

0502-8534/23

1-8334/202

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Noted that the document is admitted to registration. The Signature Sheet and endorsement Sheet which are attached in this document are the work of this department.

H 574236

A.D.G.M., Howrah

11 AUG 2023

AMALGAMATION CUM

BOUNDARY DECLARATION

DISTRICT- HOWRAH

1303

08/8/23

SL. NO. .... DATE .....

VALUE ..... RUPEES ..... PAISE .....

NAME .....

ADDRESS .....

STAMP VENDOR - SOULYA BANERJEE  
CIVIL COURT, HOWRAH

Developer.

Nis chande, Ghosh

*[Signature]*

1-5-2023



Additional District Judge  
Howrah

11 AUG 2023

ALL THAT piece and parcel of Bastu land measuring about 03 Katha 08 Chataks 00 Sq. ft. comprised in R.S. Dag No. 2974/3191 under R.S. Khatian No.2885 appertaining to LR Dag No. 5474 under LR Khatian No. 32128 presently under LR Khatian No. 71499 AND ALL THAT piece and parcel of Bastu land measuring about 02 (Two) Katha, comprised in R.S. Dag No. 2974/3191 under R.S. Khatian No.2885 appertaining to LR Dag No. 5474 previously under LR Khatian No. 32129 presently under LR Khatian No. 71719 both within Mouza: Bally, J.L. No. 14, Revenue Survey No. 1767, Touzi No. 3989 Hooghly, under Nischinda Gram Panchayet, situated at Jagadish Basu Sarani, North Ghoshpara, Galasara, P.O. Ghoshpara, P.S. Bally at present Nischinda, District Howrah, West Bengal, Pin - 711227 within the jurisdiction of D.S.R. & A.D.S.R., Howrah, District-Howrah, West Bengal, together with all right of easements and appurtenances theretois the subject matter of this Declaration.

**MR. RAMESH JANA** (AFRPJ2796Q & AADHAAR NO. 4959 5961 9758), son of Late Kartick Jana, by faith Hindu, by Nationality Indian, by occupation Business, residing at Bally, Ghoshpara, Post Office-Ghoshpara, Police Station-formerly Bally at present Nischinda, District-Howrah, Pin Code No. 711227 as self and the attorney of **PRABIR ROYCHOUDHURY** (PAN - ACPBR9758B &

**AADHAR- 4624 0139 6455)** son of Late Phani Bhusan Roychoudhury, by faith Hindu, by Nationality Indian, by occupation Business, residing at 31/6, Baidikpara Lane, P.O. Hindmotor, P.S. Uttarpara, District Hooghly, Pin - 712233 hereinafter called and referred to as the **DECLARANT** which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include **his** heirs, nominees, successors, legal representatives executors, administrators and/or assigns) of the **FIRST PART**

**DO HEREBY AFFIRM AND DECLARE AS FOLLOWS:-**

1. That **RAMESH JANA** is the owner of **ALL THAT** piece and parcel of Bastu land measuring about 08 Chataks 12 Sq. ft. comprised in R.S. Dag No. 2975 under R.S. Khatian No.2885 appertaining to LR Dag No. 5472 under LR Khatian No. 32128 presently under LR Khatian No. 71499 **AND ALL THAT** piece and parcel of Bastu land measuring about 03 Katha 08 Chataks 00 Sq. ft. comprised in R.S. Dag No. 2974/3191 under R.S. Khatian No.2885 appertaining to LR Dag No. 5474 under LR Khatian No. 32128 presently under LR Khatian No. 71499 i.e. in total measuring about 04 (Four) Katha 12 (Twelve) Sq. ft. **TOGETHER WITH 100 Sq.ft. R.T Shed structure standing**

thereon within Mouza: Bally, J.L. No. 14, Revenue Survey No. 1767, Touzi No. 3989 Hooghly, under Nischinda Gram Panchayet, situated at Jagadish Basu Sarani, North Ghoshpara, Galasara, P.O. Ghoshpara, P.S. Bally at present Nischinda, District Howrah, West Bengal, Pin - 711227 within the jurisdiction of D.S.R. & A.D.S.R., Howrah, District-Howrah, West Bengal by way of purchase SANKAR KANGSABANIK & ANJANA KANGSABANIK through a Regd. Deed of Sale on 10/02/2023 which was registered before A.D.S.R.- Howrah and duly recorded in Book No. I, Volume No. 0502-2023 Pages from 39930 to 39953, Being No. 050201022 for the year 2023 mentioned in the SCHEDULE - 'A' and mutated his name as khatian No. 71499 and thereafter for corrected the measurement of the two Dags in Page No. 2 line No. 27, Page No. 3 line No. 4, Page No. 4 line No. 24, 27, Page No. 5 line No. 24, 27, Page No. 7 line No. 4, 6 and Page No. 11 line No. 6, 11 execute a Regd. Deed of Declaration on 25/07/2023 which was registered before A.D.S.R.- Howrah and duly recorded in Book No. I, Volume No. 0502-2023 Pages from 215625 to 215644, Being No. 050207637 for the year 2023

2. That PRABIR ROYCHOUDHURY is the owner of ALL THAT piece and parcel of Bastu land measuring about 02 (Two)

Katha, TOGETHER WITH 100 Sq.ft. R.T Shed structure standing thereon comprised in R.S. Dag No. 2974/3191 under R.S. Khatian No.2885 appertaining to LR Dag No. 5474 previously under LR Khatian No. 32129 presently under LR Khatian No. 71719 within Mouza: Bally, J.L. No. 14, Revenue Survey No. 1767, Touzi No. 3989 Hooghly, under Nischinda Gram Panchayet, situated at Jagadish Basu Sarani, North Ghoshpara, Galasara, P.O. Ghoshpara, P.S. Bally at present Nischinda, District Howrah, West Bengal, Pin - 711227 within the jurisdiction of D.S.R. & A.D.S.R., Howrah, District-Howrah, West Bengal, together with all right of easements and appurtenances thereto by way of purchase from **SIMA KANGSABANIK** through a Regd. Sale deed register in ADGR Howrah, recorded in Book No. 1, Volume No. 0502-2023, pages from 39971 to 39996 being no. 050201066 for the year 2023 mentioned in the SCHEDULE 'B' and possessed the same by recording his name as LR Khatian No. 71719 and thereafter engage **M/S LOKENATH DEVELOPER**, a Proprietorship firm being represented by its sole Proprietor **MR. PAMESH JANA** (AFRPJ2796Q & AADHAAR NO. 4959 5961 9758), son of Late Kartick Jana, by faith Hindu, by Nationality Indian, by occupation Business, residing at Bally, Ghoshpara, Post Office-Ghoshpara, Police Station-formerly Bally at present

Nischinda, District-Howrah, Pin Code No. 711227 as developer to develop the landed property through a Regd. **Development Agreement register in ADSR Howrah, recorded in Book No. 1, Volume No. 0502-2023, pages from 236954 to 236987 being no. 050208106 for the year 2023** and also through a Regd. **Development Power of Attorney register in ADSR Howrah, recorded in Book No. 1, Volume No. 0502-2023, pages from 236988 to 237012 being no. 050208110 for the year 2023**

3. That in pursuance of this Deed of Declaration hereof the Declarants are the absolute beneficiary owners and occupiers of the property mentioned in Schedule 'A' & 'B' hereunder
4. We the declarants hereto, with a view to strengthening and adjusting the boundaries as well as with a view to its proper development, required to amalgamate the total properties which have fully described in Schedule "A" hereunder and Schedule "B" hereunder into a single plot fully described in Schedule "C" hereunder.
5. That the Parties herein agreed that the said property will be amalgamated into one unit and shall be known as single Premises and the Parties herein will enjoy the entire portion as their own joint Properties.
6. That the Parties also agree that they will enjoy the Properties and are the same for all practical purpose as an undivided and

amalgamated portion and they will not claim possession separately.

7. It is also agreed amongst the Parties that they being the joint owners and the Parties herein having undivided share they shall be treated as joint Owners of the Properties.
8. That the Parties herein also decided that the said amalgamated Properties shall be mutated in the joint names of the Parties and all the other government the Semi-government or the Local self government Authority i. e. as and when the same will be necessary to all Rates and Taxes and others out goings in respect of the said amalgamated property shall be borne by all the Parties
9. That it is hereby agreed and declared by the declarants hereto that the Schedule "A" and "B" properties will henceforth be treated as one unit which are lying and situated adjacent to each other TO HAVE AND TO HOLD in the manner as described in Schedule "C" hereunder and delineated in the Map or Plan annexed thereto.
10. That the Declarants hereto agree that the above mentioned Schedule "A" and "B" properties will be mutated in the respective names of the declarants as owners in respect of amalgamate property under said two properties i.e. "C" Schedule property.
11. That the declarants hereto further declare that in

pursuance of the declaration the property mentioned in the Schedule "A" will be amalgamated with the property mentioned in the Schedule "B" hereunder and also the declarants will enjoy the said amalgamated properties i.e. "C" Schedule property as owners and occupiers on payment of taxes and without any obstruction and/or litigation claim or demand whatsoever in future against each other and shall pay the taxes in their names jointly in respect of said amalgamated property mentioned in the Schedule "C"

12. That the declarants hereby declare that the said amalgamated property shall never be separated and/or divided in future and shall abide by the rules and regulations laid down by the **Nischinda Gram Panchayet / Howrah Zilla Parishad** and all the other government the Semi-government or the Local self government Authority.
13. **That the amalgamate property is specifically mention in Schedule 'C'**
14. **That** We have got the aforesaid property by way of purchase which is free from all encumbrances.
15. **That** at first We have amalgamated both properties into a **single unit** having a compact block which has been described in the **SCHEDULE C** hereunder and duly shown in the annexed site plan in **RED**, colour border and then We have made this Amalgamation cum Boundary Declaration. .

16. That no case is pending in both Civil/ Criminal Court for the above said property/ premises.
17. The responsibility of the genuineness of all the facts written in this deed solely lie on the declarant.
18. No positional change of the property is being occurred due to this declaration.
19. That the aforesaid declaration will be binding on our heirs, Executors, representatives and assigns.

**SCHEDULE -A ABOVE REFERRED TO**

ALL THAT piece and parcel of Bastu land measuring about 08 Chataks 12 Sq. ft. comprised in R.S. Dag No. 2975 under R.S. Khatian No.2885 appertaining to LR Dag No. 5472 under LR Khatian No. 32128 presently under LR Khatian No. 71499 AND ALL THAT piece and parcel of Bastu land measuring about 03 Katha 08 Chataks 00 Sq. ft. comprised in R.S. Dag No. 2974/3191 under R.S. Khatian No.2885 appertaining to LR Dag No. 5474 under LR Khatian No. 32128 presently under LR Khatian No. 71499 i.e. <sup>at</sup> ~~out~~ total measuring about 04 (Four) Katha 12 (Twelve) Sq. ft. TOGETHER WITH 100 Sq.ft. R.T Shed structure standing thereon within Mouza: Bally, J.L. No. 14, Revenue Survey No. 1767, Touzi No. 3989 Hooghly, under Nischinda Gram Panchayet, situated at

*Ramesh Jais*

**Jagadish Basu Sarani, North Ghoshpara, Galasara, P.O. Ghoshpara, P.S. Bally at present Nischinda, District Howrah, West Bengal, Pin - 711227 within the jurisdiction of D.S.R. & A.D.S.R., Howrah, District-Howrah, West Bengal.**

The property is butted & bounded as follows:-

|                     |           |                                                                   |
|---------------------|-----------|-------------------------------------------------------------------|
| <b>On the North</b> | <b>:-</b> | Property of Samar Guha and others                                 |
| <b>On the South</b> | <b>:-</b> | 18'-04" Kacha common passage                                      |
| <b>On the East</b>  | <b>:-</b> | 5'-00" wide Kacha common passage and property of Sima Kangsabanik |
| <b>On the West</b>  | <b>:-</b> | Property of Dr. Moloy Das                                         |

**SCHEDULE -B ABOVE REFERRED TO**

**ALL THAT piece and parcel of Bastu land measuring about 02 (Two) Katha, TOGETHER WITH 100 Sq.ft. R.T Shed structure standing thereon comprised in R.S. Dag No. 2974/3191 under R.S. Khatian No.2885 appertaining to LR Dag No. 5474 previously under LR Khatian No. 32129 presently under LR Khatian No. 71712 within Mouza: Bally, J.L. No. 14, Revenue Survey No. 1767, Touzi No. 3989 Hooghly, under Nischinda Gram Panchayet, situated at Jagadish Basu Sarani, North Ghoshpara, Galasara, P.O. Ghoshpara, P.S. Bally at present Nischinda, District Howrah, West Bengal, Pin - 711227 within**

the jurisdiction of D.S.R. & A.D.S.R., Howrah, District-Howrah, West Bengal, together with all right of easements and appurtenances thereto.

The property is butted & bounded as follows:-

|                     |           |                                         |
|---------------------|-----------|-----------------------------------------|
| <b>On the North</b> | <b>:-</b> | Property of Sankar Kangsabanik & Others |
| <b>On the South</b> | <b>:-</b> | 18'-04" Kacha Common Passage            |
| <b>On the East</b>  | <b>:-</b> | 5'-00" Kacha Common Passage             |
| <b>On the West</b>  | <b>:-</b> | Property of Sankar Kangsabanik & Others |

**SCHEDULE -C ABOVE REFERRED TO**  
**(Amalgamated Property)**

ALL THAT piece and parcel of Bastu land measuring about 05 (Five) Katha 08 (Eight) Chattaks out of 06 (Six) Katha 08 (Eight) Chattaks, TOGETHER WITH 200 Sq.ft. R.T Shed structure standing thereon comprised in R.S. Dag No. 2974/3191 under R.S. Khatian No.2885 appertaining to LR Dag No. 5474 previously under LR Khatian No. 71719, 71499 within Mouza: Bally, J.L. No. 14, Revenue Survey No. 1767, Touzi No. 3989 Hooghly, under Nischinda Gram Panchayet, situated at Jagadish Basu Sarani, North Ghoshpara, Galasara,

Devesh J. N.

P.O. Ghoshpara, P.S. Bally at present Nischinda, District Howrah, West Bengal, Pin - 711227 within the jurisdiction of D.S.R. & A.D.S.R., Howrah, District-Howrah, West Bengal, together with all right of easements and appurtenances thereto together with all sorts of easement rights attached thereto together with right to use water connection, electric connection, telephone connection, cable line, internet network connection line, sewerage connection, drainage connection and together with all easement rights and ancient liberties thereto and right to use common paths and passages for free ingress, egress attached the said property which is butted & bounded as follows:-

|                     |           |                                   |
|---------------------|-----------|-----------------------------------|
| <b>On the North</b> | <b>:</b>  | Property of Samar Guha and others |
| <b>On the South</b> | <b>:-</b> | 18'-04" Panchayet Road            |
| <b>On the East</b>  | <b>:-</b> | 5'-00" Kacha Common Passage       |
| <b>On the West</b>  | <b>:</b>  | Property of Dr. Mokey Das         |

**AND the said land has the following measurements**

|                     |           |                  |
|---------------------|-----------|------------------|
| <b>On the North</b> | <b>:</b>  | 37' 10"          |
| <b>On the South</b> | <b>:-</b> | 16'-8" + 21'-00" |
| <b>On the East</b>  | <b>:-</b> | 68'-8" + 36'-4"  |
| <b>On the West</b>  | <b>:</b>  | 105' 00"         |

Signed on this the 11th day of August Two Thousand Twenty Three (2023):

Witnesses:-

1. Sanjay Kumar.  
Howrah Court.  
Howrah 711001.

2. Jawan Gupta.  
Bai Garden Shibpur  
Howrah. 711003.

Ranesh Jana

LOKENATH DEVELOPER

Ranesh Jana  
Proprietor

DECLARANTS

Prepared by me and read over and explained the contents of this Deed to the Declarant in Vernacular which she admitted to be correct.

Sanjay Kumar  
Advocate  
Judges' Court, Howrah  
F.245/2013

Computerized by

*[Signature]*

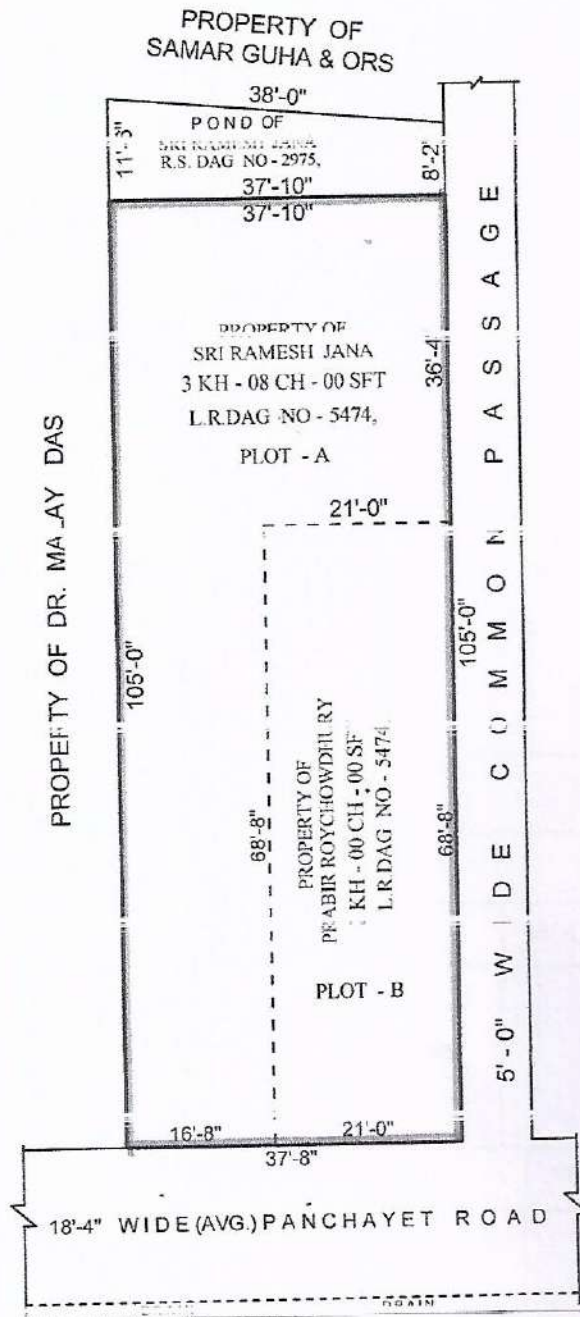
# AMALGAMATION DEED PLAN

R S DAG NO - 2974/3191. R.S. KHATIAN NO - 2885, L.R. DAG NO - 5474, L.R.  
AN NO - 71719, 71499, MOUZA - BALLY, J. L. NO - 14, UNDER NISCHINDA  
M PANCHAYET, P. S. - NISCHINDA (NEW) BALLY (OLD), DIST. - HOWRAH.  
- 711227 SCALE :- 1" = 22' - 0"

NAME OF OWNER & AREA OF THE LAND

PLOT - A : RAMESH JANA :- 3 KH - 08 CH - 00 SFT  
PLOT - B : PRABIR ROY CHOWDHURY :- 2 KH - 00 CH - 00 SFT  
AMALGAMATED TOTAL LAND AREA :- 5 KH - 08 CH - 00 SFT

(AMALGAMATED AREA SHOWN IN RED BORDER)



*Ramesh Jana*

LOKENATH DEVELOPER

*Ramesh Jana*

Proprietor

*Kunal Kayal*  
**KUNAL KAYAL**  
L.B.S. of Howrah Zilla Parishad  
Reg. No. - 131(II)  
Khalia, Chamrail, Howrah  
Mob: 9836425938

SIGN. OF OWNER'S

Drawn By :- M. KUMAR

# FORM FOR TEN FINGER IMPRESSION

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

Signature Umaru Tana

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

Signature \_\_\_\_\_

|       |            |        |      |        |      |        |
|-------|------------|--------|------|--------|------|--------|
| 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



192023240165953571

GRN Details

|                   |                     |                     |                     |
|-------------------|---------------------|---------------------|---------------------|
| GRN:              | 192023240165953571  | Payment Mode:       | Online Payment      |
| GRN Date:         | 11/08/2023 10:30:46 | Bank/Gateway:       | State Bank of India |
| BRN :             | CKX6830003          | BRN Date:           | 11/08/2023 10:31:29 |
| GRIPS Payment ID: | 110820232016595355  | Payment Init. Date: | 11/08/2023 10:30:46 |
| Payment Status:   | Successful          | Payment Ref. No:    | 3002032709/6/2023   |

[Querv No./\*/Querv Year]

Depositor Details

|                    |                                                                                 |
|--------------------|---------------------------------------------------------------------------------|
| Depositor's Name:  | Prabir Roy Chowdhury and Ramesh Jana                                            |
| Address:           | 31/6, Baidikpara Lane, Uttarpara, Hooghly, West Bengal, 712233                  |
| Mobile:            | 7980275365                                                                      |
| Contact No:        | 8336032233                                                                      |
| Depositor Status:  | Buyer/Claimants                                                                 |
| Query No:          | 3002032709                                                                      |
| Applicant's Name:  | Mr Sanjay Kumar                                                                 |
| Identification No: | 3002032709/6/2023                                                               |
| Remarks:           | Merger/Demerger, Amalgamation (Other than company amalgamation)<br>Payment No 6 |

Period From (dd/mm/yyyy): 11/08/2023

Period To (dd/mm/yyyy): 11/08/2023

Payment Details

| Sl. No. | Payment Ref No    | Head of A/C<br>Description               | Head of A/C        | Amount (₹) |
|---------|-------------------|------------------------------------------|--------------------|------------|
| 1       | 3002032709/6/2023 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 19792      |
| 2       | 3002032709/6/2023 | Property Registration- Registration Fees | 0030-03-104-001-16 | 49559      |
| Total   |                   |                                          |                    | 69351      |

IN WORDS: SIXTY NINE THOUSAND THREE HUNDRED FIFTY ONE ONLY.



# Government of West Bengal

## GRIPS 2.0 Acknowledgement Receipt

### Payment Summary



110820232016595355

#### GRIPS Payment Detail

|                   |                     |                     |                     |
|-------------------|---------------------|---------------------|---------------------|
| GRIPS Payment ID: | 110820232016595355  | Payment Init. Date: | 11/08/2023 10:30:46 |
| Total Amount:     | 69351               | No of GRN:          | 1                   |
| Bank/Gateway:     | State Bank of India | Payment Mode:       | Online Payment      |
| BRN:              | CKX6830003          | BRN Date:           | 11/08/2023 10:31:29 |
| Payment Status:   | Successful          | Payment Init. From: | GRIPS Portal        |

#### Depositor Details

Depositor's Name: Prabir Roy Chowdhury and Ramesh Jana  
Mobile: 7980275365

#### Payment(GRN) Details

| Sl. No. | GRN                | Department                                  | Amount (₹) |
|---------|--------------------|---------------------------------------------|------------|
| 1       | 192023240165953571 | Directorate of Registration & Stamp Revenue | 69351      |
| Total   |                    |                                             | 69351      |

IN WORDS: SIXTY NINE THOUSAND THREE HUNDRED FIFTY ONE ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.

AD

## Major Information of the Deed

|                                                                        |                                                                                                                       |                                   |            |
|------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|-----------------------------------|------------|
| Deed No :                                                              | I-0502-08334/2023                                                                                                     | Date of Registration              | 11/08/2023 |
| Query No / Year                                                        | 0502-3002032709/2023                                                                                                  | Office where deed is registered   |            |
| Query Date                                                             | 08/08/2023 4:24:30 PM                                                                                                 | A.D.S.R. HOWRAH, District: Howrah |            |
| Applicant Name, Address & Other Details                                | Sanjay Kumar<br>Howrah, Thana : Howrah, District : Howrah, WEST BENGAL, Mobile No. : 8336032233,<br>Status : Advocate |                                   |            |
| 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. 3/-                                                                | Rs. 49,54,500/-                                                                                                       |                                   |            |
| Stamp duty Paid(SD)                                                    | Registration Fee Paid                                                                                                 |                                   |            |
| Rs. 24,792/- (Article:23)                                              | Rs. 49,559/- (Article:A(1), E)                                                                                        |                                   |            |
| Remarks                                                                |                                                                                                                       |                                   |            |

### Land Details :

District: Howrah, P.S:- Bally, Gram Panchayat: BALI, Mouza: Bali(Part), JI No: 14, Pin Code : 711227

| Sch No | Plot Number          | Mutation Number | Land Proposed | Use ROR | Area of Land     | Set Forth Value (In Rs.) | Market Value (In Rs.) | Other Details                                           |
|--------|----------------------|-----------------|---------------|---------|------------------|--------------------------|-----------------------|---------------------------------------------------------|
| L1     | LR-5474 (RS :- )     | LR-71719        | Bastu         | Bastu   | 2 Katha          | 1/-                      | 17,82,000/-           | Width of Approach Road: 19 Ft., Adjacent to Metal Road, |
| L2     | LR-5474 (RS :- )     | LR-71499        | Bastu         | Bastu   | 3 Katha 6 Chatak | 1/-                      | 31,18,500/-           | Width of Approach Road: 19 Ft., Adjacent to Metal Road, |
|        |                      | <b>TOTAL :</b>  |               |         | <b>9.075Dec</b>  | <b>2 /-</b>              | <b>49,00,500 /-</b>   |                                                         |
|        | <b>Grand Total :</b> |                 |               |         | <b>9.075Dec</b>  | <b>2 /-</b>              | <b>49,00,500 /-</b>   |                                                         |

### Structure Details :

| Sch No                                                                                                                                                 | Structure Details | Area of Structure | Set forth Value (In Rs.) | Market value (In Rs.) | Other Details             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-------------------|--------------------------|-----------------------|---------------------------|
| S1                                                                                                                                                     | On Land L1, L2    | 200 Sq Ft.        | 1/-                      | 54,000/-              | Structure Type: Structure |
| Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete |                   |                   |                          |                       |                           |
|                                                                                                                                                        | <b>Total :</b>    | <b>200 sq ft</b>  | <b>1 /-</b>              | <b>54,000 /-</b>      |                           |

For Details :

| Sl No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                                                                                                                       |
|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | <b>Mr Prabir Roy Chowdhury</b><br>Son of Late Phani Bhusan Chowdhury 31/6 , Baidikpara Lane, City:- , P.O:- Hindmotor, P.S:-Uttarpara, District:- Hooghly, West Bengal, India, PIN:- 712233 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: acxxxxx8b, Aadhaar No: 46xxxxxxxxx645b, Status :individual, Executed by: Attorney, Executed by: Attorney |

Buyer Details :

| Sl No                                                                                                                                                                                                                                                                                                                                                                                                       | Name, Address, Photo, Finger print and Signature                                                                                                                            |                                                                                   |                                                                                   |                                                                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| 1                                                                                                                                                                                                                                                                                                                                                                                                           | Name                                                                                                                                                                        | Photo                                                                             | Finger Print                                                                      | Signature                                                                           |
|                                                                                                                                                                                                                                                                                                                                                                                                             | <b>Mr Ramesh Jana</b><br>Son of Late Kartick Jana<br>Executed by: Self, Date of Execution: 11/08/2023<br>, Admitted by: Self, Date of Admission: 11/08/2023 ,Place : Office |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                             | 11/08/2023                                                                        | LTI<br>11/08/2023                                                                 | 11/08/2023                                                                          |
| Son of Late Kartick Jana Bally Ghoshpara, City:- Howrah, P.O:- Ghoshpara, P.S:-Bally, District:-Howrah, West Bengal, India, PIN:- 711227 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: afxxxxxx6q, Aadhaar No: 45xxxxxxxxx9758, Status :Individual, Executed by: Self, Date of Execution: 11/08/2023<br>, Admitted by: Self, Date of Admission: 11/08/2023 ,Place : Office |                                                                                                                                                                             |                                                                                   |                                                                                   |                                                                                     |

Attorney Details :

| Sl No                                                                                                                                                                                                                                                                                                     | Name,Address,Photo,Finger print and Signature                                                                                                                                                                |                                                                                                                |                                                                                                               |                                                                                                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|
| 1                                                                                                                                                                                                                                                                                                         | Name                                                                                                                                                                                                         | Photo                                                                                                          | Finger Print                                                                                                  | Signature                                                                                               |
|                                                                                                                                                                                                                                                                                                           | <p>Mr Ramesh Jana</p> <p>(Presentant)</p> <p>Son of Late Kartick Jana</p> <p>Date of Execution - 11/08/2023, , Admitted by: Self, Date of Admission: 11/08/2023, Place of Admission of Execution: Office</p> |  <p>Aug 11 2023 11:30AM</p> |  <p>LTI<br/>11/08/2023</p> |  <p>11/08/2023</p> |
| <p>Bally Ghosh Para, City:- Bally, P.O:- Ghoshpara, P.S:-Bally, District:-Howrah, West Bengal, India, PIN:- 711227, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx6Q, Aadhaar No: 49xxxxxxxxx9758 Status : Attorney, Attorney of : Mr Prabir Roy Chowdhury</p> |                                                                                                                                                                                                              |                                                                                                                |                                                                                                               |                                                                                                         |

er Details :

|                                                                                                                                                     | Photo                                                                             | Finger Print                                                                      | Signature                                                                           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| <b>Sanjay Kumar</b><br>son of Mr S Raj<br>Howrah, City:- Howrah, P.O:- Howrah,<br>P.S:-Howrah, District:-Howrah, West<br>Bengal India, PIN:- 711101 |  |  |  |
|                                                                                                                                                     | 11/08/2023                                                                        | 11/08/2023                                                                        | 11/08/2023                                                                          |
| Identifier Of Mr Ramesh Jana, Mr Ramesh Jana                                                                                                        |                                                                                   |                                                                                   |                                                                                     |

Transfer of property for L1

| Sl.No | From                    | To. with area (Name-Area) |
|-------|-------------------------|---------------------------|
| 1     | Mr Prabir Roy Chowdhury | Mr Ramesh Jana-3.3 Dec    |

Transfer of property for L2

| Sl.No | From                    | To. with area (Name Area) |
|-------|-------------------------|---------------------------|
| 1     | Mr Prabir Roy Chowdhury | Mr Ramesh Jana-5.775 Dec  |

Transfer of property for S1

| Sl.No | From                    | To. with area (Name-Area)         |
|-------|-------------------------|-----------------------------------|
| 1     | Mr Prabir Roy Chowdhury | Mr Ramesh Jana-200.00000000 Sq Ft |

## Land Details as per Land Record

District: Howrah, P.S:- Bally, Gram Panchayat: BALI, Mouza: Bali(Part), JI No: 14, Pin Code : 711227

| Sch No | Plot & Khatian Number                    | Details Of Land                                                                                                                | Owner name in English as selected by Applicant     |
|--------|------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|
| L1     | LR Plot No:- 5474, LR Khatian No:- 71719 | Owner:প্রবীর রায় চৌধুরী,<br>Gurdian:ফরীদুজ্জামান রায় চৌধুরী,<br>Address:নিজ , Classification:বাস্ত,<br>Area:0.03300000 Acre, | Seller is not the recorded Owner as per Applicant. |
| L2     | LR Plot No:- 5474, LR Khatian No:- 71499 | Owner:রমেশ জানা, Gurdian:কার্তিক ,<br>Address:নিজ , Classification:বাস্ত,<br>Area:0.05690000 Acre,                             | Mr Prabir Roy Chowdhury                            |

11-08-2023

**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 11:25 hrs on 11-08-2023, at the Office of the A.D.S.R. HOWRAH by Mr Ramesh Jana ,

**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 49,54,500/-

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

Execution is admitted on 11/08/2023 by Mr Ramesh Jana, Son of Late Kartick Jana, Bally Ghoshpara, P.O: Ghoshpara, Thana: Bally, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711227, by caste Hindu, by Profession Business

Identified by Mr Sanjay Kumar, , Son of Mr S Raj, Howrah, P.O: Howrah, Thana: Howrah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Advocate

**Executed by Attorney**

Execution by Mr Ramesh Jana, , Son of Late Kartick Jana, Bally Ghosh Para, P.O: Ghoshpara, Thana: Bally, , City/Town: BALLY, Howrah, WEST BENGAL, India, PIN - 711227, by caste Hindu, by profession Business as constituted attorney for Mr Prabir Roy Chowdhury 31/6, Baidikpara Lane, P.O: Hindmotor, Thana: Uttarpara, , Hooghly, WEST BENGAL, India, PIN - 712233 is admitted by him

Identified by Mr Sanjay Kumar, , Son of Mr S Raj, Howrah, P.O: Howrah, Thana: Howrah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 49,559.00/- ( A(1) = Rs 49,545.00/- ,E = Rs 14.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 49,559/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/08/2023 10:31AM with Govt. Ref. No: 192023240165953571 on 11-08-2023, Amount Rs: 49,559/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKX6830003 on 11-08-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 24,792/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 19,792/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 1303, Amount: Rs.5,000.00/-, Date of Purchase: 08/08/2023, Vendor name: SOUMYA BANERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/08/2023 10:31AM with Govt. Ref. No: 192023240165953571 on 11-08-2023, Amount Rs: 19,792/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKX6830003 on 11-08-2023, Head of Account 0030-02-103-003-02



Provash Adhikary

ADDITIONAL DISTRICT SUB REGISTRAR

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

Howrah, West Bengal

of Registration under section 60 and Rule 69.  
entered in Book - I  
me number 0502-2023, Page from 241462 to 241485  
ing No 050208334 for the year 2023.



Digitally signed by PROVASH  
ADHIKARY  
Date: 2023.08.11 16:15:25 +05:30  
Reason: Digital Signing of Deed.

(Provash Adhikary) 2023/08/11 04:15:25 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. HOWRAH  
West Bengal.

(This document is digitally signed.)