

भारतीय गैर न्यायिक

एक सौ रुपये

₹. 100



Rs. 100

ONE  
HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

AP 097590

11-19  
6-4-23  
6-4-23  
QH-818801/2023

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

Registration No. 11-19-2023  
Rajbari, New Town, North 24-Pgs

DEV-ROD-4-DOAM-L-A ROY

06 APR 2023.

## DEED OF AMALGAMATION

THIS DEED OF AMALGAMATION is made on this 6<sup>th</sup> day of April, 2023

(Two Thousand & Twenty Three).

BETWEEN

Contd.....P/2

052895

Sl. No..... Date.....

Name.....

Add.....

AMT..... 100.....

13 MAR 2007  
13 MAR 2007

Ashok Kumar Roy

5/4 V. Dum Dum Road.

Kol- 700030.

SOUMITRA CHANDA  
Licensed Stamp Vendor  
8/2, K. S. Roy Road, Kol-1



Upali Adhikari

✓

D/o: Goutam Adhikari

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

Acc: Private Service

Add: Kaikhali

06 APR 2007

P.O. & P.S. - Airport

Kol- 700052

**SRI ASHOK KUMAR ROY**, [having PAN : AFNPRO555H], [having Aadhaar No : 5882 1989 8926], son of Late Ajit Kumar Roy, by Faith Hindu, by Occupation-Business, by Nationality-Indian, residing at 5/4V, Dum Dum Road, P.O.-Ghugudanga, P.S.-Sinthee, Kolkata-700030, in the District of Kolkata, in the state of West Bengal, India hereinafter referred to and called as the "**OWNER NO.1 / FIRST PARTY**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

**AND**

**"M/s. ROYAL MARBLE"**, [having PAN : AFNPRO555H], a Proprietorship Firm, having its office address at 6/1K, Raja Bagan Lane (Dipen Ghosh Sarani), P.O.-Ghughudanga, P.S.-Sinthee, Kolkata-700 030, in the District of Kolkata, in the state of West Bengal, India, represented by its proprietor namely **SRI ASHOK KUMAR ROY**, [having PAN : AFNPRO555H], [having Aadhaar No : 5882 1989 8926] son of Late Ajit Kumar Roy, by Faith-Hindu, by Occupation-Business, by Nationality-Indian, residing at 5/4V, Dum Dum Road, P.O.-Ghugudanga, P.S.-Sinthee, Kolkata-700030, in the District of Kolkata, in the state of West Bengal, India hereinafter called the "**OWNER NO. 2 / SECOND PARTY**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its proprietor, successors-in-office/interest and administrators) of the **SECOND PART**.

**AND**

**"M/s. ROYAL HOTEL & VILLA"**, [having PAN : AFNPRO555H], a Proprietorship Firm, having its office address at Kafaberia, Rajarhat, P.O.-Rajarhat, P.S.-Rajarhat, Kolkata-700 135, in the District of North 24 Parganas, in the state of West Bengal, India, represented by its proprietor namely **SRI ASHOK KUMAR ROY**, [having PAN : AFNPRO555H], [having Aadhaar No : 5882 1989 8926] son of Late Ajit Kumar Roy, by Faith Hindu, by Occupation-Business, by Nationality-Indian, residing at 5/4V, Dum Dum Road, P.O.-Ghugudanga, P.S.- Sinthee, Kolkata-700030, in the District North 24 Parganas, in the state of West Bengal, India, hereinafter called the "**OWNER NO. 3 / THIRD PARTY**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its proprietor, successors-in-office/interest and administrators) of the **THIRD PART**.

**AND**

**"M/s. ROYAL CONSTRUCTION"**, [having PAN : AFNPRO555H], a Proprietorship Firm, having its office address at 6/1K, Raja Bagan Lane (Dipen Ghosh Sarani), P.O.-Ghughudanga, P.S.-Sinthee, Kolkata-700 030, in the District of Kolkata, in the state of West Bengal, India, represented by its Proprietor namely **SRI ASHOK KUMAR ROY**, [having PAN : AFNPRO555H], [having Aadhaar No : 5882 1989 8926], son of Late Ajit Kumar Roy, by Faith Hindu, by Occupation-Business, by Nationality-Indian,

residing at 5/4V, Dum Dum Road, P.O.-Ghugudanga, P.S.-Sinthee, Kolkata-700030, in the District of Kolkata, in the state of West Bengal, India hereinafter called the "**OWNER NO. 4 / FOURTH PARTY**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its proprietor, successors-in-office/interest and administrators) of the **FOURTH PART**.

**All the Owners / First Party / Second Party / Third Party / Fourth Party**  
collectively **Parties** and individually **Party**

**NOW THIS DEED OF AMALGAMATION WITNESSETH AS FOLLOWS :-**

**Subject Matter of Amalgamation :** **ALL THAT** piece and parcel of **Vacant Land** [Classified as **Sali Land**], measuring an area about **41[Forty One] Decimals** be the same a little more or less, comprised in R.S. Khatian No. 93 corresponding to L.R. Khatian No. 1007, present **L.R. Khatian No. 1842, 1843, 1844, 1851 & 1852**, under **R.S. & L.R. Dag No. 448**, lying and situated under **MOUZA-KALABERIA**, J.L. No.30, Re. Su. No.52, Touzi No. 173 presently 10, at **Kalaberia, P.S.-Rajarhat, Kolkata-700135**, within the jurisdiction of A.D.S.R.O. Rajarhat, New Town and within the Local Limits of Rajarhat Bishnupur No.1 Gram Panchayat, in the District of North 24 Parganas, in the state of West Bengal, India, morefully described in the **Second Schedule** hereunder written, **[SOLD PROPERTY/ SAID PROPERTY]**.

**Background, Representations :**

**Representations Regarding Title :** All the **Owners/Vendors** have made the following representation and given the following warranties to each others regarding title.

**CHAIN AND TITLE REGARDING OWNERSHIP OF SRI ASHOK KUMAR ROY, "M/S. ROYAL MARBLE", "M/S. ROYAL HOTEL & VILLA", "M/S. ROYAL CONSTRUCTION", OF MOUZA-KALABERIA, L.R. DAG NO. 448, AS FOLLOWS :-**

**WHEREAS** One **Sri Ashok Kumar Roy** son of Late Ajit Kumar Roy was the absolute owner of **ALL THAT** piece and parcel of Vacant Land [Classified as **Sali Land**], marked as "**PLOT-A**", measuring an area about **01.24 [One point Two Four] Decimals** equivalent to **00[Zero] Cottah 12[Twelve] Chittack 00[Zero Zero] Sq.Ft.**, out of total **41[Forty One] Decimals** comprised in R.S. Khatian No. 93 corresponding to **L.R. Khatian No. 1007** under **R.S. & L.R. Dag No. 448**, lying and situated under **MOUZA-KALABERIA**, J.L. No.30, Re. Su. No.52, Touzi No. 173 presently 10, at **Kalaberia, P.S.-Rajarhat, Kolkata-700135**, within the jurisdiction of A.D.S.R.O. Rajarhat, New Town and within the Local Limits of Rajarhat Bishnupur No.1 Gram Panchayat, in the District of North 24 Parganas, in the state of West Bengal, India, by virtue of a registered Deed of Conveyance dated 12.10.2022 from one **Sri Debasish Bhattacharjee**, son of Late Sudhir Bhattacharjee and **Smt. Gargee Bhattacharjee**,

wife of Sri Debasish Bhattacharjee jointly the Vendors therein and the said Deed of Conveyance was registered at the office of **A.D.S.R.O. Rajarhat, Newtown** duly recorded in **Book No. I, Volume No. 1523-2022, Page** from **629772** to **629796**, being **Deed No. 152316545** for the year **2022**, and thereafter recorded his name into the record of Block Land and Land Reform office Rajarhat, Government of West Bengal, vide **L.R. Khatian No. 1843**, under **L.R. Dag No. 448**, hereinafter referred to as the said land of **OWNER No.1** herein.

AND WHEREAS **Sri Ashok Kumar Roy** son of son of Late Ajit Kumar Roy the **Owner No.1** herein is absolutely in possession and enjoying of the said land **ALL THAT** piece or parcel of land [Classified as **Sali Land**] marked as "**PLOT-A**" measuring an area about **01.24 [One point Two Four] Decimals** equivalent to **00[Zero] Cottah 12[Twelve] Chittack 00[Zero Zero] Sq.Ft.** out of total **41[Forty One] Decimals** comprised in R.S. Khatian No. 93 corresponding to L.R. Khatian No. 1007 present L.R. Khatian No. 1843, under **R.S. & L.R. Dag No. 448**, lying and situated under **MOUZA-KALABERIA, J.L. No.30, Re. Su. No.52, Touzi No. 173** presently 10, at **Kalaberia, P.S.-Rajarhat, Kolkata-700135**, within the jurisdiction of A.D.S.R.O. Rajarhat, New Town and within the Local Limits of Rajarhat Bishnupur No.1 Gram Panchayat, in the District of North 24 Parganas in the state of West Bengal, India, morefully described clearly and explicitly in the **SCHEDULE-'A'** hereunder written.

AND WHEREAS One "**M/s. ROYAL MARBLE**" was the absolute owner of **ALL THAT** piece and parcel of **Vacant Land** [Classified as **Sali Land**], marked as "**PLOT - B**", measuring an area about **09.94 [Nine point Nine Four] Decimals** equivalent to **06[Six] Cottah 00[Zero] Chittack 10[Ten] Sq.Ft.** be the same a little more or less, out of total **41[Forty One] Decimals** comprised in R.S. Khatian No. 93 corresponding to L.R. Khatian No. 1007, under R.S. & L.R. Dag No. 448, lying and situated under **MOUZA-KALABERIA, J.L. No.30, Re. Su. No.52, Touzi No. 173** presently 10, at **Kalaberia, P.S.-Rajarhat, Kolkata-700135**, within the jurisdiction of A.D.S.R.O. Rajarhat, New Town and within the Local Limits of Rajarhat Bishnupur No.1 Gram Panchayat, in the District of North 24 Parganas, in the state of West Bengal, India, by virtue of a registered Deed of Conveyance dated **12.10.2022** from the said Sri Debasish Bhattacharjee, son of Late Sudhir Bhattacharjee and Smt. Gargee Bhattacharjee wife of Sri Debasish Bhattacharjee jointly the Vendors therein and the said Deed of Conveyance was registered at the office of **A.D.S.R.O. Rajarhat, Newtown** duly recorded in **Book No. I, Volume No. 1523-2022, Page** from **629747** to **629771**, being **No. 152316544** for the year **2022**, and thereafter recorded his name into the record of Block Land and Land Reform office Rajarhat, Government of West Bengal, vide **L.R. Khatian No. 1852**, under **L.R. Dag No. 448**, hereinafter referred to as the said land of **OWNER No.2** herein.

AND WHEREAS "M/s. ROYAL MARBLE" the Owner No.2 herein is absolutely in possession and enjoying **ALL THAT** piece and parcel of **Vacant Land** [Classified as **Sali Land**], marked as "**PLOT - B**", measuring an area about **09.94 [Nine point Nine Four] Decimals** equivalent to **06[Six] Cottah 00[Zero] Chittack 10[Ten] Sq.Ft.** be the same a little more or less, out of total **41[Forty One] Decimals** comprised in R.S. Khatian No. 93 corresponding to L.R. Khatian No. 1007, present **L.R. Khatian No.1852**, under **R.S. & L.R. Dag No. 448**, lying and situated under **MOUZA-KALABERIA**, J.L. No.30, Re. Su. No.52, Touzi No. 173 presently 10, at **Kalaberia, P.S.-Rajarhat, Kolkata-700135**, within the jurisdiction of A.D.S.R.O. Rajarhat, New Town and within the Local Limits of Rajarhat Bishnupur No.1 Gram Panchayat, in the District of North 24 Parganas, in the state of West Bengal, India, morefully described clearly and explicitly in the **SCHEDULE- 'B'** hereunder written.

AND WHEREAS One "**M/s. ROYAL HOTEL & VILLA**" was the absolute owner of **ALL THAT** piece and parcel of **Vacant Land** [Classified as **Sali Land**], marked as "**PLOT - C**", measuring an area about **09.94 [Nine point Nine Four] Decimals** equivalent to **06[Six] Cottah 00[Zero] Chittack 10[Ten] Sq.Ft.** be the same a little more or less, out of total **41[Forty One] Decimals** comprised in R.S. Khatian No. 93 corresponding to **L.R. Khatian No. 1007**, under **R.S. & L.R. Dag No. 448**, lying and situated under **MOUZA-KALABERIA**, J.L. No.30, Re. Su. No.52, Touzi No. 173 presently 10, at **Kalaberia, P.S.-Rajarhat, Kolkata-700135**, within the jurisdiction of A.D.S.R.O. Rajarhat, New Town and within the Local Limits of Rajarhat Bishnupur No.1 Gram Panchayat, in the District of North 24 Parganas, in the state of West Bengal, India, by virtue of a registered Deed of Conveyance dated **12.10.2022** from the said Sri Debasish Bhattacharjee, son of Late Sudhir Bhattacharjee and Smt. Gargee Bhattacharjee wife of Sri Debasish Bhattacharjee jointly the Vendors therein and the said Deed of Conveyance was registered at the office of **A.D.S.R.O. Rajarhat, Newtown** duly recorded in **Book No. I, Volume No. 1523-2022, Page from 629822 to 629846, being No. 152316547** for the year **2022**, thereafter recorded his name into the record of Block Land and Land Reform office Rajarhat, Government of West Bengal, vide **L.R. Khatian No. 1844**, under **L.R. Dag No. 448**, hereinafter referred to as the said land of **OWNER No.3** herein.

AND WHEREAS "**M/s. ROYAL HOTEL & VILLA**" the Owner No.3 herein is absolutely in possession and enjoying **ALL THAT** piece and parcel of **Vacant Land** [Classified as **Sali Land**], marked as "**PLOT-C**", measuring an area about **09.94 [Nine point Nine Four] Decimals** equivalent to **06[Six] Cottah 00[Zero] Chittack 10[Ten] Sq.Ft.** be the same a little more or less, out of total **41[Forty One] Decimals** comprised in R.S. Khatian No. 93 corresponding to L.R. Khatian No. 1007, present **L.R. Khatian No.1844**, under **R.S. & L.R. Dag No. 448**, lying and situated under **MOUZA-KALABERIA**, J.L. No.30, Re. Su. No.52, Touzi No. 173 presently 10, at **Kalaberia,**

**P.S.-Rajarhat, Kolkata-700135**, within the jurisdiction of A.D.S.R.O. Rajarhat, New Town and within the Local Limits of Rajarhat Bishnupur No.1 Gram Panchayat, in the District of North 24 Parganas, in the state of West Bengal, India, morefully described clearly and explicitly in the **SCHEDULE-'C'** hereunder written.

AND WHEREAS by virtue of another Deed of Conveyance the said **Sri Ashok Kumar Roy** son of Late Ajit Kumar Roy was the absolute owner of **ALL THAT** piece and parcel of **Vacant Land** [Classified as **Sali Land**], marked as "**PLOT - D**", measuring an area about **09.94 [Nine point Nine Four] Decimals** equivalent to **06[Six] Cottah 00[Zero] Chittack 10[Ten] Sq.Ft.** be the same a little more or less, out of total **41[Forty One] Decimals** comprised in R.S. Khatian No. 93 corresponding to **L.R. Khatian No. 1007 under R.S. & L.R. Dag No. 448**, lying and situated under **MOUZA-KALABERIA, J.L. No.30, Re.Su. No.52, Touzi No. 173** presently 10, at **Kalaberia, P.S.-Rajarhat, Kolkata-700135**, within the jurisdiction of A.D.S.R.O. Rajarhat, New Town and within the Local Limits of Rajarhat Bishnupur No.1 Gram Panchayat, in the District of North 24 Parganas, in the state of West Bengal, India, by virtue of a registered Deed of Conveyance dated **12.10.2022** from the said Sri Debasish Bhattacharjee, son of Late Sudhir Bhattacharjee and Smt. Gargee Bhattacharjee wife of Sri Debasish Bhattacharjee jointly the Vendors therein and the said Deed of Conveyance was registered at the office of **A.D.S.R.O. Rajarhat, Newtown** duly recorded in **Book No. I, Volume No. 1523-2022, Page from 629722 to 629746, being Deed No. 152316543 for the year 2022**, thereafter recorded his name into the record of Block Land and Land Reform office Rajarhat, Government of West Bengal, vide **L.R. Khatian No. 1851, under L.R. Dag No. 448**, hereinafter referred to as the said another land of **OWNER No. 1** herein.

AND WHEREAS that the said **Sri Ashok Kumar Roy** the **Owner No.1** herein is absolutely in possession and enjoying **ALL THAT** piece and parcel of **Vacant Land** [Classified as **Sali Land**], marked as "**PLOT - D**", measuring an area about **09.94 [Nine point Nine Four] Decimals** equivalent to **06[Six] Cottah 00[Zero] Chittack 10[Ten] Sq.Ft.** be the same a little more or less, out of total **41[Forty One] Decimals** comprised in R.S. Khatian No. 93 corresponding to L.R. Khatian No. 1007 present **L.R. Khatian No.1851 under R.S. & L.R. Dag No. 448**, lying and situated under **MOUZA-KALABERIA, J.L. No.30, Re. Su. No.52, Touzi No. 173** presently 10, at **Kalaberia, P.S.-Rajarhat, Kolkata-700135**, within the jurisdiction of A.D.S.R.O. Rajarhat, New Town and within the Local Limits of Rajarhat Bishnupur No.1 Gram Panchayat, in the District of North 24 Parganas, in the state of West Bengal, India, morefully described clearly and explicitly in the **SCHEDULE-'D'** hereunder written.

AND WHEREAS One "**M/s. ROYAL CONSTRUCTION**" was the absolute owner of **ALL THAT** piece and parcel of **Vacant Land** [Classified as **Sali Land**], marked as "**PLOT - E**", measuring an area about **09.94 [Nine point Nine Four] Decimals** equivalent to

06[Six] Cottah 00[Zero] Chittack 10[Ten] Sq.Ft. be the same a little more or less, out of total 41[Forty One] Decimals comprised in R.S. Khatian No. 93 corresponding to **L.R. Khatian No. 1007**, under **R.S. & L.R. Dag No. 448**, lying and situated under **MOUZA-KALABERIA**, J.L. No.30, Re. Su. No.52, Touzi No. 173 presently 10, at **Kalaberia, P.S.-Rajarhat, Kolkata-700135**, within the jurisdiction of A.D.S.R.O. Rajarhat, New Town and within the Local Limits of Rajarhat Bishnupur No.1 Gram Panchayat, in the District of North 24 Parganas, in the state of West Bengal, India, by virtue of a registered Deed of Conveyance dated **12.10.2022** from the said Sri Debasish Bhattacharjee, son of Late Sudhir Bhattacharjee and Smt. Gargee Bhattacharjee wife of Sri Debasish Bhattacharjee jointly the Vendors therein and the said Deed of Conveyance was registered at the office of **A.D.S.R.O. Rajarhat, Newtown** duly recorded in **Book No. I, Volume No. 1523-2022, Page from 629797 to 629821, being Deed No. 152316546 for the year 2022**, thereafter recorded his name into the record of Block Land and Land Reform office Rajarhat, Government of West Bengal, vide **L.R. Khatian No. 1842**, under **L.R. Dag No. 448**, hereinafter referred to as the said another land of **OWNER No. 4** herein.

AND WHEREAS that the said "**M/s. ROYAL CONSTRUCTION**" the **Owner No.4** herein is absolutely in possession and enjoying **ALL THAT** piece and parcel of **Vacant Land** [Classified as **Sali Land**], marked as "**PLOT - E**", measuring an area about **09.94 [Nine point Nine Four] Decimals** equivalent to 06[Six] Cottah 00[Zero] Chittack 10[Ten] Sq.Ft. be the same a little more or less, out of total 41[Forty One] Decimals comprised in R.S. Khatian No. 93 corresponding to L.R. Khatian No. 1007, present **L.R. Khatian No.1842**, under **R.S. & L.R. Dag No. 448**, lying and situated under **MOUZA-KALABERIA**, J.L. No.30, Re.Su. No.52, Touzi No. 173 presently 10, at **Kalaberia, P.S.-Rajarhat, Kolkata-700135**, within the jurisdiction of A.D.S.R.O. Rajarhat, New Town and within the Local Limits of Rajarhat Bishnupur No.1 Gram Panchayat, in the District of North 24 Parganas, in the state of West Bengal, India, morefully described clearly and explicitly in the **SCHEDULE-'E'** hereunder written.

AND WHEREAS all the parties herein on being became the absolute owners of their respective portions of land. and got their individual names mutated and has been paying govt. rent and taxes to the concerned authorities; ✓

AND WHEREAS due to need of better occupation and enjoyment of all the Owners herein have decided to make the entire property into a single holding and shall develop the property on the said land in future by construction of one building upon their respective plot of land; ✓

AND WHEREAS for such attempt of constructions if any misunderstanding started between the Owners all the Owners have agreed and decide to make one building by amalgamated their respective separate plots on the basis of one building plan which to be sanctioned by the appropriate authority on the following terms and conditions;

That the **OWNER No.1** shall give his landed property of **ALL THAT** vacant land [Classified as **Sali Land**] marked as "**PLOT-A**" measuring an area about **01.24 [One point Two Four] Decimals** equivalent to 00[Zero] Cottah 12[Twelve] Chittack 00[Zero] Zero Sq.Ft., out of total 41[Forty One] Decimals comprised in R.S. Khatian No. 93 corresponding to L.R. Khatian No. 1007 present **L.R. Khatian No.1843**, under **R.S. & L.R. Dag No. 448**, lying and situated under **MOUZA-KALABERIA**, J.L. No.30, Re. Su. No.52, Touzi No. 173 presently 10, at **Kalaberia, P.S.-Rajarhat, Kolkata-700135**, within the jurisdiction of A.D.S.R.O. Rajarhat, New Town and within the Local Limits of Rajarhat Bishnupur No.1 Gram Panchayat, in the District of North 24 Parganas in the state of West Bengal, India specifically mentioned in the **SCHEDULE "A"** written hereunder AND the **OWNER No.2** shall give its landed property of **ALL THAT** piece and parcel of **Vacant Land** [Classified as **Sali Land**], marked as "**PLOT - B**", measuring an area about **09.94 [Nine point Nine Four] Decimals** equivalent to 06[Six] Cottah 00[Zero] Chittack 10[Ten] Sq.Ft. be the same a little more or less, out of total 41[Forty One] Decimals comprised in R.S. Khatian No. 93 corresponding to L.R. Khatian No. 1007, present **L.R. Khatian No.1852**, under **R.S. & L.R. Dag No. 448**, lying and situated under **MOUZA-KALABERIA**, J.L. No.30, Re. Su. No.52, Touzi No. 173 presently 10, at **Kalaberia, P.S.-Rajarhat, Kolkata-700135**, within the jurisdiction of A.D.S.R.O. Rajarhat, New Town and within the Local Limits of Rajarhat Bishnupur No.1 Gram Panchayat, in the District of North 24 Parganas, in the state of West Bengal, India specifically mentioned in the **SCHEDULE-"B"**, written hereunder AND the **OWNER No.3**, shall give its landed property of **ALL THAT** piece and parcel of **Vacant Land** [Classified as **Sali Land**], marked as "**PLOT - C**", measuring an area about **09.94 [Nine point Nine Four] Decimals** equivalent to 06[Six] Cottah 00[Zero] Chittack 10[Ten] Sq.Ft. be the same a little more or less, out of total 41[Forty One] Decimals comprised in R.S. Khatian No. 93 corresponding to L.R. Khatian No. 1007, present **L.R. Khatian No. 1844**, under **R.S. & L.R. Dag No. 448**, lying and situated under **MOUZA-KALABERIA**, J.L. No.30, Re. Su. No.52, Touzi No. 173 presently 10, at **Kalaberia, P.S.-Rajarhat, Kolkata-700135**, within the jurisdiction of A.D.S.R.O. Rajarhat, New Town and within the Local Limits of Rajarhat Bishnupur No.1 Gram Panchayat, in the District of North 24 Parganas, in the state of West Bengal, India, specifically mentioned in the **Schedule-"C"**, written hereunder AND the **OWNER No.1**, also shall give his another landed property of **ALL THAT** piece and parcel of **Vacant Land** [Classified as **Sali Land**], marked as "**PLOT - D**", measuring an area about **09.94 [Nine point Nine Four] Decimals** equivalent to 06[Six] Cottah 00[Zero] Chittack 10[Ten] Sq.Ft. be the same a little more or less, out of total 41[Forty One] Decimals comprised in R.S. Khatian No. 93 corresponding to L.R. Khatian No. 1007 present **L.R. Khatian No. 1851**, under **R.S. & L.R. Dag No. 448**, lying and situated under **MOUZA-KALABERIA**, J.L. No.30, Re. Su. No.52, Touzi No. 173 presently 10, at **Kalaberia, P.S.-Rajarhat, Kolkata-700135**, within the jurisdiction of A.D.S.R.O.

Rajarhat, New Town and within the Local Limits of Rajarhat Bishnupur No.1 Gram Panchayat, in the District of North 24 Parganas, in the state of West Bengal, India, AND the **OWNER No.4**, shall give its landed property of **ALL THAT** piece and parcel of **Vacant Land** [Classified as **Sali Land**], marked as "**PLOT-E**", measuring an area about **09.94 [Nine point Nine Four] Decimals** equivalent to 06[Six] Cottah 00[Zero] Chittack 10[Ten] Sq.Ft. be the same a little more or less, out of total 41[Forty One] Decimals comprised in R.S. Khatian No. 93 corresponding to L.R. Khatian No. 1007, present **L.R. Khatian No. 1842** under **R.S. & L.R. Dag No. 448**, lying and situated under **MOUZA-KALABERIA**, J.L. No.30, Re. Su. No.52, Touzi No. 173 presently 10, at **Kalaberia, P.S.-Rajarhat, Kolkata-700135**, within the jurisdiction of A.D.S.R.O. Rajarhat, New Town and within the Local Limits of Rajarhat Bishnupur No.1 Gram Panchayat, in the District of North 24 Parganas, in the state of West Bengal, India, and also all the Owners shall provide their proportionate share of common pathway right for making a construction of several building/s in the form of individual Units/Flats system and the total land specifically mentioned and described in **Schedule "F"** written herein below;

1. That it is agreed by and between all the parties herein that the land as aforesaid and specifically mentioned and described in the **Schedule "F"** herein below will be treated as an amalgamated plot of land.
2. That if all the parties after sanction of building plan shall mutually decide and arrange with regard to allotment of the flat/rooms/constructed area within the building and undivided proportionate share of land and they will get as per their land share;
3. That it is recorded that all the parties shall pay clear their previous taxes if any with the concern authority and after execution of the deed of amalgamation, all the parties shall pay the necessary expenses for the amalgamated plot and pay taxes for the said plot of land and if any other expenses are required to be made for the said amalgamated plot of land jointly;
4. That it is also recorded that in future after sanction of building plan if any further construction on the top of the roof be permitted all the parties herein or their legal heirs or representatives upon mutual understanding shall be entitled to such constructions;
5. That it is recorded that all parties upon mutual understanding and with the consent of each other and entered into these Amalgamation Deed;
6. That during the subsistence of this deed of amalgamation neither of the parties nor their legal heirs or representatives shall have the right or authority to encumber their plot of land in any way or in any manner;

7. That the parties herein shall abide by the terms and conditions of this deed of amalgamation and shall not blame against each other.

**THE SCHEDULE "A" ABOVE REFERRED TO**

[Landed Property of Sri Ashok Kumar Roy]

**ALL THAT** piece and parcel of **Vacant Land** [Classified as **Sali Land**], marked as "**PLOT-A**", measuring an area about **01.24 [One point Two Four] Decimals** equivalent to **00[Zero] Cottah 12[Twelve] Chittack 00[Zero Zero] Sq.Ft.**, out of total **41[Forty One] Decimals** comprised in R.S. Khatian No. 93 corresponding to L.R. Khatian No. 1007 present **L.R. Khatian No. 1843** under **R.S. & L.R. Dag No. 448**, lying and situated under **MOUZA-KALABERIA**, J.L. No.30, Re. Su. No.52, Touzi No. 173 presently 10, at **Kalaberia, P.S.-Rajarhat, Kolkata-700135**, within the jurisdiction of A.D.S.R.O. Rajarhat, New Town and within the Local Limits of Rajarhat Bishnupur No.1 Gram Panchayat, in the District of North 24 Parganas, in the state of West Bengal, India, within the jurisdiction of A.D.S.R.O. Rajarhat, New Town and within the Local Limits of Rajarhat Bishnupur No.1 Gram Panchayat, in the District North 24 Parganas, in the state of West Bengal, India which is butted and bounded as follows :-

**ON THE NORTH BY** :: Land of R.S. & L.R. Dag No. 454;  
**ON THE SOUTH BY** :: Plot No. "B" & "C" of R.S. & L.R. Dag No. 448;  
**ON THE EAST BY** :: Land of R.S. & L.R. Dag No. 454;  
**ON THE WEST By** :: Land of R.S. & L.R. Dag No. 454;

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

[Landed Property of M/s. Royal Marble]

**ALL THAT** piece and parcel of **Vacant Land** [Classified as **Sali Land**], marked as "**PLOT - B**", measuring an area about **09.94 [Nine point Nine Four] Decimals** equivalent to **06[Six] Cottah 00[Zero] Chittack 10[Ten] Sq.Ft.** be the same a little more or less, out of total **41[Forty One] Decimals** comprised in R.S. Khatian No. 93 corresponding to L.R. Khatian No. 1007, present **L.R. Khatian No. 1852** under **R.S. & L.R. Dag No. 448**, lying and situated under **MOUZA-KALABERIA**, J.L. No.30, Re. Su. No.52, Touzi No. 173 presently 10, at **Kalaberia, P.S.-Rajarhat, Kolkata-700135**, within the jurisdiction of A.D.S.R.O. Rajarhat, New Town and within the Local Limits of Rajarhat Bishnupur No.1 Gram Panchayat, in the District of North 24 Parganas, in the state of West Bengal, India, within the jurisdiction of A.D.S.R.O. Rajarhat, New Town and within the Local Limits of Rajarhat Bishnupur No.1 Gram Panchayat, in the District North 24 Parganas, in the state of West Bengal, India, which is butted and bounded as follows :-

**ON THE NORTH BY** :: Plot No. "A" AND Land of R.S. & L.R. Dag No. 445;  
**ON THE SOUTH BY** :: Plot No. "D" of R.S. & L.R. Dag No. 448;

**ON THE EAST BY** :: Plot No. "C" of R.S. & L.R. Dag No. 448;  
**ON THE WEST BY** :: Land of R.S. & L.R. Dag No. 447;

### THE SCHEDULE "C" ABOVE REFERRED TO

[Landed Property of M/s. Royal Hotel & Villa]

**ALL THAT** piece and parcel of **Vacant Land** [Classified as **Salt Land**], marked as "**PLOT - C**", measuring an area about **09.94 [Nine point Nine Four] Decimals** equivalent to **06[Six] Cottah 00[Zero] Chittack 10[Ten] Sq.Ft.** be the same a little more or less, out of total **41[Forty One] Decimals** comprised in R.S. Khatian No. 93 corresponding to L.R. Khatian No. 1007, present **L.R. Khatian No. 1844** under **R.S. & L.R. Dag No. 448**, lying and situated under **MOUZA-KALABERIA**, J.L. No.30, Re. Su. No.52, Touzi No. 173 presently 10, at **Kalaberia, P.S.-Rajarhat, Kolkata-700135**, within the jurisdiction of A.D.S.R.O. Rajarhat, New Town and within the Local Limits of Rajarhat Bishnupur No.1 Gram Panchayat, in the District of North 24 Parganas, in the state of West Bengal, India, within the jurisdiction of A.D.S.R.O. Rajarhat, New Town and within the Local Limits of Rajarhat Bishnupur No.1 Gram Panchayat, in the District North 24 Parganas, in the state of West Bengal, India, which is butted and bounded as follows : -

**ON THE NORTH BY** :: Plot No. "A" AND Land of R.S. & L.R. Dag No. 454;  
**ON THE SOUTH BY** :: Plot No. "D" & "E" of R.S. & L.R. Dag No. 448;  
**ON THE EAST BY** :: Land of R.S. & L.R. Dag No. 449 & 454;  
**ON THE WEST BY** :: Land of Plot No. "B" of R.S. & L.R. Dag No. 448;

### THE SCHEDULE "D" ABOVE REFERRED TO

[Landed Property of Sri Ashok Kumar Roy]

**ALL THAT** piece and parcel of **Vacant Land** [Classified as **Salt Land**], marked as "**PLOT - D**", measuring an area about **09.94 [Nine point Nine Four] Decimals** equivalent to **06[Six] Cottah 00[Zero] Chittack 10[Ten] Sq.Ft.** be the same a little more or less, out of total **41[Forty One] Decimals** comprised in R.S. Khatian No. 93 corresponding to L.R. Khatian No. 1007 present **L.R. Khatian No. 1851** under **R.S. & L.R. Dag No. 448**, lying and situated under **MOUZA-KALABERIA**, J.L. No.30, Re. Su. No.52, Touzi No. 173 presently 10, at **Kalaberia, P.S.-Rajarhat, Kolkata-700135**, within the jurisdiction of A.D.S.R.O. Rajarhat, New Town and within the Local Limits of Rajarhat Bishnupur No.1 Gram Panchayat, in the District of North 24 Parganas, in the state of West Bengal, India, within the jurisdiction of A.D.S.R.O. Rajarhat, New Town and within the Local Limits of Rajarhat Bishnupur No.1 Gram Panchayat, in the District North 24 Parganas, in the state of West Bengal, India, which is butted and bounded as follows : -

**ON THE NORTH BY** :: Plot No. "B" & "C" of R.S. & L.R. Dag No. 448;  
**ON THE SOUTH BY** :: 33'-00" App. wide Panchayat Road;

**ON THE EAST BY** :: Plot No. "E" of R.S. & L.R. Dag No. 448;  
**ON THE WEST BY** :: Land of R.S. & L.R. Dag No. 447;

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

[Landed Property of M/s. Royal Construction]

**ALL THAT** piece and parcel of **Vacant Land** [Classified as **Salt Land**], marked as "**PLOT - E**", measuring an area about **09.94 [Nine point Nine Four] Decimals** equivalent to **06[Six] Cottah 00[Zero] Chittack 10[Ten] Sq.Ft.** be the same a little more or less, out of total **41[Forty One] Decimals** comprised in R.S. Khatian No. 93 corresponding to L.R. Khatian No. 1007, present **L.R. Khatian No. 1842**, under **R.S. & L.R. Dag No. 448**, lying and situated under **MOUZA-KALABERIA**, J.L. No.30, Re. Su. No.52, Touzi No. 173 presently 10, at **Kalaberia, P.S.-Rajarhat, Kolkata-700135**, within the jurisdiction of A.D.S.R.O. Rajarhat, New Town and within the Local Limits of Rajarhat Bishnupur No.1 Gram Panchayat, in the District of North 24 Parganas, in the state of West Bengal, India, within the jurisdiction of A.D.S.R.O. Rajarhat, New Town and within the Local Limits of Rajarhat Bishnupur No.1 Gram Panchayat, in the District North 24 Parganas, in the state of West Bengal, India, which is butted and bounded as follows : -

**ON THE NORTH BY** :: Plot No. "C" of R.S. & L.R. Dag No. 448;  
**ON THE SOUTH BY** :: 33'-00" App. wide Panchayat Road;  
**ON THE EAST BY** :: Land of R.S. & L.R. Dag No. 449;  
**ON THE WEST BY** :: Land of Plot No. "D" of R.S. & L.R. Dag No. 448;

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

[Description of the Amalgamated Property]

**ALL THAT** piece and parcel of **Vacant Land** [Classified as **Salt Land**], measuring an area about **41[Forty One] Decimals** be the same a little more or less, comprised in R.S. Khatian No. 93 corresponding to L.R. Khatian No. 1007 present **L.R. Khatian Nos. 1842, 1843, 1844, 1851 & 1852**, under **R.S. & L.R. Dag No. 448**, lying and situated under **MOUZA-KALABERIA**, J.L. No.30, Re. Su. No.52, Touzi No. 173 presently 10, at **Kalaberia, P.S.-Rajarhat, Kolkata-700135**, within the jurisdiction of A.D.S.R.O. Rajarhat, New Town and within the Local Limits of Rajarhat Bishnupur No.1 Gram Panchayat, in the District of North 24 Parganas, in the state of West Bengal, India, and the aforesaid plot of land butted and bounded as follows :-

**ON THE NORTH BY** :: Land of R.S. Dag Nos. 445 & 454;  
**ON THE SOUTH BY** :: 33'-00" App. wide Panchayat Road;  
**ON THE EAST BY** :: Land of R.S. Dag No. 445 & 449;  
**ON THE WEST BY** :: Land of R.S. Dag No.454, 445, 447;

together with all easement right and all other rights, appurtenances and inheritance for access and user of the Said Property.

**IN WITNESS WHEREOF** the Parties have set and subscribed their hands and seals on the day, month and year first above written.

**SIGNED SEALED AND DELIVERED**  
by the **FIRST PART** at Kolkata  
In the presence of :

*Ashok M Ray*

**SIGNATURE OF FIRST PART**

**SIGNED SEALED AND DELIVERED**  
by the **SECOND PART** at Kolkata  
In the presence of :

**ROYAL MARBLE**

*Ashok M Ray*  
Proprietor

**SIGNATURE OF SECOND PART**

**SIGNED SEALED AND DELIVERED**  
by the **THIRD PART** at Kolkata  
In the presence of :

**ROYAL HOTEL & VILLA**

*Ashok M Ray*  
Proprietor

**SIGNATURE OF THIRD PART**

**SIGNED SEALED AND DELIVERED**  
by the **FOURTH PART** at Kolkata  
In the presence of :

**Royal Construction**

*Ashok M Ray*  
Proprietor

**SIGNATURE OF FOURTH PART**

**WITNESSES :-**

1. Subhankar Dalai  
Kaikhali, Darjeeling  
Kol- 700052

2. Upali Adhikari  
Kaikhali, Darjeeling  
Kol- 700052

**Composed By**

*Subhankar Dalai*

Subhankar Dalai  
Kaikhali, Kolkata-700052

✓ Drafted and Prepared by me as per the information's and instructions given by the parties.

*Tanayendra Roy*  
[TANAYENDRA ROY]  
Advocate  
High Court Calcutta  
23.8.2014

DEED PLAN OF

DIST:N-24-PGS, BLOCK-RAJARHAT  
MOUZA:KALABERIA, J.L. NO.-30  
AREA:41 DCml

C.S. PLOT NO. - 372 (P)  
R.S./L.R.PLOT NO. - 448 (P)

R. S. KH NO. -93

L.R. KHATIAN NO. 1842, 1843, 1844,  
1851, 1852



Ashok Ray

## ROYAL MARBLE

Ashley Ray  
Proprietor

SIG. OF THE LAND OWNERS

Royal Construction

Askinay  
Proprietor

SIG OF THE LAND OWNERS

## SPECIMEN FORM FOR TEN FINGER PRINTS



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	INDEX FINGER	THUMB
LEFT HAND					
	THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

SIGNATURE Ashutosh Ray

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	INDEX FINGER	THUMB
LEFT HAND					
	THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

SIGNATURE \_\_\_\_\_

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	INDEX FINGER	THUMB
LEFT HAND					
	THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

SIGNATURE \_\_\_\_\_

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	INDEX FINGER	THUMB
LEFT HAND					
	THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

SIGNATURE \_\_\_\_\_



1H841675265

प्रियांका  
10045, वाराणसी, उत्तर प्रदेश, 208005  
मोबाइल: 9898999999

**Address:**  
1806, DASPARA, KAikhali, AIR PORT,  
NORTH 24 PARGANAS- 700052.

日期: 2017-07-20 11:11

117-Hajarpur Gopalpur constituency  
Facsimile Signature of the Electoral  
Registration Officer for  
117-Hajarpur Gopalpur Constituency

In case of change in address mention this Card No. to the relevant Peons for including your name in the list, at the changed address and to obtain the card, if necessary.

Upali Adhikari

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



192023240005808988

**GRN Details**

GRN:	192023240005808988	Payment Mode:	SBI Epay
GRN Date:	05/04/2023 12:38:06	Bank/Gateway:	SBIEPay Payment Gateway
BRN :	9813437959540	BRN Date:	05/04/2023 12:39:07
Gateway Ref ID:	0186387404	Method:	Kotak Mahindra Bank NB
GRIPS Payment ID:	050420232000580896	Payment Init. Date:	05/04/2023 12:38:06
Payment Status:	Successful	Payment Ref. No:	2000818801/4/2023 [Query No*Query Year]

**Depositor Details**

Depositor's Name:	Mr ASHOK KUMAR ROY
Address:	5/4V, Dum Dum Road, P.S.-Sinthee, Kolkata-700030
Mobile:	9830347315
EMail:	royassociates17@gmail.com
Period From (dd/mm/yyyy):	05/04/2023
Period To (dd/mm/yyyy):	05/04/2023
Payment Ref ID:	2000818801/4/2023
Dept Ref ID/DRN:	2000818801/4/2023

**Payment Details**

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000818801/4/2023	Property Registration- Stamp duty	0030-02-103-003-02	109303
2	2000818801/4/2023	Property Registration- Registration Fees	0030-03-104-001-16	218779
<b>Total</b>				<b>328082</b>

IN WORDS: THREE LAKH TWENTY EIGHT THOUSAND EIGHTY TWO ONLY.

# Major Information of the Deed

Deed No:	I-1523-05387/2023	Date of Registration	06/04/2023
Query No / Year	1523-2000818801/2023	Office where deed is registered	
Query Date	28/03/2023 9:58:09 AM		
Applicant Name, Address & Other Details	T ROY High Court Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8335945321, Status : Advocate		
Transaction			
[1301] Merger/De merger, Amalgamation (Other than company amalgamation)	Additional Transaction		
Set Forth value	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Rs. 1,96,35,000/-	Market Value		
Stampduty Paid(SD)	Rs. 2,18,76,536/-		
Rs. 1,09,403/- (Article:23)	Registration Fee Paid		
Remarks	Rs. 2,18,779/- (Article:A(1), E)		

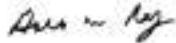
## Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Kalaberia, JI No: 30, Touzi No: 10 Pin Code : 700135

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-448 (RS :- )	LR-1843	Bastu	Shali	1.24 Dec	5,93,600/-	6,61,632/- Width of Approach Road: 33 Ft., Adjacent to Metal Road, ,Last Reference Deed No :1523-I -16545-2022
L2	LR-448 (RS :- )	LR-1852	Bastu	Shali	9.94 Dec	47,60,350/-	53,03,726/- Width of Approach Road: 33 Ft., Adjacent to Metal Road, ,Last Reference Deed No :1523-I -16544-2022
L3	LR-448 (RS :- )	LR-1844	Bastu	Shali	9.94 Dec	47,60,350/-	53,03,726/- Width of Approach Road: 33 Ft., Adjacent to Metal Road, ,Last Reference Deed No :1523-I -16547-2022
L4	LR-448 (RS :- )	LR-1851	Bastu	Shali	9.94 Dec	47,60,350/-	53,03,726/- Width of Approach Road: 33 Ft., Adjacent to Metal Road, ,Last Reference Deed No :1523-I -16543-2022

RS	LR-1842	Bastu	Shali	8.94 Dec	47,60,350/-	53,03,726/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road, Last Reference Deed No. 1523-I-16548- 2022
		<b>TOTAL :</b>		41Dec	196,35,000/-	218,76,536/-	
		<b>Grand Total :</b>		41Dec	196,35,000/-	218,76,536/-	

#### Seller Details :

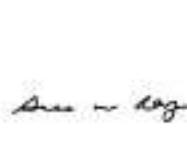
Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<b>Mr ASHOK KUMAR ROY</b> (Presentant ) Son of Late AJIT KUMAR ROY Executed by: Self, Date of Execution: 06/04/2023 , Admitted by: Self, Date of Admission: 06/04/2023 ,Place : Office	 06/04/2023	 06/04/2023	 06/04/2023
	5/4V, Dum Dum Road, City:- Not Specified, P.O:- Ghugudanga, P.S:-Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700030 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AFxxxxxx5H, Aadhaar No: 58xxxxxxxx8926, Status :Individual, Executed by: Self, Date of Execution: 06/04/2023 , Admitted by: Self, Date of Admission: 06/04/2023 ,Place : Office			
2	<b>ROYAL MARBLE</b> 6/1K, Raja Bagan Lane, City:- Not Specified, P.O:- Ghugudanga, P.S:-Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700030 , PAN No.: AFxxxxxx5H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative			
3	<b>ROYAL HOTEL &amp; VILLA</b> Kalabaria, Rajarhat, City:- Not Specified, P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 , PAN No.: AFxxxxxx5H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative			
4	<b>ROYAL CONSTRUCTION</b> 6/1K, Raja Bagan Lane, City:- Not Specified, P.O:- Ghugudanga, P.S:-Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700030 , PAN No.: AFxxxxxx5H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative			

### Details:

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
1 Mr ASHOK KUMAR ROY Son of Late AJIT KUMAR ROY Executed by: Self, Date of Execution: 06/04/2023 , Admitted by: Self, Date of Admission: 06/04/2023 ,Place : Office			<i>See or Ray</i>
		06/04/2023 LTI 06/04/2023	06/04/2023
Son of Late AJIT KUMAR ROY 5/4V, Dum Dum Road, City:- Not Specified, P.O:- Ghugudanga, P.S:-Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700030 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AFxxxxxx5H, Aadhaar No: 58xxxxxxxx8926, Status :Individual, Executed by: Self, Date of Execution: 06/04/2023 , Admitted by: Self, Date of Admission: 06/04/2023 ,Place : Office			
2 <b>ROYAL MARBLE</b> 6/1K, Raja Bagan Lane, City:- Not Specified, P.O:- Ghugudanga, P.S:-Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700030 , PAN No.: AFxxxxxx5H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			
3 <b>ROYAL HOTEL &amp; VILLA</b> Kalaberia, Rajarhat, City:- Not Specified, P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 , PAN No.: AFxxxxxx5H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			
4 <b>ROYAL CONSTRUCTION</b> 6/1K, Raja Bagan Lane, City:- Not Specified, P.O:- Ghugudanga, P.S:-Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700030 , PAN No.: AFxxxxxx5H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<b>Mr ASHOK KUMAR ROY</b> Son of Late AJIT KUMAR ROY Date of Execution - 06/04/2023, , Admitted by: Self, Date of Admission: 06/04/2023, Place of Admission of Execution: Office			
	Apr 6 2023 1:22PM LTI 06/04/2023			06/04/2023
54V, Dum Dum Road, City:- Not Specified, P.O:- Ghugudanga, P.S:-Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700030, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AFxxxxxx5H, Aadhaar No: 58xxxxxxx8926 Status : Representative, Representative of : ROYAL MARBLE (as Proprietor), ROYAL HOTEL & VILLA (as Proprietor), ROYAL CONSTRUCTION (as Proprietor), ROYAL MARBLE (as Proprietor), ROYAL HOTEL & VILLA (as Proprietor), ROYAL CONSTRUCTION (as Proprietor)				

Name S. UPALI ADHIKARI Daughter of Mr GOUTAM ADHIKARI Address:- Not Specified, P.O:- Kalkali, City:- Not Specified, P.O:- Airport, P.S.-Airport, District:-North 24- Parganas, West Bengal, India, PIN:- 700052	Photo	Finger Print	Signature
	06/04/2023	06/04/2023	06/04/2023
Identifier Of Mr ASHOK KUMAR ROY, Mr ASHOK KUMAR ROY, Mr ASHOK KUMAR ROY			



**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr ASHOK KUMAR ROY	Mr ASHOK KUMAR ROY-0.0775 Dec,ROYAL MARBLE-0.0775 Dec,ROYAL HOTEL & VILLA-0.0775 Dec,ROYAL CONSTRUCTION-0.0775 Dec
2	ROYAL MARBLE	Mr ASHOK KUMAR ROY-0.0775 Dec,ROYAL MARBLE-0.0775 Dec,ROYAL HOTEL & VILLA-0.0775 Dec,ROYAL CONSTRUCTION-0.0775 Dec
3	ROYAL HOTEL & VILLA	Mr ASHOK KUMAR ROY-0.0775 Dec,ROYAL MARBLE-0.0775 Dec,ROYAL HOTEL & VILLA-0.0775 Dec,ROYAL CONSTRUCTION-0.0775 Dec
4	ROYAL CONSTRUCTION	Mr ASHOK KUMAR ROY-0.0775 Dec,ROYAL MARBLE-0.0775 Dec,ROYAL HOTEL & VILLA-0.0775 Dec,ROYAL CONSTRUCTION-0.0775 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Mr ASHOK KUMAR ROY	Mr ASHOK KUMAR ROY-0.62125 Dec,ROYAL MARBLE-0.62125 Dec,ROYAL HOTEL & VILLA-0.62125 Dec,ROYAL CONSTRUCTION-0.62125 Dec
2	ROYAL MARBLE	Mr ASHOK KUMAR ROY-0.62125 Dec,ROYAL MARBLE-0.62125 Dec,ROYAL HOTEL & VILLA-0.62125 Dec,ROYAL CONSTRUCTION-0.62125 Dec
3	ROYAL HOTEL & VILLA	Mr ASHOK KUMAR ROY-0.62125 Dec,ROYAL MARBLE-0.62125 Dec,ROYAL HOTEL & VILLA-0.62125 Dec,ROYAL CONSTRUCTION-0.62125 Dec
4	ROYAL CONSTRUCTION	Mr ASHOK KUMAR ROY-0.62125 Dec,ROYAL MARBLE-0.62125 Dec,ROYAL HOTEL & VILLA-0.62125 Dec,ROYAL CONSTRUCTION-0.62125 Dec

**Transfer of property for L3**

Sl.No	From	To. with area (Name-Area)
1	Mr ASHOK KUMAR ROY	Mr ASHOK KUMAR ROY-0.62125 Dec,ROYAL MARBLE-0.62125 Dec,ROYAL HOTEL & VILLA-0.62125 Dec,ROYAL CONSTRUCTION-0.62125 Dec
2	ROYAL MARBLE	Mr ASHOK KUMAR ROY-0.62125 Dec,ROYAL MARBLE-0.62125 Dec,ROYAL HOTEL & VILLA-0.62125 Dec,ROYAL CONSTRUCTION-0.62125 Dec
3	ROYAL HOTEL & VILLA	Mr ASHOK KUMAR ROY-0.62125 Dec,ROYAL MARBLE-0.62125 Dec,ROYAL HOTEL & VILLA-0.62125 Dec,ROYAL CONSTRUCTION-0.62125 Dec
4	ROYAL CONSTRUCTION	Mr ASHOK KUMAR ROY-0.62125 Dec,ROYAL MARBLE-0.62125 Dec,ROYAL HOTEL & VILLA-0.62125 Dec,ROYAL CONSTRUCTION-0.62125 Dec

**Transfer of property for L4**

Sl.No	From	To. with area (Name-Area)
1	Mr ASHOK KUMAR ROY	Mr ASHOK KUMAR ROY-0.62125 Dec,ROYAL MARBLE-0.62125 Dec,ROYAL HOTEL & VILLA-0.62125 Dec,ROYAL CONSTRUCTION-0.62125 Dec
2	ROYAL MARBLE	Mr ASHOK KUMAR ROY-0.62125 Dec,ROYAL MARBLE-0.62125 Dec,ROYAL HOTEL & VILLA-0.62125 Dec,ROYAL CONSTRUCTION-0.62125 Dec
3	ROYAL HOTEL & VILLA	Mr ASHOK KUMAR ROY-0.62125 Dec,ROYAL MARBLE-0.62125 Dec,ROYAL HOTEL & VILLA-0.62125 Dec,ROYAL CONSTRUCTION-0.62125 Dec
4	ROYAL CONSTRUCTION	Mr ASHOK KUMAR ROY-0.62125 Dec,ROYAL MARBLE-0.62125 Dec,ROYAL HOTEL & VILLA-0.62125 Dec,ROYAL CONSTRUCTION-0.62125 Dec

**Transfer of property for L5**

Sl.No	From	To. with area (Name-Area)
1	Mr ASHOK KUMAR ROY	Mr ASHOK KUMAR ROY-0.62125 Dec,ROYAL MARBLE-0.62125 Dec,ROYAL HOTEL & VILLA-0.62125 Dec,ROYAL CONSTRUCTION-0.62125 Dec
2	ROYAL MARBLE	Mr ASHOK KUMAR ROY-0.62125 Dec,ROYAL MARBLE-0.62125 Dec,ROYAL HOTEL & VILLA-0.62125 Dec,ROYAL CONSTRUCTION-0.62125 Dec
3	ROYAL HOTEL & VILLA	Mr ASHOK KUMAR ROY-0.62125 Dec,ROYAL MARBLE-0.62125 Dec,ROYAL HOTEL & VILLA-0.62125 Dec,ROYAL CONSTRUCTION-0.62125 Dec
4	ROYAL CONSTRUCTION	Mr ASHOK KUMAR ROY-0.62125 Dec,ROYAL MARBLE-0.62125 Dec,ROYAL HOTEL & VILLA-0.62125 Dec,ROYAL CONSTRUCTION-0.62125 Dec

## Land Details as per Land Record

District: North 24-Parganas, P.S.: Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Kalaberia, JI No: 30,  
Touzi No: 10 Pin Code: 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 448, LR Khatian No:- 1843	Owner: অশোক কুমার রায়, Gurdian: অশোক কুমার, Address: নিম্ন , Classification: শালি, Area: 0.0100000 Acre,	Mr ASHOK KUMAR ROY
L2	LR Plot No:- 448, LR Khatian No:- 1852	Owner: রয়েল মার্বেল, Gurdian: পার্সে প্রেসিটর, Address: নিম্ন , Classification: শালি, Area: 0.09940000 Acre,	ROYAL MARBLE
L3	LR Plot No:- 448, LR Khatian No:- 1844	Owner: রয়েল হোটেল এন্ড ভীমা, Gurdian: পার্সে প্রেসিটর, Address: নিম্ন , Classification: শালি, Area: 0.1000000 Acre,	ROYAL HOTEL & VILLA
L4	LR Plot No:- 448, LR Khatian No:- 1851	Owner: অশোক কুমার রায়, Gurdian: অশোক কুমার রায়, Address: নিম্ন, Classification: শালি, Area: 0.09940000 Acre,	Mr ASHOK KUMAR ROY
L5	LR Plot No:- 448, LR Khatian No:- 1842	Owner: রয়েল কনস্ট্রাকশন, Gurdian: পার্সে লালুর, Address: নিম্ন , Classification: শালি, Area: 0.1000000 Acre,	ROYAL CONSTRUCTION



06-04-2023

**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 11:24 hrs on 06-04-2023, at the Office of the A.D.S.R. RAJARHAT by Mr ASHOK KUMAR ROY , one of the Executants.

**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 2,18,76,536/-

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

Execution is admitted on 06/04/2023 by 1. Mr ASHOK KUMAR ROY, Son of Late AJIT KUMAR ROY, 5/4V, Dum Dum Road, P.O: Ghugudanga, Thana: Sinthi, , North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by Profession Business, 2. Mr ASHOK KUMAR ROY, Son of Late AJIT KUMAR ROY, 5/4V, Dum Dum Road, P.O: Ghugudanga, Thana: Sinthi, , North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by Profession Business

Indentified by Miss UPALI ADHIKARI, , Daughter of Mr GOUTAM ADHIKARI, Kalkhali, P.O: Airport, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700052, by caste Hindu, by profession Private Service

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

Execution is admitted on 06-04-2023 by Mr ASHOK KUMAR ROY, Proprietor, ROYAL MARBLE (Sole Proprietorship), 6/1K, Raja Bagan Lane, City: Not Specified, P.O:- Ghugudanga, P.S:-Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700030; Proprietor, ROYAL HOTEL & VILLA (Sole Proprietorship), Kalaberia, Rajarhat, City:- Not Specified, P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135; Proprietor, ROYAL CONSTRUCTION (Sole Proprietorship), 6/1K, Raja Bagan Lane, City:- Not Specified, P.O:- Ghugudanga, P.S:-Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700030; Proprietor, ROYAL MARBLE (Sole Proprietorship), 6/1K, Raja Bagan Lane, City:- Not Specified, P.O:- Ghugudanga, P.S:-Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700030; Proprietor, ROYAL HOTEL & VILLA (Sole Proprietorship), Kalaberia, Rajarhat, City:- Not Specified, P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135; Proprietor, ROYAL CONSTRUCTION (Sole Proprietorship), 6/1K, Raja Bagan Lane, City:- Not Specified, P.O:- Ghugudanga, P.S:-Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700030

Indentified by Miss UPALI ADHIKARI, , Daughter of Mr GOUTAM ADHIKARI, Kalkhali, P.O: Airport, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700052, by caste Hindu, by profession Private Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 2,18,779.00/- ( A(1) = Rs 2,18,765.00/- ,E = Rs 14.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 2,18,779/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/04/2023 12:39PM with Govt. Ref. No: 192023240005808988 on 05-04-2023, Amount Rs: 2,18,779/-, Bank: SBI EPay ( SBEPay ), Ref. No. 9813437959540 on 05-04-2023, Head of Account 0030-03-104-001-16

**Stamp Duty**

That required Stamp Duty payable for this document is Rs. 1,09,403/- and Stamp Duty paid by Stamp Rs 1,09,303/- by online = Rs 1,09,303/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 052895, Amount: Rs.100.00/-, Date of Purchase: 13/03/2023, Vendor name: S CHANDA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/04/2023 12:39PM with Govt. Ref. No: 192023240005808988 on 05-04-2023, Amount Rs: 1,09,303/-, Bank: SBI EPay ( SBlePay), Ref. No. 9813437959540 on 05-04-2023, Head of Account 0030-02-103-003-02

*P. A. Datta*

**Pranab Kumar Datta**

**ADDITIONAL DISTRICT SUB-REGISTRAR**

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

**North 24-Parganas, West Bengal**



State of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1523-2023, Page from 175333 to 175359  
being No 152305387 for the year 2023.



Digitally signed by PRANAB KUMAR  
DATTA  
Date: 2023.04.06 13:44:36 +05:30  
Reason: Digital Signing of Deed.

P. A. Datta

(Pranab Kumar Datta) 2023/04/06 01:44:36 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.

(This document is digitally signed.)