

S-105759/23

5760/2023



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

K 856302

15/12/23
 11:11 AM
 Q - 3046939/23

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

[Signature]
 A.D.S.R. Gupta
 Sub-Registrar

15 DEC 2023

DEED OF AMALGAMATION

THIS DEED OF AMALGAMATION is made this the 15th day of December, 2023

BETWEEN

Contd ... P/2.

নং 700 07.12.2023
জাং মূল্য 5000/-
খরিদদার - Asim Biswas
সং - Ramabhadra Barua, Kol-152
শঙ্কর কুমার সরকার
স্ট্যাম্প ভেঙার
সোনারপুর এ্যা. ডি. এস আর. অফিস
দক্ষিণ 28 পরগণা



(Handwritten signature)

A.D.R. Garhi
South 24 Parganas

19 5 DEC 2023

Saman Das
Advocate
High Court, Calcutta

1) MR. SUBHASH CHANDRA GHOSH (PAN - BAMPG6758E), and 2) MR. DIPAK KUMAR GHOSH (PAN - BASPG7706C), both sons of Late Dharendra Nath Ghosh, both by Nationality - Indian, by faith - Hindu, by occupation - Retired Person, both residing at Police Para, Uttar Panchpota, Post Office - Panchpota, Police Station - Sonarpur presently Narendrapur, District - South 24 Parganas, West Bengal, Kolkata - 700152, hereinafter called and referred to as the **FIRST PARTY/ OWNERS** (which term or expression shall, unless excluded by or repugnant to the subject or context, be deemed to mean and include their heirs, executors, administrators, successors, legal representatives and/ or assigns) of the **FIRST PART** being represented by their true and lawful constituted attorney, **K.B. CONSTRUCTION**, a proprietorship firm having its office at Ranabhutia, near Netaji Subhash Engineering College, Garia, Post Office - Panchpota, Police Station - Sonarpur now Narendrapur, Kolkata - 700152, being represented by its Proprietor, **MR. ASIM BISWAS (PAN : AKRPB1622N)**, son Late Jatindra Nath Biswas, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at Ranabhutia, near Netaji Subhash Engineering College, Garia, Post Office - Panchpota, Police Station - Sonarpur now Narendrapur, Kolkata - 700152 by strength of Development Power of Attorney which was registered at the office of the A.D.S.R. Garia, South 24 Pargans and recorded in its Book No. I, Volume No. 1629-2023, Pages from 79507 to 79523, Being No. 162902943 for the year 2023;

AND

1) MR. MANAS SARDAR (PAN - DRIPS2481D), son of Mr. Bhupati Sardar and **2) SMT. SATARUPA GHOSH (PAN : AUBPG2062R)**, wife of Mr. Manas Sardar, both by Nationality - Indian, by faith - Hindu, by occupation - Service, residing presently at Police Para, Uttar Panchpota, Post Office - Panchpota, Police Station - Sonarpur presently Narendrapur, District - South 24 Parganas, West Bengal, Kolkata - 700152, hereinafter called and referred to as the **SECOND PARTY/ OWNERS** (which term or expression shall, unless excluded by or repugnant

Contd . . . P/3.

to the subject or context, be deemed to mean and include their heirs, executors, administrators, successors, legal representatives and/ or assigns) of the **SECOND PART** being represented by their true and lawful constituted attorney, **K.B. CONSTRUCTION**, a proprietorship firm having its office at Ranabhutia, near Netaji Subhash Engineering College, Garia, Post Office - Panchpota, Police Station - Sonarpur now Narendrapur, Kolkata - 700152, being represented by its Proprietor, **MR. ASIM BISWAS** (**PAN : AKRPB1622N**), son Late Jatindra Nath Biswas, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at Ranabhutia, near Netaji Subhash Engineering College, Garia, Post Office - Panchpota, Police Station - Sonarpur now Narendrapur, Kolkata - 700152 by strength of Development Power of Attorney which was registered at the office of the A.D.S.R. Garia, South 24 Pargans and recorded in its Book No. I, Volume No. 1629-2023, Pages from 140063 to 140079, Being No. 162905008 for the year 2023.

WHEREAS Mr. Subhash Chandra Ghosh and Mr. Dipak Kumar Ghosh, the First Party/ Owners herein by virtue Deed of Gift became the owner of a piece and parcel of land measuring 4 Cottahs 11 Chittaks 24 Sq. ft. alongwith structure thereon lying situated at and comprised in **R.S. Dag No. 56 under R.S. Khatian No. 441** corresponding to C.S. Dag No. 54 appertaining under C.S. Khatian No. 122 of **Mouza - Panchpota**, J.L. No. 42, Pargana - Medonmolla, Police Station Sonarpur now Narendrapur, Dist. South 24 Parganas from their mother Mrs. Mina Rani Ghosh, and the said Deed of Gift was duly registered on 24.11.2022 at the office of A.D.S.R., Garia, South 24 Parganas and recorded in its Book No. I, Volume No. 1629-2022, Pages from 195048 to 195069, Being No. 162906693 for the year 2022 and since then the said Mr. Subhash Chandra Ghosh and Mr. Dipak Kumar Ghosh jointly have been in possession and enjoyment of the said 4 Cottahs 11 Chittaks 24 Sq. ft. Bastu land alongwith structure thereon, specifically described in the **First Schedule hereunder written**, without any hindrance and encumbrance and they got mutated the said

property in their name in the record of the B.L.&L.R.O., Sonarpur, South 24 Parganas and the said property incorporated in L.R.R.O.R. as **L.R. Dag No. 62** appertaining to **L.R. Khatian Nos. 5377 & 5378 of Mouza - Panchpota**, J.L. No. 42, and also got recorded the said property in the assessment record of the Rajpur - Sonarpur Municipality and paid municipal taxes containing **Holding No. 220/1, Panchpota**, Ward No. 3 of the Rajpur-Sonarpur Municipality.

AND WHAREAS on the other hand, Mr. Manash Sardar & Mrs. Satarupa Ghosh, the Second Party/ Owners herein jointly purchased a piece and parcel of land measuring 2 Cottahs Bastu land alongwith structure thereon lying, situated at **R.S. Dag No. 56** under R.S. Khatian No. 441 corresponding to C.S. Dag No. 54 appertaining under C.S. Khatian No. 122 of Mouza - Panchpota, J.L. No. 42, Pargana Medonmolla, Police Station Sonarpur now Narendrapur, Dist.- South 24 Parganas, from the then owner, Mrs. Mina Rani Ghosh by virtue of a Deed of Sale written in Bengali which was duly registered on 21.09.2022 at the office of A.D.S.R., Garia, South 24 Parganas and recorded in its Book No. I, Volume. No. 1629-2022, Pages from 185533 to 185553, Being No. 162906304 for the year 2022 and since then the said Mr. Manash Sardar & Mrs. Satarupa Ghosh jointly had been in possession and enjoyment of the said property, specifically described in the **Second Schedule hereunder written**, without any hindrance and encumbrance and they got mutated the said property in their name in the record of the B.L.&L.R.O., Sonarpur, South 24 Parganas and the said property incorporated in L.R.R.O.R. as L.R. Dag No. 62 appertaining to L.R. Khatian Nos. 5326 & 5327 of Mouza - Panchpota, J.L. No. 42, and also got recorded the said property in the assessment record of the Rajpur - Sonarpur Municipality and paid municipal taxes containing **Holding No. 220/2, Panchpota**, Ward No. 3 of the Rajpur-Sonarpur Municipality.

AND WHEREAS in the manner aforesaid all the parties being the owners of their respective properties agreed to amalgamate the property into a single property specifically described in the **Third Schedule** hereunder written.

Contd . . . P/5.

NOW THIS DEED OF AMALGAMATION WITNESSETH as follows :-

That in pursuance of the aforesaid mutual understanding and in consideration of the mutual benefit and better use and enjoyment of the parties hereto agreed to enter this Deed of Amalgamation to amalgamate their properties mentioned in First Schedule, Second Schedule hereunder written into a single property specifically described in the **THIRD SCHEDULE** hereunder written and marked by red border line in the sketch map/ site plan attached herewith.

IT IS HEREBY AGREED AND DECLARED that each party hereto has good right, full power and absolute authority and indefeasible title to amalgamate the property by this Deed AND each party shall at all time hereafter peaceably and jointly hold, possess and enjoy the same without any claim, demand or interruption by the other and will execute every such paper and further do execute and perform every such acts, deeds or things as shall reasonably be required for the true intent and meaning of these presents AND FURTHER THAT the parties hereto covenant with each other that the said separate plots of land shall henceforth be deemed to be one compact singular plot, having no existence of separate plots and the parties hereto or their respective legal heirs, representatives have or shall have no intention to separate the said compact singular amalgamated plot even in future too for their respective personal benefits and interest and they shall jointly enjoy the said amalgamated plot as one and undivided single Holding as more fully and particularly mentioned in the Third Schedule hereunder written.

Contd ... P/6.

AND FURTHER THAT the parties hereto shall have the right to construct building jointly or to enter into Agreement and to sell, convey and transfer and/ or in any way encumber and/ or deal in respect of the said amalgamated property jointly in any manner as they think fit and proper at their discretion and the ownership of the respective parties in respect of the amalgamated property shall remain unchanged as it was before but due to the equity in the considered value no monetary transaction between the parties are taking place.

FIRST SCHEDULE AS ABOVE REFERRED TO

(i.e. property of the First Party herein)

ALL THAT piece and parcel of **Bastu land** measuring **more or less 4 Cottahs 11 Chittaks 24 Sq. ft. Bastu** lying situated at **Holding No. 220/1, Panchpota** in Ward No. 03 of Rajpur - Sonarpur Municipality and comprised in **L.R. Dag No. 62** appertaining to **L.R. Khatian Nos. 5377 & 5378** corresponding to R.S. Dag No. 56 under R.S. Khatian No. 441 and C.S. Dag No. 54 under C.S. Khatian No. 122 of **Mouza - Panchpota**, J.L. No. 42, Pargana - Medonmolla, Police Stataion Sonarpur now Narendrapur, Dist. - South 24 Parganas, Kolkata - 700152.

SECOND SCHEDULE AS ABOVE REFERRED TO

(i.e. property of the Second Party herein)

ALL THAT piece and parcel of **Bastu land** measuring **more or less 2 Cottahs** lying situated at in **L.R. Dag No. 62** appertaining to L.R. Khatian Nos. 5326 & 5327 corresponding to R.S. Dag No. 56 under R.S. Khatian No. 441 and C.S. Dag No. 54 under C.S. Khatian No. 122 of Mouza - Panchpota, J.L. No. 42, Pargana - Medonmolla, Police Stataion - Sonarpur now Narendrapur, Dist.- South 24 Parganas, Kolkata - 700152, Kolkata - 700152 being part of **Holding No. 220/2, Panchpota** in Ward No. 03 of Rajpur - Sonarpur Municipality.

Contd . . . P/7.

THIRD SCHEDULE AS ABOVE REFERRED TO

(i.e. the total Amalgamated property)

ALL THAT piece and parcel of **6 Cottahs 11 Chittaks 24 Sq. ft. Bastu Land** lying situated at and comprised in **L.R. Dag No. 62** appertaining to **L.R. Khatian Nos. 5377, 5378, 5326 & 5327** corresponding to **R.S. Dag No. 56** under R.S. Khatian No. 441 and C.S. Dag No. 54 under C.S. Khatian No. 122 of **Mouza - Panchpota**, J.L. No. 42, Pargana - Medonmolla, Police Stataion Sonarpur now Narendrapur, Dist. - South 24 Parganas, Kolkata - 700152 being part of **Holding Nos. 220/1 & 220/2, Panchpota** in Ward No. 03 of Rajpur - Sonarpur Municipality specifically stated in the table herein below -

| PARTY | L.R. Dag No. | L.R. Khatian Nos. | R.S. Dag No. | R.S. Khatian No. | Area of Land in | | |
|-----------------|--------------------|-------------------------|--------------------|------------------------|-----------------|-----------|-----------|
| | | | | | K. | Ch. | Sft. |
| FIRST PARTY | 62 | 5377, 5378 | 56 | 441 | 4 | 11 | 24 |
| SECOND PARTY | 62 | 5326, 5327 | 56 | 441 | 2 | 0 | 0 |
| TOTAL | | | | | 6 | 11 | 24 |

The said total amalgamated property is fully delineated and depicted by **RED** verge line in the sketch map/ site plan attached herewith which is deemed to be a part and parcel of this indenture. The said property is butted and bounded as follows :

- On the North : 20 feet wide Municipality Road;
On the South : Property of R.S. Dag No. 56;
On the East : Property of R.S. Dag No. 56;
On the West : 10 feet wide Municipality Road.

Contd ... P/8.

IN WITNESSETH WHEREOF the parties hereto have set and subscribed their respective hands, seals and signature this the day, month and year first above written in sound mind and sound body without any influence by any body having had knowledge of the content of the Deed.

WITNESSES :

1) Minli Mondal
Balica (W). Garvia
Station Road, Kol-84

2) Samar Das
Advocate

K. B. CONSTRUCTION
Asim Biswas
Proprietor

Signature of the First Party

DRAFTED & PREPARED BY :

Samar Das
SAMAR DAS,

Advocate,

High Court, Calcutta.

Enrollment No. WB/91/05.

K. B. CONSTRUCTION
Asim Biswas
Proprietor

Signature of the Second Party

PLAN OF PLOT AT MOUZA- PANCHPOTA, J.L. NO.- 42, R.S. NO.- 56(P), L.R. DAG NO.- 62(P), P.S.- NARENDRAPUR, DIST.- SOUTH 24 BANGALURAS UNDER RAJPUR SONARPUR MUNICIPALITY.

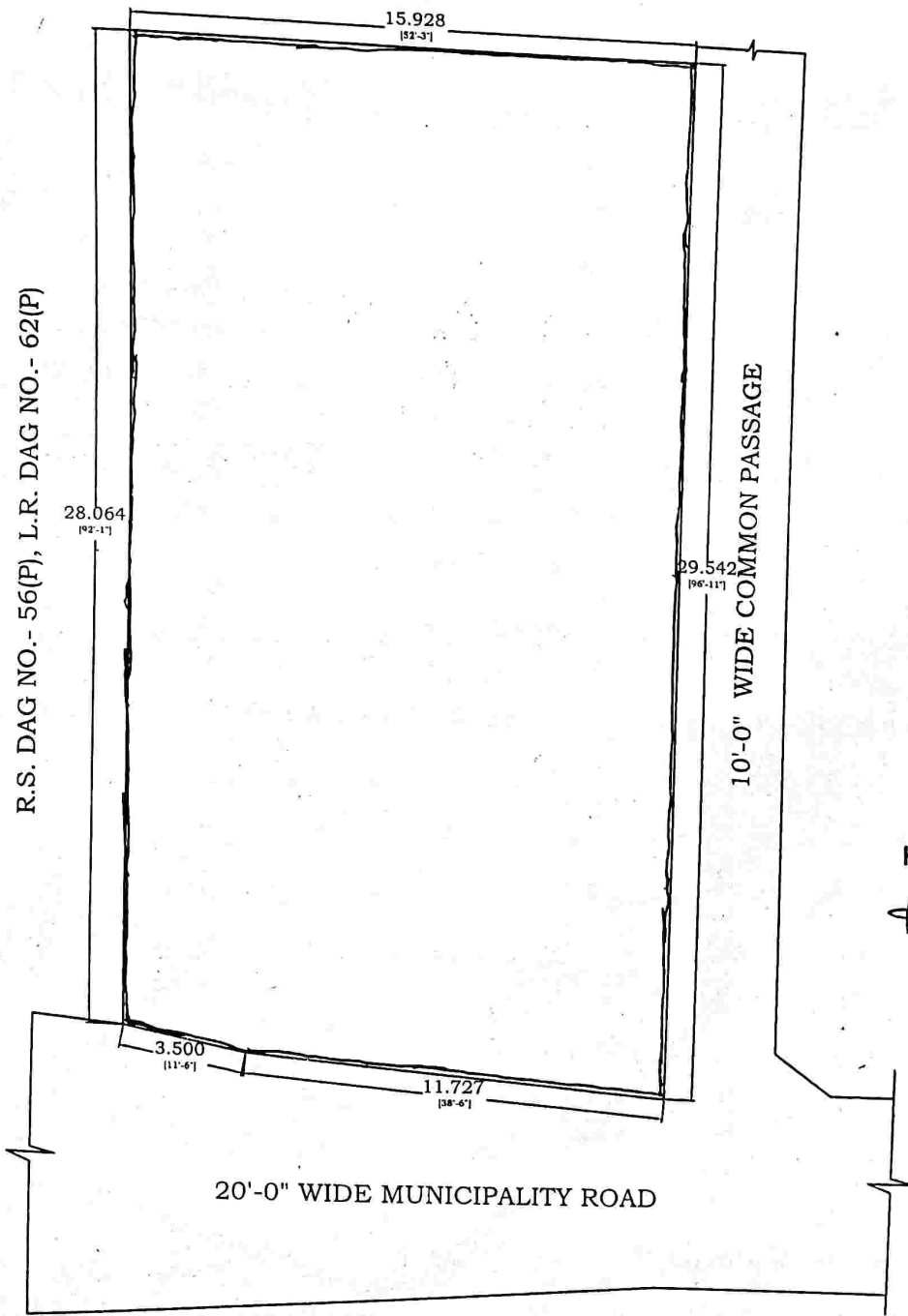
**AND AREA (AS PER DEED) = 6 KT. 11 CH. 24 SFT. (M/L)
(MARKED IN RED BORDER)**



SCALE:- 1:200

**MR. SWAPAN GHOSH
R.S. DAG NO.- 56(P), L.R. DAG NO.- 62(P)**

**MR. HAREKRISHNA PARIA
R.S. DAG NO.- 56(P), L.R. DAG NO.- 62(P)**



**K. B. CONSTRUCTION
Asim Biswas
Proprietor**

**K. B. CONSTRUCTION
Asim Biswas
Proprietor**



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



192023240316418658

GRN Details

GRN: 192023240316418658
GRN Date: 13/12/2023 19:44:31
BRN : 8780172955919
Gateway Ref ID: 1381120671
GRIPS Payment ID: 131220232031641864
Payment Status: Successful
Payment Mode: SBI Epay
Bank/Gateway: SBIEpay Payment Gateway
BRN Date: 13/12/2023 19:45:16
Method: Bank of Baroda NB
Payment Init. Date: 13/12/2023 19:44:31
Payment Ref. No: 2003046939/1/2023
[Query No*/Query Year]

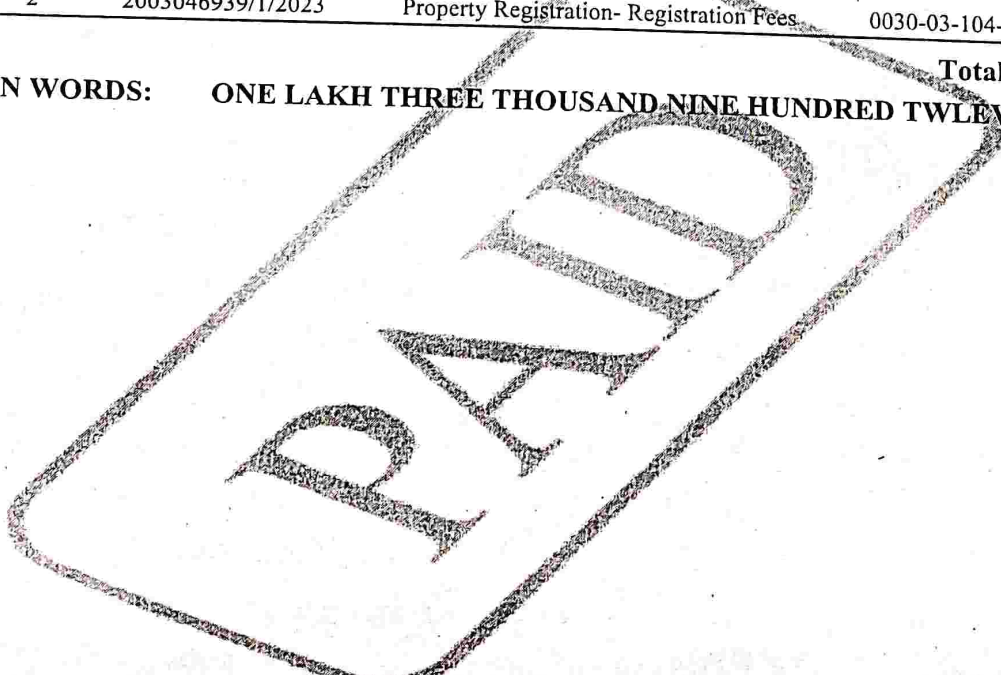
Depositor Details

Depositor's Name: Mr ASIM BISWAS
Address: Ranabhutia, Garia, Kolkata - 700152
Mobile: 9903423220
Period From (dd/mm/yyyy): 13/12/2023
Period To (dd/mm/yyyy): 13/12/2023
Payment Ref ID: 2003046939/1/2023
Dept Ref ID/DRN: 2003046939/1/2023

Payment Details

| Sl. No. | Payment Ref. No. | Head of A/C Description | Head of A/C | Amount (₹) |
|---------|-------------------|--|--------------------|------------|
| 1 | 2003046939/1/2023 | Property Registration-Stamp duty | 0030-02-103-003-02 | 31313 |
| 2 | 2003046939/1/2023 | Property Registration- Registration Fees | 0030-03-104-001-16 | 72599 |

IN WORDS: ONE LAKH THREE THOUSAND NINE HUNDRED TWLEVE ONLY. **Total 103912**





Left
Hand

Right
Hand

| Thumb | 1st Finger | Middle Finger | Ring Finger | Small Finger |
|-------|---------------|------------------|----------------|-----------------|
| | | | | |
| | | | | |

NAME :

MR. ASIM BISWAS

SIGNATURE :

Asim Biswas

REPUBLIC OF INDIA

GOVERNMENT OF INDIA

ASSISTANT

JAGANNATHAN

1977

ASSISTANT

162221

ASSISTANT

SIGNATURE

REPUBLIC OF INDIA

GOVERNMENT OF INDIA

18072014

Assin 6315102

Major Information of the Deed

| | | | |
|---|---|---|---|
| Deed No. | I-1629-05760/2023 | Date of Registration | 15/12/2023 |
| Query No./Year | 1629-2003046939/2023 | Office where deed is registered | |
| Query Date | 11/12/2023 4:36:06 PM | A.D.S.R. GARIA, District: South 24-Parganas | |
| Applicant Name, Address & Other Details | Samar Das High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9903423220, Status : Advocate | | |
| Transaction | [1301] Merger/Demerger, Amalgamation (Other than company amalgamation) | Additional Transaction | [4305] Other than Immovable Property, Declaration [No of Declaration : 2] |
| Set Forth Value | Rs. 4/- | Market Value | Rs. 72,58,502/- |
| Stamp Duty Paid (SD) | Rs. 36,313/- (Article:23) | Registration Fee Paid | Rs. 72,599/- (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: Panchpota Road, Mouza: Panchapota, , Ward No: 3, Holding No:220/1 JI No: 42, Pin Code : 700152

| Sch No. | Plot Number | Khatian Number | Land Proposed | Use ROR | Area of Land | Set Forth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|----------------|------------------|-----------------------|---------------|---------|-----------------------------|--------------------------|-----------------------|---------------------------------|
| L1 | LR-62 (RS :-56) | LR-5377, (RS:-441\0) | Bastu | Bastu | 2 Katha 5 Chatak 34.5 Sq Ft | 1/- | 25,49,251/- | Width of Approach Road: 20 Ft., |
| L2 | LR-62 (RS :-56) | LR-5378, (RS:-441\0) | Bastu | Bastu | 2 Katha 5 Chatak 34.5 Sq Ft | 1/- | 25,49,251/- | Width of Approach Road: 20 Ft., |
| TOTAL : | | | | | 7.7894Dec | 2 /- | 50,98,502 /- | |

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Panchpota Road, Mouza: Panchapota, , Ward No: 3, Holding No:220/2 JI No: 42, Pin Code : 700152

| Sch No. | Plot Number | Khatian Number | Land Proposed | Use ROR | Area of Land | Set Forth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|----------------------|------------------|-----------------------|---------------|---------|--------------|--------------------------|-----------------------|---------------------------------|
| L3 | LR-62 (RS :-56) | LR-5326, (RS:-441\0) | Bastu | Bastu | 1 Katha | 1/- | 10,80,000/- | Width of Approach Road: 20 Ft., |
| L4 | LR-62 (RS :-56) | LR-5327, (RS:-441\0) | Bastu | Bastu | 1 Katha | 1/- | 10,80,000/- | Width of Approach Road: 20 Ft., |
| TOTAL : | | | | | 3.3Dec | 2 /- | 21,60,000 /- | |
| Grand Total : | | | | | 11.0894Dec | 4 /- | 72,58,502 /- | |










Seller Details :

| Sl No | Name/Address/Photo/Finger print and Signature |
|-------|---|
| 1 | Mr Subhash Chandra Ghosh Son of Late Dharendra Nath Ghosh Police Para, Uttar Panchpota, City:- Not Specified, P.O:- Panchpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: baxxxxxx8e,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney |
| 2 | Mr Dipak Kumar Ghosh Son of Late Dharendra Nath Ghosh Police Para, Uttar Panchpota, City:- Not Specified, P.O:- Panchpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: baxxxxxx6c,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney |


Buyer Details :

| Sl No | Name/Address/Photo/Finger print and Signature |
|-------|---|
| 1 | Mr Manas Sardar Son of Mr Bhupati Sardar Police Para, Uttar Panchpota, City:- Not Specified, P.O:- Panchpota, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: drxxxxxx1d,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney |
| 2 | Mrs Satarupa Ghosh Wife of Mr Manas Sardar Police Para, Uttar Panchpota, City:- Not Specified, P.O:- Panchpota, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: auxxxxxx2r,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney |

Attorney Details :

| Sl No | Name/Address/Photo/Finger print and Signature | | | | | | | | | | | | |
|---|---|---|---|--------------|-----------|---|---|---|---|---------------------|----------------|------------|--|
| 1 | <table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Asim Biswas (Presentant) Son of Late Jatindra Nath Biswas Date of Execution - 15/12/2023, , Admitted by: Self, Date of Admission: 15/12/2023, Place of Admission of Execution: Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>Dec 15 2023 11:47AM</td> <td>LTI 15/12/2023</td> <td>15/12/2023</td> <td></td> </tr> </tbody> </table> <p>proprietor, K B COSNTRUCTION , RANABHUTIA, City:- Not Specified, P.O:- PANCHPOTA, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152 , Ranabhutia, City:- Not Specified, P.O:- Panchpota, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx2N,Aadhaar No Not Provided by UIDAI Status : Attorney, Attorney of : Mr Subhash Chandra Ghosh, Mr Dipak Kumar Ghosh, Mr Manas Sardar, Mrs Satarupa Ghosh</p> | Name | Photo | Finger Print | Signature | Mr Asim Biswas (Presentant) Son of Late Jatindra Nath Biswas Date of Execution - 15/12/2023, , Admitted by: Self, Date of Admission: 15/12/2023, Place of Admission of Execution: Office |  |  Captured |  | Dec 15 2023 11:47AM | LTI 15/12/2023 | 15/12/2023 | |
| Name | Photo | Finger Print | Signature | | | | | | | | | | |
| Mr Asim Biswas (Presentant) Son of Late Jatindra Nath Biswas Date of Execution - 15/12/2023, , Admitted by: Self, Date of Admission: 15/12/2023, Place of Admission of Execution: Office |  |  Captured |  | | | | | | | | | | |
| Dec 15 2023 11:47AM | LTI 15/12/2023 | 15/12/2023 | | | | | | | | | | | |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|--|---|---|--|
| Mr Samar Das Son of Mr S G Das High Court, Calcutta, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 |  |  Captured |  |
| Identifier Of Mr Asim Biswas | 15/12/2023 | 15/12/2023 | 15/12/2023 |

| Transfer of property for L1 | | |
|-----------------------------|--------------------------|---|
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mr Subhash Chandra Ghosh | Mr Manas Sardar-0.973672 Dec, Mrs Satarupa Ghosh-0.973672 Dec |
| 2 | Mr Dipak Kumar Ghosh | Mr Manas Sardar-0.973672 Dec, Mrs Satarupa Ghosh-0.973672 Dec |
| Transfer of property for L2 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mr Subhash Chandra Ghosh | Mr Manas Sardar-0.973672 Dec, Mrs Satarupa Ghosh-0.973672 Dec |
| 2 | Mr Dipak Kumar Ghosh | Mr Manas Sardar-0.973672 Dec, Mrs Satarupa Ghosh-0.973672 Dec |
| Transfer of property for L3 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mr Subhash Chandra Ghosh | Mr Manas Sardar-0.4125 Dec, Mrs Satarupa Ghosh-0.4125 Dec |
| 2 | Mr Dipak Kumar Ghosh | Mr Manas Sardar-0.4125 Dec, Mrs Satarupa Ghosh-0.4125 Dec |
| Transfer of property for L4 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mr Subhash Chandra Ghosh | Mr Manas Sardar-0.4125 Dec, Mrs Satarupa Ghosh-0.4125 Dec |
| 2 | Mr Dipak Kumar Ghosh | Mr Manas Sardar-0.4125 Dec, Mrs Satarupa Ghosh-0.4125 Dec |

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Panchpota Road, Mouza: Panchpota, , Ward No: 3, Holding No:220/1 JI No: 42, Pin Code : 700152

| Sch No | Plot & Khatian Number | Details Of Land | Owner name In English as selected by Applicant |
|--------|---------------------------------------|---|--|
| L1 | LR Plot No:- 62, LR Khatian No:- 5377 | Owner:দীপক কুমার ঘোষ, Gurdian:শীলেন্দ্র নাথ, Address:নিজ , Classification:বাড়, Area:0.04000000 Acre, | Mr Dipak Kumar Ghosh |
| L2 | LR Plot No:- 62, LR Khatian No:- 5378 | Owner:সুভাষ চন্দ্র ঘোষ, Gurdian:শীলেন্দ্র নাথ, Address:নিজ , Classification:বাড়, Area:0.04000000 Acre, | Mr Subhash Chandra Ghosh |

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Panchpota Road, Mouza: Panchapota, , Ward No: 3, Holding No:220/2 JI No: 42, Pin Code : 700152

| Sch No | Plot & Khatian Number | Details Of Land | Owner name In English as selected by Applicant |
|--------|---------------------------------------|--|--|
| L3 | LR Plot No:- 62, LR Khatian No:- 5326 | Owner:মানস সরকার, Gurdian:সুশি সরকার, Address:বিজ , Classification:বন্য, Area:0.01000000 Acre, | Seller is not the recorded Owner as per Applicant. |
| L4 | LR Plot No:- 62, LR Khatian No:- 5327 | Owner:শতরুণা ঘোষ, Gurdian:মানস সরকার, Address:বিজ , Classification:বন্য, Area:0.02000000 Acre, | Seller is not the recorded Owner as per Applicant. |

Endorsement For Deed Number : I - 162905760 / 2023

On 16-12-2023

Certificate of Admissibility (Rule 45, 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 11:11 hrs on 15-12-2023, at the Office of the A.D.S.R. GARIA by Mr Asim Biswas ..

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 72,58,502/-

Executed by Attorney

Execution by Mr Asim Biswas, proprietor, K B COSNTRUCTION (Sole Proprietoship), RANABHUTIA, City:- Not Specified, P.O:- PANCHPOTA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152 as constituted attorney for 1. Mr Subhash Chandra Ghosh Police Para, Uttar Panchpota, P.O: Panchpota, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, 2. Mr Dipak Kumar Ghosh Police Para, Uttar Panchpota, P.O: Panchpota, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, 3. Mr Manas Sardar Police Para, Uttar Panchpota, P.O: Panchpota, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, 4. Mrs Satarupa Ghosh Police Para, Uttar Panchpota, P.O: Panchpota, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152 is admitted by him

Indetified by Mr Samar Das, , Son of Mr S G Das, High Court, Calcutta, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 72,599.00/- (A(1) = Rs 72,585.00/- , E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 72,599/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/12/2023 7:45PM with Govt. Ref. No: 192023240316418658 on 13-12-2023, Amount Rs: 72,599/-, Bank: SBI EPay (SBlePay), Ref. No. 8780172955919 on 13-12-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 36,313/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 31,313/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 700, Amount: Rs.5,000.00/-, Date of Purchase: 07/12/2023, Vendor name: Sankar Kumar Sarkar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/12/2023 7:45PM with Govt. Ref. No: 192023240316418658 on 13-12-2023, Amount Rs: 31,313/-, Bank: SBI EPay (SBlePay), Ref. No. 8780172955919 on 13-12-2023, 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 160783 to 160800
being No 162905760 for the year 2023.**



(Handwritten signature)

Digitally signed by KRISHNENDU TALUKDAR
Date: 2023.12.15 17:10:29 +05:30
Reason: Digital Signing of Deed.

**(Krishnendu Talukdar) 15/12/2023
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
West Bengal.**