

00665/24 205800680(2024)



199991  
5/2/24

पश्चिम बंगाल WEST BENGAL

32AA 055826

AND

Certified that the document is admitted to registration. The nature, scope and the endorsement of this document are the part of the document.

District Sub-Registrar-II  
Howrah

05 FEB 2024

### AMALGAMATION DEED

THIS DEED OF DECLARATION FOR AMALGAMATION is made on this 29<sup>th</sup> day

of January 2024.

BETWEEN

05 FEB 2024

Serial No... 182

01 DEC 2023

Purchaser Name

M.L. Chakraborty  
Howrah

Address

Rupees

Chakraborty  
PROBAL CHATTERJEE  
Howrah Court (Alchala)  
Criminal Court

SRI SUKUMAR CHANDRA JANA (Pan no  
) Son of Late Manik Chandra Jana, by P:  
occupation-Business, residing 20:  
Ghusuri, Police Station -  
hereinafter called th  
unless exclud  
respe



District Sub-Registrar-II  
Howrah

02 FEB 2024

=2=

SRI SUKUMAR CHANDRA JANA ( Pan no. ACFPJ1360B & Aadhaar No. ), Son of Late Manik Chandra Jana, by faith-Hindu, By Nationality-Indian, by occupation-Business, residing 201/10/1, G. T. Road (North), Post Office – Ghusuri, Police Station –Malipanchghora, District – Howrah, Pin 711 107 hereinafter called the DECLARANT NO. 1 (Which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include respective his heirs, executors, successors, administrators, legal representatives and assigns)

AND

SMT. MAYURAKSHI JANA ( Pan no. AIMPJ7064K & Aadhaar No. 6053 1855 0432 ), Wife of Sri Sukumar Chandra Jana, by faith-Hindu, By Nationality-Indian, by occupation-Housewife , residing 201/10/1, G. T. Road (North), Post Office – Ghusuri, Police Station –Malipanchghora, District – Howrah, Pin 711 107 hereinafter called the DECLARANT NO. 2 (Which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include respective her heirs, executors, successors, administrators, legal representatives and assigns)

1. That Declarant No. 1 is the owner and occupier of all that the land measuring about 05 Katha 15 Chittacks 00 Sft. Of bastu land comprised in Holding No. 22/1, Guha Park under L.R. Dag No.

1790, L.R. Kh. No. 9921, J.L. No. 12, Mouza & Police Station –  
Liluah, District – Howrah, Ward No. 32 of Bally Municipality, Pin –  
711204, by virtue of Deed of Sale from M/S. Ananda Industries vide  
Deed No. 4336 for the year 1998 and recorded in the office of the  
A.D.S.R. at Howrah , the same is more fully described in the  
SCHEDULE 'A' hereto.

2. That Declarant No. 2 is the owner and occupier of all that the land  
measuring about 5 Katha 03 Chittacks 37 Sft. Of bastu land  
comprised in Holding No. 22, Guha Park under L.R. Dag No. 1790,  
L.R. Kh. No. 10209, J.L. No. 12, Mouza & Police Station – Liluah,  
District – Howrah, Ward No. 32 of Bally Municipality , Pin –  
711204, by virtue of Deed of Sale from M/S. Ananda Industries vide  
Deed No. 4335 for the year 1998 and recorded in the office of the  
A.D.S.R. at Howrah , the same is more fully described in the  
SCHEDULE ' B ' hereto.

3. As a result we are the joint owners and occupiers of all that the land  
measuring about 11 Katha 02 Chittacks 37 Sft. Of bastu land  
comprised in Holding Nos. 22 & 22/1, Guha Park under L.R. Dag

=4=

No. 1790, L.R. Kh. Nos. 10209 & 9921, J.L. No. 12, Mouza & Police Station – Liluah, District – Howrah, Ward No. 32 of Bally Municipality, Pin – 711204, the same is more fully described in the SCHEDULE 'C' hereto.

AND WHEREAS Declarants hereto for better enjoyment of their respective above mentioned property at present measuring about 11 Katha 02 Chittacks 37 Sft. Of bastu land comprised in Holding Nos. 22 & 22/1, Guha Park under L.R. Dag No. 1790, L.R. Kh. Nos. 10209 & 9921, J.L. No. 12, Mouza & Police Station – Liluah, District – Howrah, Ward No. 32 of Bally Municipality, Pin – 711204, intend to their aforesaid properties amalgamated as one holding and/or as a compact unit of one holding.

AND WHEREAS by this Deed of Declaration for amalgamation the Declarants admit that they will never claim against each other in future of this amalgamated property which is described in the Schedule 'C' hereto.

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**NOW THIS DEED OF DECLARATION WITNESSETH:** - that in the circumstances herein below stated it is hereby agreed and declared by the Declarants as follows:-

1. That in pursuance of this deed of declaration hereto the Declarants are the beneficiary owners and occupiers of all that piece and parcel of land lying and situated at Holding Nos. 22 & 22/1, Guha Park under L.R. Dag No. 1790, L.R. Kh. Nos. 10209 & 9921, J.L. No. 12, Mouza & Police Station – Liluah, District – Howrah, Ward No. 32 of Bally Municipality.  
Pin – 711204,
2. That the Declarants hereby agree and declare that the said properties described in the Schedule 'A' & 'B' are with the self same unit having the compact block are absolute possessed by the Declarants free from all encumbrances.
3. That it is hereby agreed and declared by the parties hereto that the schedule 'A' & 'B' property shall henceforth be treated as one holding are lying and situated adjacent to each other.
4. To Hold and To HAVE in the manner as described in the Schedule 'C' hereunder and delineated in the Map annexed thereto.

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5. That the Declarants hereto agree that the above mentioned 'A' & 'B' Schedule properties shall be mutated in my respective name on the record of Bally Municipality and paying the proportionate taxes.
6. That the Declarants hereby declare that the said amalgamated property will be never separated.

**SCHEDULE 'A'**

ALL THAT the piece & parcel of bastu land measuring about 05 Katha 15 Chittacks 00 Sft. Of bastu land comprised in Holding No. 22/1, Guha Park under L.R. Dag No. 1790, L.R. Kh. No. 9921, J.L. No. 12, Mouza & Police Station – Liluah, District – Howrah, Ward No. 32 of Bally Municipality, Pin – 711204 .

**SCHEDULE 'B'**

ALL THAT the piece & parcel of bastu land measuring about 5 Katha 03 Chittacks 37 Sft. Of bastu land comprised in Holding No. 22, Guha Park under L.R. Dag No. 1790, L.R. Kh. No. 10209, J.L. No. 12, Mouza & Police Station – Liluah, District – Howrah, Ward No. 32 of Bally Municipality, Pin – 711204.

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**SCHEDULE 'C'**

**(Amalgamated Property)**

ALL THAT the piece & parcel of bastu land having an area of 11 Katha 02  
Chittacks 37 Sft. Of bastu land comprised in Holding Nos. 22 & 22/1, Guha  
Park under L.R. Dag No. 1790, L.R. Kh. Nos. 10209 & 9921, J.L. No. 12, Mouza  
& Police Station – Liluah, District – Howrah, Ward No. 32 of Bally Municipality,  
Pin – 711204, delineated in the map or plan hereto annexed and therein colored  
in Red bordered and the said land has the following measurements:

Butted and bounded by :-

On the North = Land of Lalita Ghosh & others , Holding No. 12, Guha Park.

On the South = Land of Deepak Rubber Industries

On the East = Land of Jasko Karan Jain.

On the West = 7.100 M Wide Guha Park Road.



WITNESSES WHEREOF the Declarants hereto have set and subscribed their Respective hands and seals on this day month and year first above written.

WITNESSES :-

1. *S. S. S. S.*  
*W. S.*
2. *Tapan Chatterjee*  
*Howrah Court*

*Sukumar Chandra Jha*  
*Mayurakshi Jana*

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DECLARANTS

Drafted by me.

*Manikial Chakraborty*  
Advocate.  
Judges' Court Howrah  
F-910/2004, M-9432472886

Typed by:

Tapan Chatterjee.

Howrah Criminal Court.

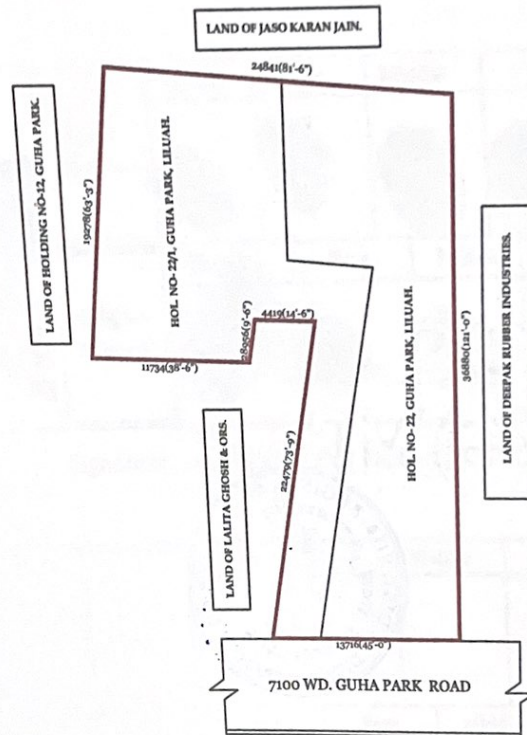
*Tapan Chatterjee*

REGISTRATION PLAN AT HOLDING NO-22 & 22/1, GUHA PARK, WARD NO-32,  
 AREA OF L.R. DAG NO- 1790, L.R.KHATIAN NO- 10209, 9921, J.L.NO- 12,  
 GUHA- LILUAH, P.S.- LILUAH, DIST- HOWRAH, UNDER BALLY MUNICIPALITY.  
 TOTAL AREA OF LAND: 747.58 SQ. MT = 11 KH- 02 CH- 37 SFT.(MORE/LESS)  
 (SHOWN IN RED BORDER ■)

SL. NO.	NAME OF OWNER	HOLDING NO.	AREA OF LAND
1.	SUKUMAR CH. JANA.	22/1, GUHA PARK.	5KH-15CH-00SFT.
2.	MAYUARAKSHI JANA.	22, GUHA PARK.	5KH-03CH-37SFT.

TOTAL AREA OF LAND= 11KH-02CH-37SFT.


SCALE : 1:135




*Sukumaran Ch. Jana*  
 Mayurakshi Jana.

DRAWN BY:  
*Biswajit Pal*  
 BISWAJIT PAL  
 L.B.S. Class (II) NO. 02.....22.24.  
 Howrah Municipal Corporation.,  
 297, Mir Para Road, Bhattanagar  
 Liluah, How-3, Ph. No. 9804290684

FORM FOR TEN FINGER IMPRESSION

	Left Hand	Little	Ring	Middle	Fore	Thumb
	Right Hand	Thumb	Fore	Middle	Ring	Little

Signature Jitendra Ch. Jena

	Left Hand	Little	Ring	Middle	Fore	Thumb
	Right Hand	Thumb	Fore	Middle	Ring	Little

Signature Mayurakshi Jana.

Photo	Left Hand	Little	Ring	Middle	Fore	Thumb
	Right Hand	Thumb	Fore	Middle	Ring	Little

Signature \_\_\_\_\_

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



192023240361406078

192023240361406078 Payment Mode: SBI Epay  
27/01/2024 18:52:04 Bank/Gateway: SBIPay Payment Gateway  
5347318059423 BRN Date: 27/01/2024 18:52:30  
2883078322 Method: IDBI Bank-Retail NB  
270120242036140606 Payment Init. Date: 27/01/2024 18:52:04  
Successful Payment Ref. No: 2000199591/2/2024  
[Query No\*/Query Year]

Contributor Details

Contributor's Name: Mr Sukumar Chand Jana  
Address: 201/10/1, G.T. Road Howrah 711307  
Mobile: 8334902048  
Email: sonkygupta10@gmail.com  
Period From (dd/mm/yyyy): 27/01/2024  
Period To (dd/mm/yyyy): 27/01/2024  
Payment Ref ID: 2000199591/2/2024  
Receipt Ref ID/DRN: 2000199591/2/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000199591/2/2024	Property Registration- Stamp duty	0030-02-103-003-02	71014
2	2000199591/2/2024	Property Registration- Registration Fees	0030-03-104-001-16	142028
			<b>Total</b>	<b>213042</b>

IN WORDS: TWO LAKH THIRTEEN THOUSAND FORTY TWO ONLY.

PAID

### Major Information of the Deed

Deed No :	I-0513-00680/2024	Date of Registration	05/02/2024
No / Year	0513-2000199591/2024	Office where deed is registered	
Date	24/01/2024 8:31:39 AM	D.S.R. - II HOWRAH, District: Howrah	
Applicant Name, Address and other Details	S Nandi Howrah,Thana : Howrah, District : Howrah, WEST BENGAL, PIN - 711101, Mobile No. : 9830864813, Status :Solicitor firm		
Transaction	Additional Transaction		
[1] Merger/Demerger, Amalgamation (Other than company amalgamation)	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
Rs. 3/-	Rs. 1,42,02,822/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 71,034/- (Article:23)	Rs. 1,42,067/- (Article:A(1), E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip.(Urban area)		

### Land Details :



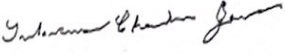
District: Howrah, P.S:- Liluya, Corporation: BALLY, Road: Guha Park , Premises No: 22/1 , , Ward No: 032 Pin Code : 711204

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	5 Katha 15 Chatak	1/-	75,45,304/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,




District: Howrah, P.S:- Liluya, Corporation: BALLY, Road: Guha Park , Premises No: 22, , Ward No: 032 Pin Code : 711204

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	(RS :-)		Bastu	5 Katha 3 Chatak 37 Sq Ft	2/-	66,57,518/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>				<b>18.4411Dec</b>	<b>3 /-</b>	<b>142,02,822 /-</b>	



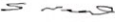
**Details :**

Name,Address,Photo,Finger print and Signature			
Name	Photo	Finger Print	Signature
<b>Mr Sukumar Chandra Jana</b> Presentant ) Son of Late Manik Chandra Jana Executed by: Self, Date of Execution: 29/01/2024 , Admitted by: Self, Date of Admission: 02/02/2024 ,Place : Office		 Captured	
	05/02/2024	LTI 05/02/2024	05/02/2024
201/10/1, G. T. ROAD (North), City:- Howrah, P.O:- Ghusuri, P.S:-Malipanchghara, District:- Howrah, West Bengal, India, PIN:- 711307 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: ACxxxxx0B, Aadhaar No: 75xxxxxxxx2532, Status :Individual, Executed by: Self, Date of Execution: 29/01/2024 , Admitted by: Self, Date of Admission: 02/02/2024 ,Place : Office			

**Buyer Details :**

Name,Address,Photo,Finger print and Signature				
Sl No	Name	Photo	Finger Print	Signature
1	<b>Mrs Mayurakshi Jana</b> Wife of Mr Sukumar Chandra Jana Executed by: Self, Date of Execution: 29/01/2024 , Admitted by: Self, Date of Admission: 02/02/2024 ,Place : Office		 Captured	
	05/02/2024	LTI 05/02/2024	05/02/2024	
Wife of Mr Sukumar Chandra Jana 201/10/1,G.T.oad (N), City:- Howrah, P.O:- Ghusuri, P.S:- Malipanchghara, District:-Howrah, West Bengal, India, PIN:- 711107 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AIxxxxx4K, Aadhaar No: 60xxxxxxxx0432, Status :Individual, Executed by: Self, Date of Execution: 29/01/2024 , Admitted by: Self, Date of Admission: 02/02/2024 ,Place : Office				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Sandip Nandi</b> Son of Mr S Nandi Howrah, City:- Howrah, P.O:- Howrah, P.S:-Howrah, District:-Howrah, West Bengal, India, PIN:- 711101		 Captured	
	05/02/2024	05/02/2024	05/02/2024
Identifier Of Mr Sukumar Chandra Jana, Mrs Mayurakshi Jana			

**Transfer of property for L1**

<b>From</b>	<b>To. with area (Name-Area)</b>
Mr Sukumar Chandra Jana	Mrs Mayurakshi Jana-9.79688 Dec

**Transfer of property for L2**

<b>From</b>	<b>To. with area (Name-Area)</b>
Mr Sukumar Chandra Jana	Mrs Mayurakshi Jana-8.64417 Dec

Endorsement For Deed Number : I - 051300680 / 2024

2-02-2024

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

Presented for registration at 13:39 hrs on 02-02-2024, at the Office of the D.S.R. - II HOWRAH by Mr Sukumar Chandra Jana, Executant.

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 12,02,822/-

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

Execution is admitted on 02/02/2024 by 1. Mr Sukumar Chandra Jana, Son of Late Manik Chandra Jana, 201/10/1, G. T. ROAD (North), P.O: Ghosuri, Thana: Malipanchghara, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711107, by caste Hindu, by Profession Service, 2. Mrs Mayurakshi Jana, Wife of Mr Sukumar Chandra Jana, 201/10/1, G.T. Road (N), P.O: Ghosuri, Thana: Malipanchghara, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711107, by caste Hindu, by Profession House wife

Identified by Mr Sandip Nandi, . . Son of Mr S Nandi, Howrah, P.O: Howrah, Thana: Howrah, , City/Town: 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 1,42,067.00/- ( A(1) = Rs 1,42,028.00/- , E = Rs 7.00/- , H = Rs 28.00/- , M(b) = Rs 4.00/- ) and Registration Fees paid by by online = Rs 1,42,028/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 27/01/2024 6:52PM with Govt. Ref. No: 192023240361406078 on 27-01-2024, Amount Rs: 1,42,028/-,  
Bank: SBI EPay ( SBlePay), Ref. No. 5347318059423 on 27-01-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 71,024/- and Stamp Duty paid by by online = Rs 71,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 27/01/2024 6:52PM with Govt. Ref. No: 192023240361406078 on 27-01-2024, Amount Rs: 71,014/-, Bank:  
SBI EPay ( SBlePay), Ref. No. 5347318059423 on 27-01-2024, Head of Account 0030-02-103-003-02



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

On 05-02-2024

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,42,067.00/- ( A(1) = Rs 1,42,028.00/- , E = Rs 7.00/- , H = Rs 28.00/- , M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 39.00/-



cate of Registration under section 60 and Rule 69.

tered in Book - I

ne number 0513-2024, Page from 22715 to 22732

j No 051300680 for the year 2024.



*Panchali Munshi*

Digitally signed by Panchali Munshi  
Date: 2024.02.07 20:20:18 +05:30  
Reason: Digital Signing of Deed.

(Panchali Munshi) 07/02/2024  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - II HOWRAH  
West Bengal.