, New Ward No 10, Additional District Sub Registrar Rajarhat, Newtown, in the District of North 24 Parganas, more fully and particularly described in the **Second Schedule here under written.**

AND WHEREAS thereafter for construction of multistoried building thereon the aforesaid land **Sri Pintu Dey**, the landowner No 2/**Second Part herein** executed a registered Development Agreement in favour of **OM SAI ENTERPRISE** represented by its partners namely **Sri Swarnajyoti Roy, Sri Sumit Mondal**, the Developer therein on 22/11/2023 registered at Additional District Sub Registrar Rajarhat, Newtown and recorded in Book No I, Being No **17142**, for the Year 2023 and in that context **Sri Pintu Dey**, the landowner No 2/**Second Part herein** also executed a registered Development Power of Attorney in favour of **OM SAI ENTERPRISE** represented by its partners namely **Sri Swarnajyoti Roy, Sri Sumit Mondal**, the Attorney therein on 22/11/2023 registered at Additional District Sub Registrar Rajarhat, Newtown and recorded in Book No I, Being No **17149**, for the Year 2023.

AND WHEREAS that due to better use and performance the party of the First Part and 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 BMC-15 and single Premises No** i.e. known at being

Swarnajyoti Roy



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Rajarhat, New Town, North 24-Pgs

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premises No BE-34, Deshbandhunagar, Kolkata- 700059, within the local limits of Rajarhat Gopalpur Municipality, under old Ward No. 24 , at present under Bidhannagar Municipal Corporation, New Ward No. 10, in the District of 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 into a single plot/unit and single 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 and Holding No. i.e, Holding No BMC-15 and single Premises No** i.e. known at **being premises No BE-34, Deshbandhunagar, Kolkata- 700059**, within the local limits of Rajarhat Gopalpur Municipality, under old Ward No 24, at present under Bidhannagar Municipal Corporation, New Ward No. 10, 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 that the Parties herein hereby declare that the concerned Authority i.e. Rajarhat Gopalpur Municipality, at present Bidhannagar Municipal Corporation or any other authority or authorities shall 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 and Third Part herein will get their ownership in the amalgamated land as per their present share of land according to the terms and conditions of their respective Development Agreement with the Developer therein made by and between the First Part and the Second Part herein.



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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 between them by this Deed of Amalgamation.

THE FIRST SCHEDULE ABOVE REFERRED TO
(POSSESSED BY SRI SAMBHU PRASAD NANDAN AND SRI GOURANGA
PRASAD NANDAN, THE LANDOWNERS NO 1 HEREIN)

(Property of the First Part)

ALL THAT a piece and parcel of bastu land measuring an area of **1-15-14 One Cottahs Fifteen Chittacks Fourteen sft** together with pucca partly Two storied residential building thereon having **500 sft pucca cement Flooring** residential structure on the **Ground Floor** and **700 sft pucca cement Flooring** residential structure on the **First Floor** lying and situated at **Mouza Arjunpur**, J.L. No 7, Re Sa No 160, Touzi No 1513,181, under C.S. Khatian No 254, Adhin Khatian No 253 corresponding to Adhin Khatian No 251 corresponding to **L.R Khatian Nos L.R Khatian Nos 4961,5333** comprised in C.S Dag No 468 corresponding to **L.R Dag No 727**, P.S. Rajarhat, at present Baguiati, Pargana Kalikata, within the limits of Rajarhat Gopalpur Municipality, old ward No 22, then Ward No 24, old Holding No 22/1587, at **being premises No BE-34, Deshbandhunagar, Kolkata- 700059**, at present under Bidhannagar Municipal Corporation, New Ward No 10, New Holding No BMC-15, Assessment No 20033128069, Additional District Sub Registrar Rajarhat, Newtown, in the District of North 24 Parganas. The total property is butted and bounded in the manner as follows:-

ON THE NORTH BY- Boundary wall of Mahendra Nath Dutta;

ON THE SOUTH BY - 16'-0" ft wide common Road ;

ON THE EAST BY - House of Dilip Basu ;

ON THE WEST BY- House of Priya Ranjan Bandyopadhyay;



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THE SECOND SCHEDULE ABOVE REFERRED TO
(POSSESSED BY SRI PINTU DEY, THE LANDOWNER NO 2/ SECOND
PART HEREIN)

(Property of the Second Part)

ALL THAT a piece and parcel of **bastu land** measuring about measuring an area of **1-6-0 One Cottah Six Chittacks** be the same a little more or less together with **100 sft Roof Tiles shed residential structure** with cement Flooring on the **Ground Floor** thereon lying and situated at under **Mouza Arjunpur**, J.L.No. 7, R.S. No 160, Touzi No. 181, comprised in C.S. Dag Nos. 468 corresponding to R.S. Dag No 550 corresponding to **L.R. Dag No. 728** under C.S Khatian No 254 corresponding to R.S/L.R. Khatian No. 181 corresponding to new L.R. Khatian Nos. 3400, 3401, 3402 corresponding to coming (Agata) L.R. Khatian Nos. 3981, 3980 corresponding to **Modified L.R Khatian No 4741**, at being Municipal Holding No R.G.M/24/16, at present **Holding No AS/357/24/10, Assessee No 030608**, at being **premises No BE-31, Deshbandhu Nagar**, Pratibeshi Para, **Kolkata-700059**, P.S. Rajarhat, at present Baguiati, within the local limits of Rajarhat Gopalpur Municipality, under Ward No 24, at present under Bidhannagar Municipal Corporation, New Ward No 10, Additional District Sub Registrar Rajarhat, Newtown, in the District of North 24 Parganas. The total property is butted and bounded in the manner as follows:-

ON THE NORTH BY- Others Flat;

ON THE SOUTH BY - Existing 16'-0" ft wide Road ;

ON THE EAST BY - House of others ;

ON THE WEST BY- Land and building of Sri Sambhu Prasad Nandan and Sri Gouranga Prasad Nandan;



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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 **3-5-14 Three Cottahas Five Chittacks Fourteen sft** be the same a little more or less together with pucca partly Two storied residential building thereon having **500 sft pucca cement Flooring** residential structure on the **Ground Floor** and **100 sft Roof Tiles shed residential structure** with **cement Flooring** on the **Ground Floor** and **700 sft pucca cement Flooring** residential structure on the **First Floor thereon** lying and situated at **Mouza Arjunpur**, J.L. No 7, Re Sa No 160, Touzi No 1513,181, under C.S. Khatian No 254, Adhin Khatian No 253 corresponding to Adhin Khatian No 251 corresponding to R.S/L.R. Khatian No. 181 corresponding to new L.R. Khatian Nos. 3400, 3401, 3402 corresponding to coming (Agata) L.R. Khatian Nos. 3981, 3980 corresponding to **Modified L.R Khatian Nos 4961,5333, 4741** comprised in Dag No 468 corresponding to **L.R Dag Nos 727,728** P.S. Rajarhat, at present Baguiati, Pargana Kalikata, within the limits of Rajarhat Gopalpur Municipality, old ward No 22, then Ward No 24, old Holding No 22/1587, at **being premises No BE-34 & BE-31, Deshbandhunagar, Kolkata- 700059**, at present under Bidhannagar Municipal Corporation, New Ward No 10; **amalgamated Holding No BMC-15**, Additional District Sub Registrar Rajarhat, Newtown, in the District of North 24 Parganas. The amalgamated Property is marked with Red border and butted and bounded in the manner as follows :-

ON THE NORTH BY - Boundary wall of Mahendra Nath Dutta and others Flat;

ON THE SOUTH BY - 16'-0" ft wide Road ;

ON THE EAST BY - Land and building of others;

ON THE WEST BY - Land and building of others;

Break up :- The bastu land measuring an area of **1-3-16** One Cottah Three Chittacks Sixteen sft comprised in **L.R Dag No 727** under **L.R Khatian No 4961** and bastu land measuring an area of **0-11-43** Eleven Chittacks Forty Three sft comprised in **L.R Dag No 727** under **L.R Khatian No 5333** and



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the land measuring an area of 1-6-0 One Cottah Six Chittacks comprised in **L.R Dag No 728** under **L.R Khatian No 4741**.

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. *Pradip Kumar Dasgupta*
K.K. Ram Das Road,
Nimta, Kolkata - 49,

OM SAI ENTERPRISE
Swarnajyoti Das
Sumit Mandal
Partners

As constituted attorney of
Sri Sambhu Prasad Nandan
Sri Gouranga Prasad Nandan

SIGNATURE OF THE FIRST PARTY

2. *Manash Bhattacharya*
BD-6, D.B. Nagar
Kolkata-70059

OM SAI ENTERPRISE
Swarnajyoti Das
Sumit Mandal
Partners

As constituted attorney of
Sri Pintu Dey

SIGNATURE OF THE SECOND PARTY

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



Additional District Sub-Registrar,
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SITE PLAN OF AMALGAMATED IN RESPECT OF A PIECE AND PARCEL OF **BASTU LAND** MEASURING AN AREA OF **3 - 5 - 14 THREE COTTAHAS FIVE CHITTACKS FOURTEEN SFT** BE THE SAME A LITTLE MORE OR LESS TOGETHER WITH PUGCA PARTLY TWO STORIED RESIDENTIAL BUILDING THEREON HAVING **500 SFT PUGCA CEMENT FLOORING** RESIDENTIAL STRUCTURE ON THE **GROUND FLOOR** AND **100 SFT ROOF TILES SHED RESIDENTIAL STRUCTURE** WITH **CEMENT FLOORING** ON THE **GROUND FLOOR** AND **700 SFT PUGCA CEMENT FLOORING** RESIDENTIAL STRUCTURE ON THE **FIRST FLOOR THEREON** LYING AND SITUATED AT **MOUZA ARJUNPUR, J.L. NO 7, RE SA NO 160, TOUZI NO 1513,181, UNDER C.S. KHATIAN NO 254, ADHIN KHATIAN NO 253 CORRESPONDING TO ADHIN KHATIAN NO 251 CORRESPONDING TO R.S/L.R. KHATIAN NO. 181 CORRESPONDING TO NEW L.R. KHATIAN NOS. 3400, 3401, 3402 CORRESPONDING TO COMING (AGATA) L.R. KHATIAN NOS. 3981, 3980 CORRESPONDING TO MODIFIED L.R KHATIAN NOS 4961,5333, 4741 COMPRISED IN DAG NO 468 CORRESPONDING TO L.R DAG NOS 727,728 P.S. RAJARHAT, AT PRESENT BAGUIATI, PARGANA KALIKATA, WITHIN THE LIMITS OF RAJARHAT GOPALPUR MUNICIPALITY, OLD WARD NO 22, THEN WARD NO 24, OLD HOLDING NO 22/1587, AT BEING PREMISES NO BE-34 & BE-31, DESHBANDHUNAGAR, KOLKATA - 700059, AT PRESENT UNDER BIDHANNAGAR MUNICIPAL CORPORATION, NEW WARD NO 10, AMALGAMATED HOLDING NO BMC-15, ADDITIONAL DISTRICT SUB REGISTRAR RAJARHAT, NEWTOWN, IN THE DISTRICT OF NORTH 24 PARGANAS.**

NAME OF THE FIRST PARTY - SRI SAMBHU PRASAD NANDAN AND SRI GOURANGA PRASAD NANDAN

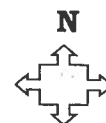
NAME OF THE SECOND PARTY - SRI PINTU DEY

GROUND FLOOR PUGCA STRUCTURE - 500 SFT

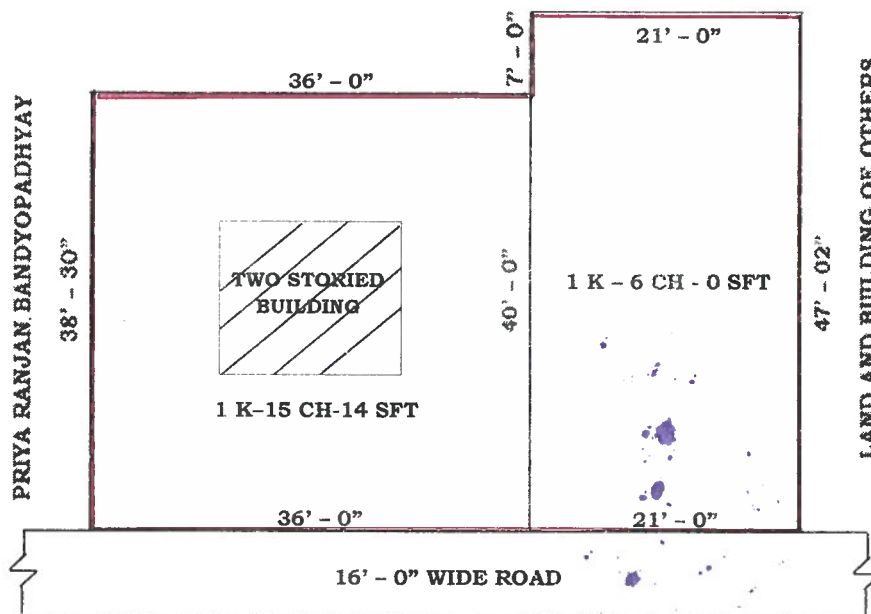
GROUND FLOOR ROOF TILES SHED STRUCTURE - 100 SFT

FIRST FLOOR PUGCA STRUCTURE - 700 SFT

TOTAL AMALGAMATED AREA OF LAND - (1 K-15 CH-14 SFT + 1 K - 6 CH - 0 SFT)= 3K - 5CH -14 SFT.



MAHENDRA NATH DUTTA & OTHERS FLAT



OM SAI ENTERPRISE

Swarnajyoti Ray
Sumit Choudhury
Partners

As constituted attorney of
Sri Sambhu Prasad Nandan

Sri Gouranga Prasad Nandan
Signature of the First Party

OM SAI ENTERPRISE

Swarnajyoti Ray
Sumit Choudhury
Partners

As constituted attorney of
Sri Pintu Dey

Signature of the Second Party

DRAWN BY

Avijit Paul

AVIJIT PAUL



Additional District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs

22 NOV 2023



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



192023240285010311

GRN Details

GRN: 192023240285010311 Payment Mode: Online Payment
GRN Date: 14/11/2023 12:17:48 Bank/Gateway: Bank of Boroda
BRN : 1360466595 BRN Date: 14/11/2023 12:20:48
GRIPS Payment ID: 141120232028501029 Payment Init. Date: 14/11/2023 12:17:48
Payment Status: Successful Payment Ref. No: 2002747029/5/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: SHAMBHU PRASAD NANDAN
Address: BAGAUATI, KOLKATA - 700059
Mobile: 6291247794
Depositor Status: Others
Query No: 2002747029
Applicant's Name: Mr Gopal Sarkar
Identification No: 2002747029/5/2023
Remarks: Merger/Demerger, Amalgamation (Other than company amalgamation)
Payment No 5
Period From (dd/mm/yyyy): 14/11/2023
Period To (dd/mm/yyyy): 14/11/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002747029/5/2023	Property Registration- Stamp duty	0030-02-103-003-02	37166
2	2002747029/5/2023	Property Registration- Registration Fees	0030-03-104-001-16	74506
Total				111672

IN WORDS: ONE LAKH ELEVEN THOUSAND SIX HUNDRED SEVENTY TWO ONLY.



Additional District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs

22 NOV 2023

PAGE NO.
SPECIMEN FROM FOR TEN FINGERPINTS

SL. NO.	Signature of the Executants/Presentants					
	 <i>Swasrajyoti</i>	Little	Ring	Middle	Fore	Thumb
			Left	Hand		
						
		Thumb	Fore	Middle	Ring	Little
			Right	Hand		
						
	 <i>Somit Khandel</i>	Little	Ring	Middle	Fore	Thumb
			Left	Hand		
						
		Thumb	Fore	Middle	Ring	Little
			Right	Hand		
						
		Little	Ring	Middle	Fore	Thumb
			Left	Hand		
		Thumb	Fore	Middle	Ring	Little
			Right	Hand		



Additional District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs

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ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

BWC3710811



নির্বাচকের নাম : অভিজিৎ পাল

Elector's Name : Abhijit Pal

পিতার নাম : রতন পাল

Father's Name : Ratan Pal

লিঙ্গ/Sex : পু/ M

জন্ম তারিখ
Date of Birth : XX/XX/1987

BWC3710811

ঠিকানা:

মতিলাল কলোনি (স্কুল পারাডুম), দুমদুম, পূর্ব মেদিনীপুর, উত্তর ২৪
পারগানা-700081

Address:

MOTILAL COLONY (SCHOOL PARADUM)
DUM,DUM DUM,NORTH 24
PARGANAS-700081

Date: 28/07/2016

114-সদস্য নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন অফিসারের
স্বাক্ষরের অনুকৃতি

Facsimile Signature of the Electoral
Registration Officer for

114-Dum Dum Constituency

নিবন্ধন পরিবর্তন হলে নতুন ঠিকানার তথ্যের নিচের নিয়ম অনুসরণ করে
সংশ্লিষ্ট নতুন সঠিক পরিচয়পত্র পাতার জন্য নির্দিষ্ট ফর্ম এই
পরিচয়পত্রের নম্বরটি উল্লেখ করুন।

In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

021/0334

Abhijit Pal

Major Information of the Deed

Deed No :	I-1523-17154/2023	Date of Registration	22/11/2023
Query No / Year	1523-2002747029/2023	Office where deed is registered	
Query Date	04/11/2023 11:28:43 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	Gopal Sarkar 100, South Sinthee Road, Thana : Sinthi, District : North 24-Parganas, WEST BENGAL, PIN - 700030, Mobile No. : 9831981874, 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. 74,49,245/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 37,266/- (Article:23)	Rs. 74,506/- (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:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Deshbandhu Nagar, Mouza: Arjunpur, JI No: 7, Pin Code : 700059

Sch No	Plot Number	Khatian Number	Land Use	Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-727 (RS :-)	LR-4961	Bastu	Bastu	1 Katha 3 Chatak 16 Sq Ft		24,00,694/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L2	LR-727 (RS :-)	LR-5333	Bastu	Bastu	11 Chatak 43 Sq Ft		14,82,863/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L3	LR-728 (RS :-)	LR-4741	Bastu	Bastu	1 Katha 6 Chatak		27,28,688/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
		TOTAL :			5.4977Dec	0 /-	66,12,245 /-	
	Grand Total :				5.4977Dec	0 /-	66,12,245 /-	

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	1200 Sq Ft.	0/-	8,10,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 700 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L1, L2, L3	100 Sq Ft.	0/-	27,000/-	Structure Type: Structure



Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete

	Total :	1300 sq ft	0 /-	8,37,000 /-	
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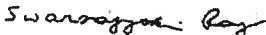
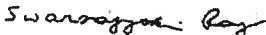
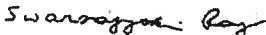
Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr SHAMBHU PRASAD NANDAN Son of Late HAZARI LAL NANDAN ,BE-34,BAGUIATI DESHBANDHU NAGAR, City:- Not Specified, P.O:- BAGUIATI, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AQxxxxxx3F, Aadhaar No: 91xxxxxxxx3394, Status :Individual, Executed by: Attorney, Executed by: Attorney
2	Mr GOURANGA PRASAD NANDAN Son of Late HAZARI LAL NANDAN ,BE-34,BAGUIATI DESHBANDHU NAGAR, City:- Not Specified, P.O:- BAGUIATI, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: DExxxxxx6E, Aadhaar No: 62xxxxxxxx6540, Status :Individual, Executed by: Attorney, Executed by: Attorney
3	Mr PINTU DEY Son of Late DILIP KUMAR DEY ,PB 27A/2A ARJUNPUR,PASCHIM PARA, City:- Not Specified, P.O:- DESHBANDHU NAAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: BAxxxxxx5P, Aadhaar No: 65xxxxxxxx5066, Status :Individual, Executed by: Attorney, Executed by: Attorney
4	OM SAI ENTERPRISE ,BD-1/6 DESHBANDHU NAGAR, City:- Not Specified, P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 , PAN No.:: AAxxxxxx0Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	OM SAI ENTERPRISE ,AS 24/1 ARJUNPUR,DESHBANDHU NAGAR, City:- Not Specified, P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 , PAN No.:: AAxxxxxx0Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

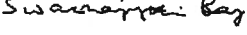
Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature								
1	<table><thead><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr></thead><tbody><tr><td>Mr SWARNAJYOTI ROY (Presentant) Son of Mr NARAYAN CHANDRA ROY Date of Execution - 22/11/2023, , Admitted by: Self, Date of Admission: 22/11/2023, Place of Admission of Execution: Office</td><td> Nov 22 2023 12:28PM</td><td> Captured LTI 22/11/2023</td><td> 22/11/2023</td></tr></tbody></table>	Name	Photo	Finger Print	Signature	Mr SWARNAJYOTI ROY (Presentant) Son of Mr NARAYAN CHANDRA ROY Date of Execution - 22/11/2023, , Admitted by: Self, Date of Admission: 22/11/2023, Place of Admission of Execution: Office	 Nov 22 2023 12:28PM	 Captured LTI 22/11/2023	 22/11/2023
Name	Photo	Finger Print	Signature						
Mr SWARNAJYOTI ROY (Presentant) Son of Mr NARAYAN CHANDRA ROY Date of Execution - 22/11/2023, , Admitted by: Self, Date of Admission: 22/11/2023, Place of Admission of Execution: Office	 Nov 22 2023 12:28PM	 Captured LTI 22/11/2023	 22/11/2023						



,BD-1/6 DESHBANDHU NAGAR, City:- Not Specified, P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx6C, Aadhaar No: 35xxxxxxxx3935 Status : Attorney, Attorney of : Mr SHAMBHU PRASAD NANDAN, Mr GOURANGA PRASAD NANDAN, Mr PINTU DEY				
2	Name Mr SUMIT MONDAL Son of Mr APURBA MONDAL Date of Execution - 22/11/2023, , Admitted by: Self, Date of Admission: 22/11/2023, Place of Admission of Execution: Office	Photo  Nov 22 2023 12:34PM	Finger Print  Captured LTI 22/11/2023	Signature  22/11/2023
,PA-105,PASCHIMPARA ARJUNPUR PLAY GROUND, City:- Not Specified, P.O:- ARJUNPUR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CGxxxxxx5A, Aadhaar No: 83xxxxxxxx6352 Status : Attorney, Attorney of : Mr SHAMBHU PRASAD NANDAN, Mr GOURANGA PRASAD NANDAN, Mr PINTU DEY				

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SWARNAJYOTI ROY Son of Mr NARAYAN ROY Date of Execution - 22/11/2023, , Admitted by: Self, Date of Admission: 22/11/2023, Place of Admission of Execution: Office	Photo  Nov 22 2023 12:28PM	Finger Print  Captured LTI 22/11/2023	Signature  22/11/2023
,BD-1/6,DESHBANDHU NAGAR, City:- Not Specified, P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx6C, Aadhaar No: 35xxxxxxxx3935 Status : Representative, Representative of : OM SAI ENTERPRISE (as PARTNER), OM SAI ENTERPRISE (as PARTNER)				
2	Name Mr SUMIT MONDAL Son of Mr APURBA MONDAL Date of Execution - 22/11/2023, , Admitted by: Self, Date of Admission: 22/11/2023, Place of Admission of Execution: Office	Photo  Nov 22 2023 12:31PM	Finger Print  Captured LTI 22/11/2023	Signature  22/11/2023
,PA-105,PASCHIMPARA ARJUNPUR PLAY GROUND, City:- Not Specified, P.O:- ARJUNPUR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CGxxxxxx5A, Aadhaar No: 83xxxxxxxx6352 Status : Representative, Representative of : OM SAI ENTERPRISE (as PARTNER), OM SAI ENTERPRISE (as PARTNER)				



Identifier Details :

Name	Photo	Finger Print	Signature
Mr AVIJIT PAUL Son of RATAN KUMAR PAUL GOPALPUR CHANDIGARH SATYANARAYAN PALLY, City:- Not Specified, P.O:- MADHYAMGRAM, P.S:- Madhyamgram, District:-North 24- Parganas, West Bengal, India, PIN:- 700132		 Captured	
	22/11/2023	22/11/2023	22/11/2023
Identifier Of Mr SWARNAJYOTI ROY, Mr SUMIT MONDAL, Mr SWARNAJYOTI ROY, Mr SUMIT MONDAL			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SHAMBHU PRASAD NANDAN	OM SAI ENTERPRISE-1.99604 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr GOURANGA PRASAD NANDAN	OM SAI ENTERPRISE-1.23292 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr PINTU DEY	OM SAI ENTERPRISE-2.26875 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr SHAMBHU PRASAD NANDAN	OM SAI ENTERPRISE-300.00000000 Sq Ft
2	Mr GOURANGA PRASAD NANDAN	OM SAI ENTERPRISE-300.00000000 Sq Ft
3	Mr PINTU DEY	OM SAI ENTERPRISE-300.00000000 Sq Ft
4	OM SAI ENTERPRISE	OM SAI ENTERPRISE-300.00000000 Sq Ft

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	Mr SHAMBHU PRASAD NANDAN	OM SAI ENTERPRISE-25.00000000 Sq Ft
2	Mr GOURANGA PRASAD NANDAN	OM SAI ENTERPRISE-25.00000000 Sq Ft
3	Mr PINTU DEY	OM SAI ENTERPRISE-25.00000000 Sq Ft
4	OM SAI ENTERPRISE	OM SAI ENTERPRISE-25.00000000 Sq Ft



Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Deshbandhu Nagar, Mouza: Arjunpur, JI No: 7, Pin Code : 700059

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 727, LR Khatian No:- 4961	Owner:শম্ভু প্রসাদ নন্দন, Gurdian:মৃত হাজারীলাল নন্দন, Address:দেশবন্ধু নগর, প্রতিবেশী পাড়া, খানা-বাগুইআটা, কোলকাতা-৭০০০৫৯, Classification:বাস্ত, Area:0.02000000 Acre,	Mr SHAMBHU PRASAD NANDAN
L2	LR Plot No:- 727, LR Khatian No:- 5333	Owner:গৌরঙ্গ প্রসাদ নন্দন, Gurdian:মৃত হাজারীলাল নন্দন, Address:নিজ , Classification:বাস্ত, Area:0.01000000 Acre,	Mr GOURANGA PRASAD NANDAN
L3	LR Plot No:- 728, LR Khatian No:- 4741	Owner:পিন্টু দে, Gurdian:দিলীপ কুমার দে, Address:নিজ , Classification:বাস্ত, Area:0.02000000 Acre,	Mr PINTU DEY



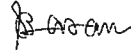


Endorsement For Deed Number : I - 152317154 / 2023

On 06-11-2023

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 74,49,245/-



Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 22-11-2023

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

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

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

Presented for registration at 11:59 hrs on 22-11-2023, at the Office of the A.D.S.R. RAJARHAT by Mr SWARNAJYOTI ROY ,.

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

Execution is admitted on 22-11-2023 by Mr SWARNAJYOTI ROY, PARTNER, OM SAI ENTERPRISE, ,BD-1/6 DESHBANDHU NAGAR, City:- Not Specified, P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059; PARTNER, OM SAI ENTERPRISE, ,AS 24/1 ARJUNPUR,DESHBANDHU NAGAR, City:- Not Specified, P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059

Indetified by Mr AVIJIT PAUL, , , Son of RATAN KUMAR PAUL, GOPALPUR CHANDIGARH SATYANARAYAN PALLY, P.O: MADHYAMGRAM, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700132, by caste Hindu, by profession Others

Execution is admitted on 22-11-2023 by Mr SUMIT MONDAL, PARTNER, OM SAI ENTERPRISE, ,BD-1/6 DESHBANDHU NAGAR, City:- Not Specified, P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059; PARTNER, OM SAI ENTERPRISE, ,AS 24/1 ARJUNPUR,DESHBANDHU NAGAR, City:- Not Specified, P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059

Indetified by Mr AVIJIT PAUL, , , Son of RATAN KUMAR PAUL, GOPALPUR CHANDIGARH SATYANARAYAN PALLY, P.O: MADHYAMGRAM, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700132, by caste Hindu, by profession Others

Executed by Attorney

1. Execution by Mr SWARNAJYOTI ROY, , Son of Mr NARAYAN CHANDRA ROY, ,BD-1/6 DESHBANDHU NAGAR, P.O: DESHBANDHU NAGAR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Business as constituted attorney for 1. Mr SHAMBHU PRASAD NANDAN ,BE-34,BAGUIATI DESHBANDHU NAGAR, P.O: BAGUIATI, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, 2. Mr GOURANGA PRASAD NANDAN ,BE-34,BAGUIATI DESHBANDHU NAGAR, P.O: BAGUIATI, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, 3. Mr PINTU DEY ,PB 27A/2A ARJUNPUR,PASCHIM PARA, P.O: DESHBANDHU NAAGAR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059 is admitted by him

Indetified by Mr AVIJIT PAUL, , , Son of RATAN KUMAR PAUL, GOPALPUR CHANDIGARH SATYANARAYAN PALLY, P.O: MADHYAMGRAM, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700132, by caste Hindu, by profession Others



2. Execution by Mr SUMIT MONDAL, , Son of Mr APURBA MONDAL, ,PA-105,PASCHIMPARA ARJUNPUR PLAY GROUND, P.O: ARJUNPUR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Business as constituted attorney for 1. Mr SHAMBHU PRASAD NANDAN ,BE-34,BAGUIATI DESHBANDHU NAGAR, P.O: BAGUIATI, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, 2. Mr GOURANGA PRASAD NANDAN ,BE-34,BAGUIATI DESHBANDHU NAGAR, P.O: BAGUIATI, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, 3. Mr PINTU DEY ,PB 27A/2A ARJUNPUR,PASCHIM PARA, P.O: DESHBANDHU NAAGAR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059 is admitted by him

Indetified by Mr AVIJIT PAUL, , , Son of RATAN KUMAR PAUL, GOPALPUR CHANDIGARH SATYANARAYAN PALLY, P.O: MADHYAMGRAM, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700132, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 74,506.00/- (A(1) = Rs 74,492.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 74,506/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 14/11/2023 12:20PM with Govt. Ref. No: 192023240285010311 on 14-11-2023, Amount Rs: 74,506/-,
Bank: Bank of Boroda (BARB0INDIAE), Ref. No. 1360466595 on 14-11-2023, Head of Account 0030-03-104-001-16

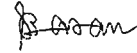
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 37,266/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 37,166/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1070, Amount: Rs.100.00/-, Date of Purchase: 10/11/2023, Vendor name: RANJITA PAUL

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 14/11/2023 12:20PM with Govt. Ref. No: 192023240285010311 on 14-11-2023, Amount Rs: 37,166/-,
Bank: Bank of Boroda (BARB0INDIAE), Ref. No. 1360466595 on 14-11-2023, Head of Account 0030-02-103-003-02



Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2023, Page from 581841 to 581863

being No 152317154 for the year 2023.



Basak

Digitally signed by SANJOY BASAK
Date: 2023.11.30 15:10:28 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 30/11/2023

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. RAJARHAT

West Bengal.



