

084918/25

D.051304394/2025



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

34AA 638832

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

District Sub-Registrar-9  
Howrah

26 AUG 2025

**DEED OF AMALGAMATION**

**CUM BOUNDARY DECLARATION**

**THIS DEED OF AMALGAMATION is made on this 26<sup>th</sup> day of August 2025.**

**BETWEEN**

TE Adm.

26 AUG 2025

SL. NO. 6654 DATE 25/07/25

VALUE 201 RUPEES PAISE

NAME Bimal Devolary

ADDRESS Duiya Howrah

STAMP VENDOR - SOUMYA BANERJEE  
CIVIL COURT, HOWRAH

*[Handwritten signature]*

*[Mirrored text from reverse side]*

*[Mirrored text from reverse side]*

28 AUG 2025

DEED OF AMALGAMATION

CUM BOUNDARY

THIS DEED OF AMALGAMATION...

2025



District Sub-Registrar-II  
Howrah

26 AUG 2025

[2]

**MAMATA KUNDU** (PAN –BWBPK9400J, Aadhaar No. 3043 0165 9250) wife of Late Joy Prakash Kundu, by faith Hindu, by occupation – Household Duties, Indian Citizen, residing at Vill. & P.O. Duillya P.S. Sankrail District-Howrah PIN-711302, hereinafter referred to as the **DECLARANT NO (1)** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, legal representatives and assigns) of the **FIRST PART**.

A N D

(a) **SIDDHARTHA KUNDU**, (PAN – ANZPK5116D, Aadhaar No. 2679 8163 1766) son of Late Shib Ranjan Kundu, Indian Citizen, by faith Hindu, by occupation – Retired, residing at A.S.N. 3, Raghunath Chak, Swastika Apartment near B.B College, P.O. Ushagram, P.S. Asansol, District- Paschim Bardhaman, Pin-711303, (b) **SHELLY GHOSH**, (PAN – BDHPG0979F, Aadhaar No. 8731 2801 1701) wife of Mr. Sudhir Kumar Ghosh, Indian Citizen, by faith Hindu, by occupation – Housewife, residing at A.P.C Pally, P.O – Raghunath Chak, P.S – Asansol, Dist – Paschim Bardhaman, Pin-713303, (c) **MALA SAYED ISLAM**, (PAN –

TE Adv.

[3]

ADSPI4006R, Aadhaar No. 7162 2649 6791) wife of Sk. Sayed Islam, Indian Citizen, by faith Muslim, by occupation – Housewife, residing at Vill – Chakmadhu, P.O – Radhanagar, P.S – Bauria, Dist – Howrah, Pin-711310, hereinafter referred to as the **DECLARANT NO (2)** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, legal representatives and assigns) of the **SECOND PART.**

**A N D**

**SIKHA DUTTA** (PAN –AMYPD5120E, Aadhaar No.3981 3474 6233) wife of Mr. Rathindra Kumar Dutta, by faith Hindu, by occupation – Housewife, Indian Citizen, residing at Vill. & P.O. Duillya P.S. Sankrail District-Howrah PIN-711302, hereinafter referred to as the **DECLARANT NO (3)** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, legal representatives and assigns) of the **THIRD PART.**

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A N D

**CHAYNA KUNDU** (PAN –AUQPK7243K, Aadhaar No.2967 4928 4028) daughter of Late Tarani Prasad Kundu, by faith Hindu, by occupation – Household duties, Indian Citizen, residing at Vill. & P.O. Duillya P.S. Sankrail District-Howrah PIN-711302, hereinafter referred to as the **DECLARANT NO (4)** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, legal representatives and assigns), of the **FORTH PART**.

A N D

**KEKA MUKHERJEE** (PAN –HVKPM8400G, Aadhaar No.9908 3373 6394) wife of Late Krishnadas Mukherjee , by faith Hindu, by occupation – House wife, Indian Citizen, residing at Vill. & P.O. Duillya P.S. Sankrail District-Howrah PIN-711302, hereinafter referred to as the **DECLARANT NO (5)** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, legal representatives and assigns) of the **FIFTH PART**.

TE-Adv.

**ALL THE DECLARANTS** above named are represented by their **CONSTITUTED ATTORNEY** (Registered at DSR-II Howrah vide book no -1, Vol No 0513-2024, Pages from -166086 to 166111, Being no 051305765 for the year 2024) viz., **BIMAL DEVELOPERS** (PAN - AAUFB1751B), one Partnership Firm having its registered office at Village and Post Duillya Pakurtala, P.S. Sankrail, District Howrah, Pin 711302, West Bengal, being represented by its Partners 1) **MR. MOHAN KUMAR NAHA** (PAN ABRPN3068K, Aadhaar No. 8561 1333 0574), 2) **MR. SOHAN CHANDRA NAHA** (PAN - ABRPN3070H, Aadhaar No. 5353 2335 5407), both sons of Late Bimal Chandra Naha, both by faith Hindu, Indian Citizen, both by occupation Business, both are residing at Village Duillya, Pakurtala, P.O. Duillya, P.S. Sankrail, District Howrah, Pin 711302.

**WHEREAS ALL THAT** peace and parcel of Bastu land measuring as per L.R Record of Right and physical measurement more or less 31.752 Satak and as per Deed 32 Satak along with old 200 Sq. ft pucca structure standing thereon situated within R.S Dag No. 1198 L.R Dag No. 1249 under R.S Khatian No. 1079 L.R Khatian Nos 10071,10150, 10151,10203, 10072,

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10073 and 10074 under Mouza and Gram Panchayet Duillya, J.L No. 35 P.S Sankrail, District – Howrah, Pin - 711302 under the Jurisdiction of A.D.S.R. Ranihati and District Sub Registry office at Howrah, which is morefully and particularly described in the “**F**” **schedule** herein below.

**AND WHEREAS** Tarini Prasad Kundu, son of late Sarada Prasad Kundu got the “**F**” **schedule** along with other properties by virtue of one registered Partition Deed executed and registered on 24.03.1969 at D.S.R. office at Howrah record in book number I volume number 24 pages from 231 to 239 being number 1024 for the year 1969.

**AND WHEREAS** after getting the “**F**” **schedule** property along with other properties by virtue of said partition Deed said Tarini Prasad Kundu mutated his name in LR record of right as L.R Khatian No. 1355 under L.R Dag No. 1249 and possessed the **schedule** property as an absolute owner.

**AND WHEREAS** said Tarini Prasad Kundu subsequently died intestate leaving behind his wife, Smt. Lila Kundu, since deceased, one son Jay Prakash Kundu since diseased and four daughters viz. Rekha Kundu, Sikha Dutta, Chayna Kundu, and Keka Mukherjee as the legal heirs and

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successors, who on such death became entitled to said property in respect of undivided 1/6<sup>th</sup> share each.

**AND WHEREAS** while in user and enjoyment of the said land, Smt. Lila Kundu died intestate on 30.11.2006 and on such death the other co-owners became entitled to undivided 1/5<sup>th</sup> share each.

**AND WHEREAS** said Joy Prakash Kundu died issueless on 02.05.2021 leaving behind his wife Mamata Kundu, Declarant No. 1 herein as the only legal heiress and successor

**AND WHEREAS** said Mamata Kundu, Rekha Kundu, Sikha Dutta, Chayna Kundu, and Keka Mukherjee, become the joint owners and possessors in respect of 1/5<sup>th</sup> share each of the "F" schedule property by way of inheritance and duly mutated their name in L.R & R.O.R as L.R Khatian Nos 10071,10070, 10072, 10073 and 10074 and also made conversion of the class of the land from **Danga to Bastu Vide Memo Nos. 1246 to 1250 dated 06.10.2023 from B.L and L.R.O office Sankrail, Howrah.**

T.E. Adv

**AND WHEREAS** the said Declarant No (1) viz., **MAMATA KUNDU** the owner of the **“A” Schedule** mentioned property measuring about **6.352 Satak out of 31.752 Satak** by way of inheritance and duly mutated her name in L.R & R.O.R as L.R Khatian Nos 10071.

**AND WHEREAS** Said Rekha Kundu gifted her 1/5<sup>th</sup> undivided share of the **“B” schedule** property measuring more or less 6.352 Satak land to her son **Siddhartha Kundu** and two married daughters viz. **Shelly Ghosh and Mala Sayed Islam**, Declarant no. 2(a) to 2(c) herein in equal share measuring about 2.12 satak of land each by virtue of three separate registered Deeds of gift all executed on 12.09.2023 and registered on 13.09.2023 at D.S.R I Howrah vide Deed number I-050104493/2023, I-050104491/23 and I-050104492/2023.

**AND WHEREAS** Declarants nos. 2(a) to 2(c) became the owners of 1/15<sup>th</sup> share each measuring about 2.12 satak, 2.12 satak, 2.112 satak vastu land of the **“B” schedule** property by virtue of said deeds of gift and mutated their names in L.R & R.O.R vide L.R Khatian Nos. 10150, 10203 and 10151 respectively.

TE Adm

**AND WHEREAS** the said Declarant No (3) viz., SIKHA DUTTA the owner of the **“C” Schedule** mentioned property measuring about 6.352 Satak out of 32 Satak by way of inheritance and duly mutated her name in L.R & R.O.R as L.R Khatian Nos 10072.

**AND WHEREAS** the said Declarant No (4) viz., CHAYNA KUNDU the owner of the **“D” Schedule** mentioned property measuring about 6.348 Satak out of 32 Satak by way of inheritance and duly mutated her name in L.R & R.O.R as L.R Khatian Nos 10073.

**AND WHEREAS** the said Declarant No (5) viz., **KEKA MUKHERJEE** the owner of the **“E” Schedule** mentioned property measuring about 6.348 Satak out of 32 Satak by way of inheritance and duly mutated her name in L.R & R.O.R as L.R Khatian Nos 10074.

**AND WHEREAS** the present Land Owners/Declarant got the schedule property by way of inheritance as per their respective share and duly paid rent and taxes and seized and possessed the schedule property as joint owners.

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**AND WHEREAS** in the manner as aforesaid We, the Declarants herein have got our respective properties and We for better enjoyment of our aforesaid properties and as the aforesaid properties are contiguous to each other and on account of their being adjacent We have decided and settled to join the aforesaid plots and hence this Deed.

**AND WHEREAS** the Declarants hereto for better enjoyment of their respective above mentioned properties at present total area about **as per Deed 32 Satak bastu** and **as per ROR and physically measurement 31.752 Satak bastu land** along with structure within R.S Dag No. 1198 L.R Dag No. 1249 under R.S Khatian No. 1079 L.R Khatian Nos 10071, 10150, 10151, 10203, 10072, 10073 and 10074 under Mouza and Gram Panchayet Duillya, J.L No. 35 P.S Sankrail, District – Howrah, Pin - 711302, intend to have their aforesaid properties amalgamated and mutated as one holding and/or as a compact unit of one holding, which is described in the **SCHEDULE “F”** hereunder.

TE AM.

**NOW THIS DECLARANT HEREIN declare as follows :-**

1. The Schedule mentioned properties hereby amalgamated and /or consolidated and become one amalgamated property which shall henceforth be treated and consider as one.
2. That the above amalgamation of entire properties is done without any consideration money and without any monetary transaction by the Party herein.
3. That the title of the piece of land mentioned in the Schedule shall remain as it was and there will be no transfer of right, title, share, interest and possession separately.
4. That after the execution and registration of this Deed, the Parties herein shall back out and claim their share in respect of properties separately.
5. There shall be one building plan to be sanctioned over the whole conjoined property more fully described in the "F" SCHEDULE hereunder written.
6. That the Parties shall have the right of using common area of the properties without having any specific permission and consent from any body..

TE Adm

7. That the declarants have agreed that in event a new building will be constructed over the Schedule mentioned properties, then the right of declarants in the new constructed building shall be uniform and equal in accordance with the area as held under the amalgamation.

8. That the total area of land shall on consolidation of the aforesaid plots become **measuring about 32 Satak (as per Deed), 31.752 Satak (as per ROR and according to present physical measurement)** which is more fully described in the **"F" SCHEDULE** hereunder written and the same shall be treated as one compact holding which is delineated with RED colour border in the Plan annexed to this Deed. The declarants shall bear their tax separately.

9. That for the purpose of smooth enjoyment, possession, construction, the declarants including their successors in interest shall be bound to execute all such deeds and documents as and when necessary.

10. That this Deed is executed by the Declarants at their free will and consent and after being read over and explained the contents thereof.

11. That considering the convenience of having a plan sanctioned in respect of the said properties described in the **"A"**, **"B"**, **"C"**, **"D"** and

TE Adv.

**“E”**, **schedule** herein below, which are adjoining to each other and were the part of a same holding previously and considering the requirement to utilize the property more profitably, the declarants have decided to have the same amalgamated into a single holding.

12. That the declarants have their property described in the **“A”** , **“B”**, **“C”**, **“D”** and **“E”**, **schedule** below amalgamated into a single holding, which is described in the **“F” Schedule** below.

13. That this amalgamation is done for the purpose of getting a plan sanctioned from the Howrah Zila Parisad for construction of building in the said **“F” Schedule** property after having it mutated as a single holding in the Settlement records.

14. That from now on the property described in **the “F” Schedule** below shall be treated as the single property of the Party to this Deed and by virtue of this Deed there shall be no change or alteration in the respective proportionate rights, title and interest of the Party hereto in the said property and in the classification of the rights of the Party to the property shall also remain the same.

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15. That by virtue of this Deed the declarants shall have their names mutated in the Settlement records and settlement records of the “**F**” **Schedule** property, which shall be treated as a single holding.

16. That the plan annexed to this Deed shows the “**F**” **Schedule** property in detail delineated with **RED colour** border and the said plan forms material part of the Deed.

**THE “A” SCHEDULE ABOVE REFERRED TO**

**ALL THAT** peace and parcel of Bastu land measuring as per L.R Record of Right and physically measurement 6.352 Satak out of 32 Satak (as per Deed) and 31.752 Satak (as per ROR or Physically measurement) along with old pucca structure standing thereon situated within R.S Dag No. 1198 L.R Dag No. 1249 under R.S Khatian No. 1079 L.R Khatian Nos 10071, under Mouza and Gram Panchayet Duillya, J.L No. 35 P.S Sankrail, District – Howrah, Pin - 711302, together with hereditaments, advantages, privileges along with rights to take water connection, electricity, telephone lines from the G.P Metal Road, common passage thereto, within the jurisdiction of D.S.R. Howrah and A.D.S.R. Ranihati.

TE Adm.

**THE "B" SCHEDULE ABOVE REFERRED TO**

ALL THAT peace and parcel of Bastu land measuring as per L.R Record of Right more or less 6.352 Satak out of 32 Satak (as per Deed) and 31.752 Satak (as per ROR or Physically measurement) along with old pucca structure standing thereon situated within R.S Dag No. 1198 L.R Dag No. 1249 under R.S Khatian No. 1079 L.R Khatian Nos 10150, 10151, 10203, (area of land 2.12 Satak, 2.12 Satak, 2.112 Satak) under Mouza and Gram Panchayet Duillya, J.L No. 35 P.S Sankrail, District - Howrah, Pin - 711302, together with hereditaments, advantages, privileges along with rights to take water connection, electricity, telephone lines from the G.P Metal Road, common passage thereto, within the jurisdiction of D.S.R. Howrah and A.D.S.R. Ranihati.

**THE "C" SCHEDULE ABOVE REFERRED TO**

ALL THAT peace and parcel of Bastu land measuring as per L.R Record of Right more or less 6.352 Satak out of 32 Satak (as per Deed) and 31.752 Satak (as per ROR or Physically measurement) along with old pucca structure standing thereon situated within R.S Dag No. 1198 L.R Dag No.

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1249 under R.S Khatian No. 1079 L.R Khatian Nos 10072, under Mouza and Gram Panchayet Duillya, J.L No. 35 P.S Sankrail, District – Howrah, Pin - 711302, together with hereditaments, advantages, privileges along with rights to take water connection, electricity, telephone lines from the G.P Metal Road, common passage thereto, within the jurisdiction of D.S.R. Howrah and A.D.S.R. Ranihati.

**THE “D” SCHEDULE ABOVE REFERRED TO**

**ALL THAT** peace and parcel of Bastu land measuring as per L.R Record of Right more or less 6.348 Satak out of 32 Satak (as per Deed) and 31.752 Satak (as per ROR or Physically measurement) along with old pucca structure standing thereon situated within R.S Dag No. 1198 L.R Dag No. 1249 under R.S Khatian No. 1079 L.R Khatian Nos 10073, under Mouza and Gram Panchayet Duillya, J.L No. 35 P.S Sankrail, District – Howrah, Pin - 711302, together with hereditaments, advantages, privileges along with rights to take water connection, electricity, telephone lines from the G.P Metal Road, common passage thereto, within the jurisdiction of D.S.R. Howrah and A.D.S.R. Ranihati.

T.E. A. S.

**THE "E" SCHEDULE ABOVE REFERRED TO**

ALL THAT peace and parcel of Bastu land measuring as per L.R Record of Right more or less 6.348 Satak out of 32 Satak (as per Deed) and 31.752 Satak (as per ROR or Physicaly measurement) along with old pucca structure standing thereon situated within R.S Dag No. 1198 L.R Dag No. 1249 under R.S Khatian No. 1079 L.R Khatian Nos 10074, under Mouza and Gram Panchayet Duillya, J.L No. 35 P.S Sankrail, District – Howrah, Pin - 711302, together with hereditaments, advantages, privileges along with rights to take water connection, electricity, telephone lines from the G.P Metal Road, common passage thereto, within the jurisdiction of D.S.R. Howrah and A.D.S.R. Ranihati.

**THE "F" SCHEDULE ABOVE REFERRED TO**

ALL THAT peace and parcel of Bastu land measuring as per L.R Record of Right and Physicaly measurement more or less 31.752 Satak and as per Deed 32 Satak, along with old 200 Sq. ft pucca structure standing thereon situated within R.S Dag No. 1198 L.R Dag No. 1249 under R.S Khatian No. 1079 L.R Khatian Nos 10071, 10150, 10151, 10203, 10072, 10073 and 10074 under Mouza and Gram Panchayet Duillya, J.L No. 35 P.S Sankrail,

*TE Adv.*

District – Howrah, Pin - 711302, (out of 31.752 Satak Bastu Land, 6.352 Satak in L.R Khatian No. 10071, 02.12 Satak in L.R Khatian Nos. 10150, 2.12 Satak in L.R. Khatian No. 10151, and 2.112 satak in L.R. Khatian NO. 10203, 06.352 Satak in L.R Khatian No. 10072, 06.348 satak each in L.R Khatian Nos. 10073, and 10074 are recorded in L.R record of right) together with hereditaments, advantages, privileges along with rights to take water connection, electricity, telephone lines from the G.P Metal Road, common passage 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 : 6 ft. wide common passage then R.S. Dag Nos. 1182 and 1183.
- On The South : Part of R.S. Dag Nos. 1198, 1199 and R.S Dag No. 1197.
- On The East : 40 ft. wide G.P Metal Road.
- On The West : R.S. Dag No. 1195.

And butted and bounded by

- On the North : 119' - 0", 44' - 6".
- On the South : 65' - 0", 30' - 6", 77' - 4".
- On the East : 50' - 0", 55' - 0",
- On the West : 81' - 0".

**IN WITNESS WHEREOF** the parties hereto put their respective seals and signatures on this day, month and year first above written.

**SIGNED, SEALED AND DELIVERED**

in presence of

**WITNESSES:**

- 1) *Suman Kalyan*  
*Dujia*
- 2) *S. S. Chandra*  
*Hindu*

**BIMAL DEVELOPERS**  
*Mohan Kumar Naha*  
*Partner*

**BIMAL DEVELOPERS**  
*Saham Chandra Naha*  
*Partner*

**As constituted attorney of declarants viz.**

**MAMATA KUNDU, SIDDHARTHA KUNDU,  
SHELLY GHOSH, MALA SAYED ISLAM,  
SIKHA DUTTA, CHAYNA KUNDU, KEKA  
MUKHERJEE**

**Signature of the all DECLARANTS**

Drafted and Explained by me:  
as per deed documents plan  
supplied by the parties

*Mridule Chandra*

Advocate.

Howrah Court.

Enrolment No. WB/1145/2001.

Typed by:- *K.P.*

# BOUNDARY DECLARATION PLAN

DAG NO.-1198, L.R. DAG NO.-1249, L.R. KH. NO.-10071,  
10073, 10074, 10150, 10151 & 10203, MOUZA-DULLYA,  
NO.-35, P.S.-SANKRAIL, DIST.-HOWRAH.

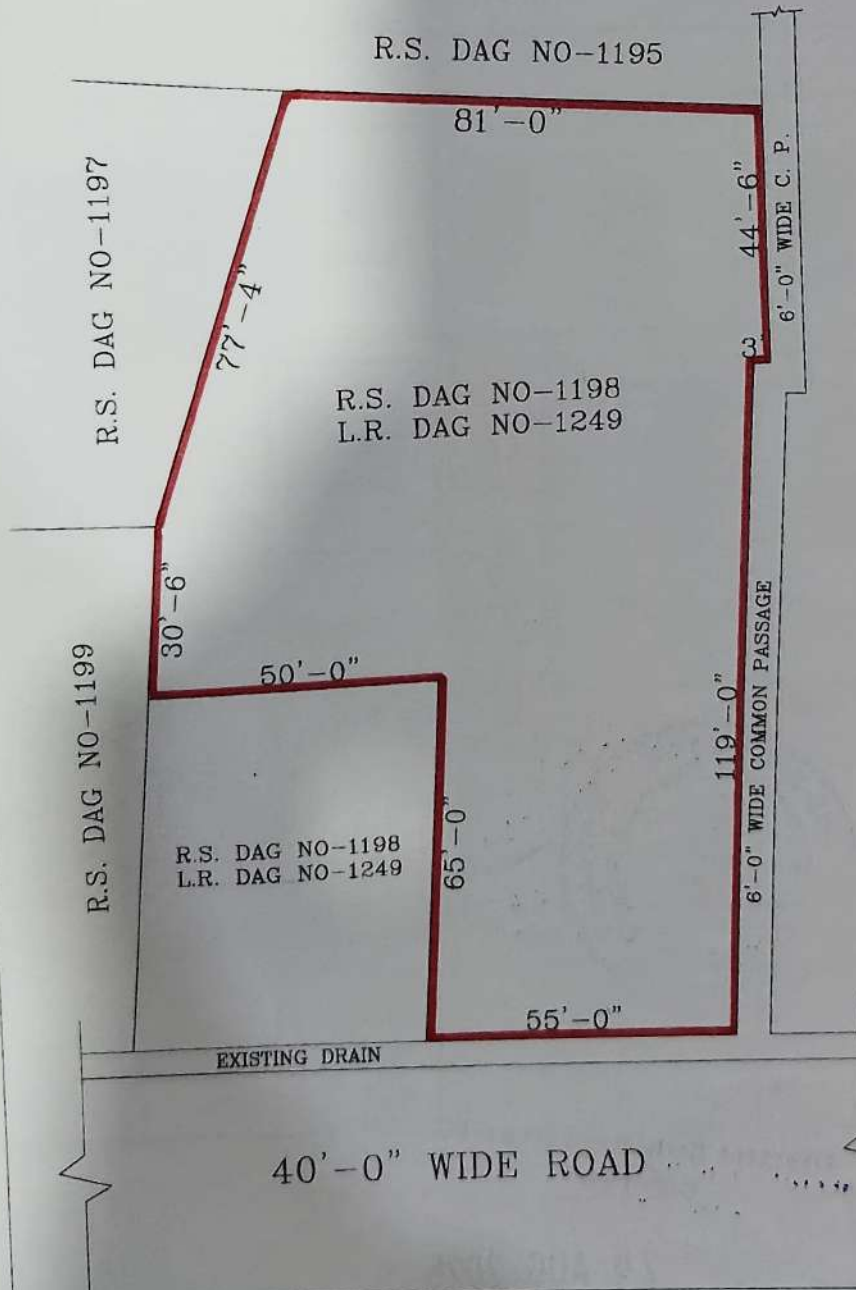
NAME OF OWNER'S	R.S. DAG	L.R. DAG	L.R.KH NO	AREA OF LAND	COLOUR
MAMATA KUNDU	1198	1249	10071	6.352 SATAK	RED 
SIKHA DUTTA	1198	1249	10072	6.352 SATAK	
CHAYNA KUNDU	1198	1249	10073	6.348 SATAK	
KEKA MUKHERJEE	1198	1249	10074	6.348 SATAK	
SIDDHARTHA KUNDU	1198	1249	10150	2.12 SATAK	
MALA SAYED ISLAM	1198	1249	10151	2.12 SATAK	
SHELLY GHOSH	1198	1249	10203	2.112 SATAK	
TOTAL AREA OF LAND=31.752 SATAK					

LAND AREA AS PER DEED:-32.00 SATAK  
 LAND AREA AS PER PARCHA:-31.752 SATAK  
 NAME OF DEVELOPER:-BIMAL DEVELOPERS  
 BEING REPRESENTED BY ITS PARTNERS

SCALE:-1"=32'-0"



- 1.) MR. MOHAN KUMAR NAHA
- 2.) MR. SOHAN CHANDRA NAHA






Mamata Kundu, Siddhartha Kundu, Shelly Ghosh, Mala Sayed Islam, Sikha Dutta, Chayna Kundu & Keka Mukherjee through their constituted attorney  
**BIMAL DEVELOPERS**  
 Mohan Kumar Naha Partner  
 Sohan Chandra Naha Partner  
**BIMAL DEVELOPERS**












DRAWN BY:-

**Ar. Mintu Paul**  
 Govt. Regd. Architech (India)  
 L.B.A. No. CA/2002/29737  
 Dullya Andul Howrah - 711302

# FORM FOR TEN FINGER IMPRESSION

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

Signature Mohan Kumar Neha

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

Signature Soham Chandra Naha

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



192025260229098091

GRN Details

GRN: 192025260229098091  
GRN Date: 25/08/2025 11:04:47  
BRN: CK00KHFHT5  
GRIPS Payment ID: 250820252022909792  
Payment Status: Successful

Payment Mode: Online Payment  
Bank/Gateway: State Bank of India  
BRN Date: 25/08/2025 11:05:21  
Payment Init. Date: 25/08/2025 11:04:47  
Payment Ref. No: 2002419629/3/2025  
[Query No/\*\*/Query Year]

Depositor Details

Depositor's Name: Mrs Mamata Kundu and Others  
Address: Duillya, P.S:-Sankrail, District:-Howrah (PAN No.: bwbpk9400j), West Bengal, 711302  
Mobile: 7980275365  
Contact No: 7980346706  
Depositor Status: Buyer/Claimants  
Query No: 2002419629  
Applicant's Name: Mr S Nandi  
Identification No: 2002419629/3/2025  
Remarks: Merger/Demerger, Amalgamation (Other than company amalgamation)  
Period From (dd/mm/yyyy): 25/08/2025  
Period To (dd/mm/yyyy): 25/08/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002419629/3/2025	Property Registration- Stamp duty	0030-02-103-003-02	48388
2	2002419629/3/2025	Property Registration- Registration Fees	0030-03-104-001-16	96956
			<b>Total</b>	<b>145344</b>

IN WORDS: ONE LAKH FORTY FIVE THOUSAND THREE HUNDRED FORTY FOUR ONLY.

### Major Information of the Deed

Deed No :	I-0513-04394/2025	Date of Registration	26/08/2025
Query No / Year	0513-2002419629/2025	Office where deed is registered	
Query Date	25/08/2025 10:46:25 AM	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 : 1]		
Set Forth value	Market Value		
	Rs. 96,75,600/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 48,408/- (Article:23)	Rs. 96,988/- (Article:A(1), E)		
Remarks			

### Land Details :

District: Howrah, P.S:- Sankrail, Gram Panchayat: DUILYA, Mouza: Duilya, JI No: 35, Pin Code : 711302

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-1249 (RS :- )	LR-10071	Bastu	Bastu	6.352 Dec		19,05,600/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L2	LR-1249 (RS :- )	LR-10150	Bastu	Bastu	2.12 Dec		6,36,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L3	LR-1249 (RS :- )	LR-10151	Bastu	Bastu	2.12 Dec		6,36,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L4	LR-1249 (RS :- )	LR-10203	Bastu	Bastu	2.112 Dec		6,33,600/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L5	LR-1249 (RS :- )	LR-10072	Bastu	Bastu	6.352 Dec		19,05,600/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L6	LR-1249 (RS :- )	LR-10073	Bastu	Bastu	6.348 Dec		19,04,400/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L7	LR-1249 (RS :- )	LR-10074	Bastu	Bastu	6.348 Dec		19,04,400/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
<b>TOTAL :</b>					<b>31.752Dec</b>	<b>0 /-</b>	<b>95,25,600 /-</b>	
<b>Grand Total :</b>					<b>31.752Dec</b>	<b>0 /-</b>	<b>95,25,600 /-</b>	

## Structure Details :

Sl No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
51	On Land L1, L2, L3, L4, L5, L6, L7	200 Sq Ft.	0/-	1,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>200 sq ft</b>	<b>0 /-</b>	<b>1,50,000 /-</b>	

## Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	<b>Mrs Mamata Kundu</b> Wife of Late Joy Prakash Kundu Duillya, City:- Not Specified, P.O:- Duillya, 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-1XX9, PAN No.: bwxxxxx0j, Aadhaar No: 30xxxxxxx9250, Status :Individual, Executed by: Attorney, Executed by: Attorney
2	<b>Mr Siddhartha Kundu</b> Son of Late Shib Ranjan Kundu B B College, City:-, P.O:- Ushagram, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 711303 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India Date of Birth: XX-XX-1XX8, PAN No.: anxxxxx6d, Aadhaar No: 26xxxxxxx1766, Status :Individual, Executed by: Attorney, Executed by: Attorney
3	<b>Mrs Shelly Ghosh</b> Wife of Mr Sudhir Kumar Ghosh A P C Pally, City:-, P.O:- Raghunathchak, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth: XX-XX-1XX3, PAN No.: bdxxxxx9f, Aadhaar No: 87xxxxxxx1701, Status :Individual, Executed by: Attorney, Executed by: Attorney
4	<b>Mrs Mala Sayed Islam</b> Wife of Mr Sk Sayed Islam Chakmadhu, City:- Not Specified, P.O:- Radhanagar, P.S:-Bauria, District:-Howrah, West Bengal, India, PIN:- 711310 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India Date of Birth: XX-XX-1XX1, PAN No.: adxxxxx6r, Aadhaar No: 71xxxxxxx6791, Status :Individual, Executed by: Attorney, Executed by: Attorney
5	<b>Mrs Sikha Dutta</b> Wife of Mr Rathindra Kumar Dutta Duillya, City:- Not Specified, P.O:- Duillya, 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-1XX2, PAN No.: amxxxxx0e, Aadhaar No: 39xxxxxxx6233, Status :Individual, Executed by: Attorney, Executed by: Attorney
6	<b>Miss Chayna Kundu</b> Daughter of Late Tarani Prasad Kundu Duillya, City:- Not Specified, P.O:- Duillya, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth: XX-XX-1XX6, PAN No.: auxxxxx3k, Aadhaar No: 29xxxxxxx4028, Status :Individual, Executed by: Attorney, Executed by: Attorney



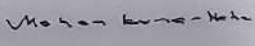



**Attorney Details :**

**Name,Address,Photo,Finger print and Signature**




**1 Mrs Keka Mukherjee**  
 Wife of Mr Krishnadas Mukherjee Duillya, City:- Not Specified, P.O:- Duillya, 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-1XX0 , PAN No.:: hvxxxxx0g, Aadhaar No: 99xxxxxxxx6394, Status :Individual, Executed by: Attorney

**Attorney Details :**

**Name,Address,Photo,Finger print and Signature**

Sl No	Name	Photo	Finger Print	Signature
1	<p><b>Mr Mohan Kumar Naha (Presentant)</b>                      Son of Late Bimal Chandra Naha                      Date of Execution - 26/08/2025, , Admitted by: Self, Date of Admission: 26/08/2025, Place of Admission of Execution: Office</p>	 Aug 26 2025 1:41PM	 LTI 26/08/2025 Captured	 26/08/2025
<p>partner, Bimal Developers , Duillya Pakurtala, City:- , P.O:- Duillya, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302 , Duillya Pakurtala, City:- , P.O:- Duillya, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.:: abxxxxx8k, Aadhaar No: 85xxxxxxxx0574 Status : Attorney, Attorney of : Mrs Mamata Kundu, Mr Siddhartha Kundu, Mrs Shelly Ghosh, Mrs Mala Sayed Islam, Mrs Sikha Dutta, Miss Chayna Kundu, Mrs Keka Mukherjee</p>				
2	<p><b>Mr Sohan Chandra Naha</b>                      Son of Late Bimal Chandra Naha                      Date of Execution - 26/08/2025, , Admitted by: Self, Date of Admission: 26/08/2025, Place of Admission of Execution: Office</p>	 Aug 26 2025 1:46PM	 LTI 26/08/2025 Captured	 26/08/2025
<p>partner, Bimal Developers , Duillya Pakurtala, City:- , P.O:- Duillya, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302 , Dullya Paukutala, City:- , P.O:- Duillya, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.:: abxxxxx0h, Aadhaar No: 53xxxxxxxx5407 Status : Attorney, Attorney of : Mrs Mamata Kundu, Mr Siddhartha Kundu, Mrs Shelly Ghosh, Mrs Mala Sayed Islam, Mrs Sikha Dutta, Miss Chayna Kundu, Mrs Keka Mukherjee</p>				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Sandip Nandi</b> Son of Mr S Nandi Howrah Court, City:- , P.O:- Howrah, P.S:- Howrah, District:-Howrah, West Bengal, India, PIN:- 711101		 Captured	
	26/08/2025	26/08/2025	26/08/2025

Identifier Of Mr Mohan Kumar Naha, Mr Sohan Chandra Naha

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mrs Mamata Kundu	Mrs Keka Mukherjee-6.352 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Mr Siddhartha Kundu	Mrs Keka Mukherjee-2.12 Dec

**Transfer of property for L3**

Sl.No	From	To. with area (Name-Area)
1	Mrs Shelly Ghosh	Mrs Keka Mukherjee-2.12 Dec

**Transfer of property for L4**

Sl.No	From	To. with area (Name-Area)
1	Mrs Shelly Ghosh	Mrs Keka Mukherjee-2.112 Dec

**Transfer of property for L5**

Sl.No	From	To. with area (Name-Area)
1	Mrs Mala Sayed Islam	Mrs Keka Mukherjee-6.352 Dec

**Transfer of property for L6**

Sl.No	From	To. with area (Name-Area)
1	Miss Chayna Kundu	Mrs Keka Mukherjee-6.348 Dec

**Transfer of property for L7**

Sl.No	From	To. with area (Name-Area)
1	Mrs Mamata Kundu	Mrs Keka Mukherjee-1.058 Dec
2	Mr Siddhartha Kundu	Mrs Keka Mukherjee-1.058 Dec
3	Mrs Shelly Ghosh	Mrs Keka Mukherjee-1.058 Dec
4	Mrs Mala Sayed Islam	Mrs Keka Mukherjee-1.058 Dec
5	Mrs Sikha Dutta	Mrs Keka Mukherjee-1.058 Dec
6	Miss Chayna Kundu	Mrs Keka Mukherjee-1.058 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mrs Mamata Kundu	Mrs Keka Mukherjee-33.33333300 Sq Ft
2	Mr Siddhartha Kundu	Mrs Keka Mukherjee-33.33333300 Sq Ft
3	Mrs Shelly Ghosh	Mrs Keka Mukherjee-33.33333300 Sq Ft
4	Mrs Mala Sayed Islam	Mrs Keka Mukherjee-33.33333300 Sq Ft
5	Mrs Sikha Dutta	Mrs Keka Mukherjee-33.33333300 Sq Ft
6	Miss Chayna Kundu	Mrs Keka Mukherjee-33.33333300 Sq Ft

## Land Details as per Land Record

District: Howrah, P.S:- Sankrail, Gram Panchayat: DUILYA, Mouza: Dulya, JI No: 35, Pin Code : 711302

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1249, LR Khatian No:- 10071	Owner:মমতা কুন্ডু, Gurdian:জয়প্রকাশ কুন্ডু, Address:লিঙ্গ , Classification:ডাঙ্গা, Area:0.07000000 Acre,	Mrs Mamata Kundu
L2	LR Plot No:- 1249, LR Khatian No:- 10150	Owner:সিদ্ধার্থ কুন্ডু, Gurdian:শিব রজন কুন্ডু, Address:এ এস এন ৩ রঘুনাথচক, উষাগ্রাম, পশ্চিম বর্ধমান ৭১৩৩০৩, Classification:ডাঙ্গা, Area:0.02000000 Acre,	Mr Siddhartha Kundu
L3	LR Plot No:- 1249, LR Khatian No:- 10151	Owner:মালা সৈয়দ ইসলাম, Gurdian:শেখ সৈয়দ ইসলাম, Address:চকমধু, রাখালগর, হাওড়া ৭১১৩১০, Classification:ডাঙ্গা, Area:0.02000000 Acre,	Mrs Mala Sayed Islam
L4	LR Plot No:- 1249, LR Khatian No:- 10203	Owner:শেলী ঘোষ , Gurdian:সুধীর কুমার ঘোষ, Address:এ সি সি গরী রঘুনাথচক, আসানসোল পশ্চিম বর্ধমান, Classification:ডাঙ্গা, Area:0.02000000 Acre,	Mrs Shelly Ghosh
L5	LR Plot No:- 1249, LR Khatian No:- 10072	Owner:শিখা দত্ত, Gurdian:রথীন্দ্র নাথ দত্ত, Address:লিঙ্গ , Classification:ডাঙ্গা, Area:0.07000000 Acre,	Mrs Sikha Dutta
L6	LR Plot No:- 1249, LR Khatian No:- 10073	Owner:চায়না কুন্ডু, Gurdian:ভাগিনী প্রসাদ কুন্ডু, Address:লিঙ্গ , Classification:ডাঙ্গা, Area:0.06000000 Acre,	Miss Chayna Kundu
L7	LR Plot No:- 1249, LR Khatian No:- 10074	Owner:কেকা মুখার্জি, Gurdian:কৃষ্ণ দাস মুখার্জী, Address:লিঙ্গ , Classification:ডাঙ্গা, Area:0.06000000 Acre,	Seller is not the recorded Owner as per Applicant.

**Endorsement For Deed Number : I - 051304394 / 2025**

26-08-2025

**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 13:01 hrs on 26-08-2025, at the Office of the D.S.R. - II HOWRAH by Mr Mohan Kumar Naha .

**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 96,75,600/-

**Executed by Attorney**

1. Execution by Mr Mohan Kumar Naha, partner, Bimal Developers (Partnership Firm), Duillya Pakurtala, City:- , P.O:- Duillya, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302 as constituted attorney for 1. Mrs Mamata Kundu Duillya, P.O: Duillya, Thana: Sankrail, , Howrah, WEST BENGAL, India, PIN - 711302, 2. Mr Siddhartha Kundu B B College, P.O: Ushagram, Thana: Asansol, , Paschim Bardhaman, WEST BENGAL, India, PIN - 711303, 3. Mrs Shelly Ghosh A P C Pally, P.O: Raghunathchak, Thana: Asansol, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, 4. Mrs Mala Sayed Islam Chakmadhu, P.O: Radhanagar, Thana: Bauria, , Howrah, WEST BENGAL, India, PIN - 711310, 5. Mrs Sikha Dutta Duillya, P.O: Duillya, Thana: Sankrail, , Howrah, WEST BENGAL, India, PIN - 711302, 6. Miss Chayna Kundu Duillya, P.O: Duillya, Thana: Sankrail, , Howrah, WEST BENGAL, India, PIN - 711302, 7. Mrs Keka Mukherjee Duillya, P.O: Duillya, Thana: Sankrail, , Howrah, WEST BENGAL, India, PIN - 711302 is admitted by him

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

2. Execution by Mr Sohan Chandra Naha, partner, Bimal Developers (Partnership Firm), Duillya Pakurtala, City:- , P.O:- Duillya, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302 as constituted attorney for 1. Mrs Mamata Kundu Duillya, P.O: Duillya, Thana: Sankrail, , Howrah, WEST BENGAL, India, PIN - 711302, 2. Mr Siddhartha Kundu B B College, P.O: Ushagram, Thana: Asansol, , Paschim Bardhaman, WEST BENGAL, India, PIN - 711303, 3. Mrs Shelly Ghosh A P C Pally, P.O: Raghunathchak, Thana: Asansol, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, 4. Mrs Mala Sayed Islam Chakmadhu, P.O: Radhanagar, Thana: Bauria, , Howrah, WEST BENGAL, India, PIN - 711310, 5. Mrs Sikha Dutta Duillya, P.O: Duillya, Thana: Sankrail, , Howrah, WEST BENGAL, India, PIN - 711302, 6. Miss Chayna Kundu Duillya, P.O: Duillya, Thana: Sankrail, , Howrah, WEST BENGAL, India, PIN - 711302, 7. Mrs Keka Mukherjee Duillya, P.O: Duillya, Thana: Sankrail, , Howrah, WEST BENGAL, India, PIN - 711302 is admitted by him

Identified by Mr Sandip Nandi, . , Son of Mr S Nandi, Howrah Court, 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 96,988.00/- ( A(1) = Rs 96,756.00/- ,E = Rs 200.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by , by Cash Rs 32.00/-, by online = Rs 96,956/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/08/2025 11:05AM with Govt. Ref. No: 192025260229098091 on 25-08-2025, Amount Rs: 96,956/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CK00KHFHT5 on 25-08-2025, Head of Account 0030-03-104-001-

16

**Payment of Stamp Duty**

Ascertained that required Stamp Duty payable for this document is Rs. 48,388/- and Stamp Duty paid by , by Stamp Rs 20,000/-, by online = Rs 48,388/-  
Description of Stamp  
1. Stamp: Type: Impressed, Serial no 4454, Amount: Rs.20.00/-, Date of Purchase: 25/07/2025, Vendor name: Soumya Banerjee  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/08/2025 11:05AM with Govt. Ref. No: 192025260229098091 on 25-08-2025, Amount Rs: 48,388/-,  
Bank: State Bank of India ( SBIN0000001), Ref. No. CK00KHFHT5 on 25-08-2025, Head of Account 0030-02-103-003-02

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

State of Registration under section 60 and Rule 69.  
Registered in Book - I  
Deed number 0513-2025, Page from 134715 to 134745  
Deed No 051304394 for the year 2025.



Digitally signed by PROVASH ADHIKARY  
Date: 2025.08.26 15:45:31 +05:30  
Reason: Digital Signing of Deed.

(Provash Adhikary) 26/08/2025  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - II HOWRAH  
West Bengal.