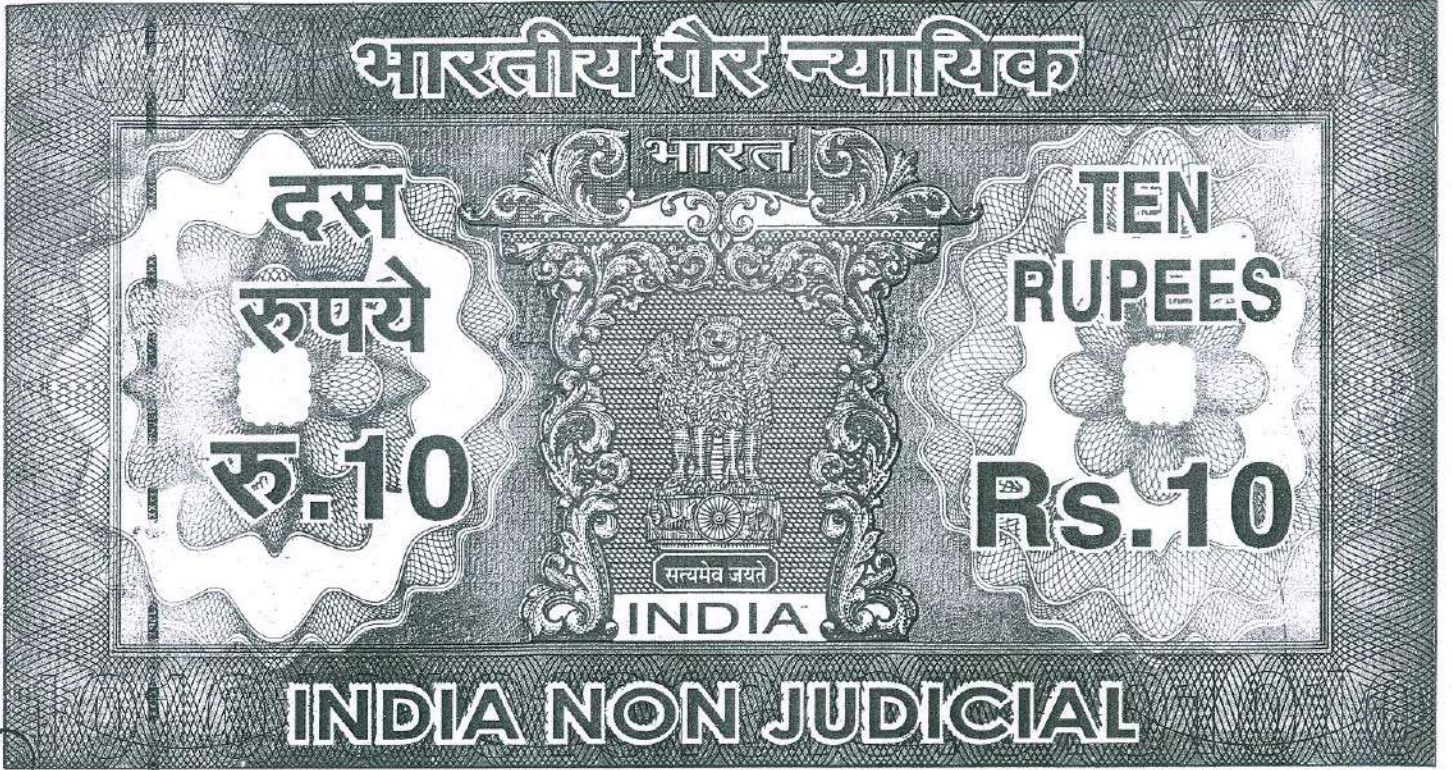


S-001165/24

T-1143/24



05/03/24
 10:40 AM
 437832/2024

पश्चिम बंगाल WEST BENGAL

90AB 852334

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

A.D.S.R. Garia
 South 24 Parganas

5 MAR 2024

DEED OF AMALGAMATION

THIS DEED OF AMALGAMATION made on this the 5th day of March, 2024 (Two Thousand Twenty Four).

BETWEEN

233070

Name : A. K. SINGH, Advocate
Address : High Court, Calcutta
Kolkata - 700001

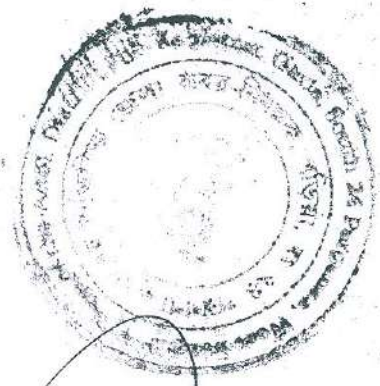
Kolkata Collectorate
11, Netaji Subhas Rd.
Kolkata-1

Date: _____

2001 Kr. Satya
Licensed Stamp
Vendor

26 FEB 2023

[Handwritten signature]



A.D.S.R. Garia
South 24 Parganas

05 MAR 2024

Identified by —
Gobinda Baidya
High Court ~~Atrocite~~
at Calcutta,
Bar Association Room No.18,
Rafkat - 700001

MR. PIJUSH MONDAL alias **PIJUSH KANTI MONDAL**, son of Late Netai Pada Mondal, PAN - CRDPM8281K, Aadhar No. - 8422 9327 3942, Mobile No. -9163609608, by faith - Hindu, by occupation- Business, residing at Tentulberia, Post Office - Garia, Police Station - Narendrapur, District - South 24 Parganas, Kokata - 700084, hereinafter called and referred to as the **FIRST PARTY** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his legal heirs, successors representatives, executors, administrators and/or assigns) of the **FIRST PART**.

AND

MR. DEBKAMAL MONDAL, son of Late Netai Pada Mondal, PAN ADPPM2377Q, Aadhar No. 9951 7732 5864, Mobile No. 9830739994, by faith-Hindu, by occupation- Service , residing at at Tentulberia, P.O. Garia, P.S. Narendrapur, District-South 24 Parganas Kokata -700084; hereinafter called and referred to as the **SECOND PARTY** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her legal heirs, successors representatives, executors, administrators and/or assigns) of the **SECOND PART**.

The parties are represented by and / or executed by their Constituted Attorneys namely (1) SRI SOUMIK ROY, son of Late Tushar Kanti Roy, PAN AGWPR8314A, Aadhar No. 9975 5647 9081, Mobile No. 9830131492 and **(2) SRI BALAI GHOSH**, son of Netai Chandra Ghosh, PAN AHSPG0854H, Aadhar No. 2970 5355 2542, Mobile No. 9830781518, both by faith - Hindu, by occupation Business, both are residing at Tentulberia, Post Office - Garia, Police Station - previously Sonarpur at present Narendrapur, District - South 24 Parganas, Kolkata - 700084, both are the Partners of **M/S. S.B. CONSTRUCTION**, (PAN - AEQFS8098L), a Partnership Firm, having its office at Tentulberia, Garia, Post Office - Garia, Police Station - Narendrapur, District - South 24 Parganas, Kolkata -

700084, hereinafter called and referred to as the **"ATTORNEY" / "DEVELOPER"** .

The Said Power of Attorney was executed and registered on 2nd day of August, 2023 before the Office of the Additional District Sub - Registrar, Garia, South 24 Parganas, Recorded in Book No. I, Volume No. 1629-2023, Pages from 153974 to 154002, Being No. 162905507 for the Year 2023 after execution of Registered Development Agreement vide Deed No. 162903791 for the year 2023.

WHEREAS our mother **PUTUL RANI MONDAL** was the sole and actual owner of **ALL THAT** piece and parcel of shali/bastu land measuring more or less 9.66 decimals equal to 4 (four) Cottahs 8 (eight) Chittaks more or less lying and situated at Mouza Tentulberia, J.L. No. - 44, R.S. No. 8, Touzi No. - 271, in C.S. Khatian No. 64, C.S. Dag No.- 370, R.S. Khatian No.- 130 , R.S. Dag No.- 252 at present L.R. Dag No. - 257, Police Station the then Sonarpur at present Narendrapur District - South 24 Parganas, within the jurisdiction of the then A.D.S.R. Sonarpur at present A.D.S.R. Garia, Kolkata - 700084, purchased on 26/02/1971 from **PRITIPRAVA SEN** by a registered Sale Deed which was registered at the Office of the DR at Alipore and recorded in Book No.1 , Volume No.42, Pages from 82 to 87, Being No.729 for the year 1971 and had been physically possessing the same without any interruption and/or hindrance from any corner paying the rents thereof regularly .

AND WHEREAS thus became the absolute owner of the land measuring 9.66 decimals the property said **PUTUL RANI MONDAL** died intestate leaving behind her one married daughter namely **PUSHPITA GUPTA**, two sons namely **PIJUSH KANTI MONDAL** and **DEBKAMAL MONDAL** as her only legal heris and successors as per the Hindu Succession Act, 1956 and all of them jointly and ejmali possessed the total property peacefully without any interference and/or hindrance from any corner .

AND WHEREAS thus one daughter **PUSHPITA GUPTA**, two sons namely **PIJUSH KANTI MONDAL** and **DEBKAMAL MONDAL** of late **PUTUL RANI MONDAL**, became the absolute joint owners of the property measuring **9.66 Decimals or 4 cottahs 8 chittaks** more or less by way of inheritance, Due to their conveniences they executed a Deed of Partition dated 15/06/1994 being Deed No. 3365/1994 registered before the ADSR Sonarpur and the property of the parties has been amicably divided equally and each of them got 1 cottah 8 chittaks of land being the owners **PIJUSH KANTI MONDAL** became the First Party, **PUSHPITA GUPTA** became the Second Party, and **DEBKAMAL MONDAL** became the Third Party therein having obtaining the land according to the said Partition Deed and accordingly **PUSHPITA GUPTA** being owner of **SECOND SCHEDULE** land measuring **1 cottah 8 chittaks** of the said Partition Deed has been possessing the same peacefully without any interference and/or hindrance from any corner .

AND WHEREAS thereafter said **PUSHPITA GUPTA** being owner of **SECOND SCHEDULE** land measuring **1 cottah 8 chittaks** of the said **Partition Deed** has been possessing the same peacefully without any interference and/or hindrance from any corner due to crisis of economic and paucity of cash money on 29/04/1999 sold the land measuring 1 Cottah 8 Chittaks of land vide a registered Sale Deed which was registered at the Office of the ADSR at Sonarpur and recorded in Book No.1, Volume No.44, Pages from 259 to 263, Being No.2693 for the year 1999 unto and in favour of her brother namely **DEBKAMAL MONDAL** at or for the valuable consideration mentioned therein. .

AND WHEREAS thus said **PIJUSH KANTI MONDAL** became the owner of 1/3rd share and **DEBKAMAL MONDAL** became the absolute owner of 2/3rd share of total land measuring **4 cottahs 8 chittaks** more or less and thus the present owner namely **PIJUSH KANTI MONDAL** and **DEBKAMAL MONDAL** jointly became the absolute owner of total land measuring **4 cottahs 8 chittaks** more or less.

OWNERSHIP OF THE PRESENT LANDOWNERS:-

MR. PIJUSH MONDAL alias PIJUSH KANTI MONDAL the first party herein is the absolute owner and peaceful possessor of -

ALL THAT piece and parcel of shali/bastu land measuring about 1 (One) Cottah 8 (eight) Chittaks more or less lying and situated at Mouza - Tentulberia, J.L. No.- 44, R.S. No.- 8, Touzi No.- 271 in C.S. Khatian No.- 64, C.S. Dag No.- 370, R.S. Khatian No.- 130, R.S. Dag No.- 252 at present **L.R. Dag No.- 257, L.R. Khatian No. 1078/1**, Police Station the then Sonarpur at present Narendrapur, District - South 24 Parganas, under Rajpur - Sonarpur Municipality previous Ward No. 05 at present Ward No. 06, **Municipal Holding No. 1357**, Tentulberia, Assesee No. 1104302087988 within the jurisdiction of A.D.S.R. Garia, Kolkata - 700084, along with common passage for the ingress and egress to the property which is butted and bounded as follows :-

ON THE NORTH : Land of Debkamal Mondal in Same Plot Number;
ON THE SOUTH : R.S. Plot No. 252;
ON THE EAST : R.S. Plot No. 251;
ON THE WEST : R.S. Plot No. 252.

The above referred property is free from all encumbrances and the owner has been possessing the above referred land paying all rents and taxes to the respective Government Authorities regularly.

MR. DEBKAMAL MONDAL the Second party herein is the absolute owner and peaceful possessor of -

ALL THAT piece and parcel of shali/bastu land measuring about 3 (Three) Cottahs more or less including old **brick built asbestos shed dilapidated**

house with cemented floor measuring about 150 sq. ft. more or less lying and situated at Mouza - Tentulberia, J.L. No.- 44, R.S. No.- 8, Touzi No.- 271 in C.S. Khatian No.- 64, C.S. Dag No.- 370, R.S. Khatian No.- 130, R.S. Dag No.- 252 at present **L.R. Dag No.- 257**, L.R. Khatian No. 822 and 1094, **now L.R. Khatian No. 822 only in the Name of Debkamal Mondal** Police Station the then Sonarpur at present Narendrapur, District - South 24 Parganas, under Rajpur - Sonarpur Municipality previous Ward No. 05 at present Ward No. 06, **Municipal Holding No. 1067**, Tentulberia, Assesee No. 1104302087461 within the jurisdiction of A.D.S.R. Garia, Kolkata - 700084, along with common passage for the ingress and egress to the property which is butted and bounded as follows :-

ON THE NORTH : 12 ft. wide Road,
ON THE SOUTH : Land of Debkamal Mondal in Same Plot Number,
ON THE EAST : R.S. Plot No. 251,
ON THE WEST : R.S. Plot No. 252.

The above referred property is free from all encumbrances and the owner has been possessing the above referred land paying all rents and taxes to the respective Government Authorities regularly.

AND WHEREAS we, the parties of the First Part and Second Part herein and their two plots of land are contiguous and adjacent and/or near to each other and the parties hereto decided to amalgamate their aforesaid lands into a single plot of land to facilitate to construct of a building (Ground + III Storied Building) on the total land measuring **4 (Four) Cottahs 8 (Eight) chittaks** which is/are holding their individual Holding Nos. **1357** and **1067**, Tentulberia.

NOW THIS DEED OF AMALGAMATION WITNESSETH :-

In pursuance of the said agreement made between the parties hereto the First party and the Second Party hereby amalgamated their respective lands

into a single plot of land to facilitate to construct of a building (Ground + III Storied Building) on the amalgamated plot.

The parties hereto covenant to each other as follows:-

1. That the land measuring an area of **1 (One) Cottah 8 (Eight) Chittacks** belonging to the First party is being amalgamated with the land measuring an area of **3 (Three) Cottahs** belonging to the Second party.
2. That the aforesaid lands after amalgamated shall form in a single plot containing total area of **4 Cottahs 8 (Eight) Chittacks** and the total land henceforth shall belong to the parties of First and Second Part.
3. Both the parties for their own interest, amalgamated the property without taking any consideration.
4. That the parties hereto shall mutate their names in the **Rajpur Sonarpur Municipality**, records as joint owners of the single plot measuring an area of **4 (Four) Cottahs 8 (Eight) Chittacks** and shall pay Municipal Taxes to the Rajpur Sonarpur Municipality in their respective proportionate shares.

SCHEDULE OF THE AMALGAMATED PROPERTY

ALL THAT piece and parcel of shali/bastu land measuring about 4 (four) Cottahs 8 (eight) Chittaks more or less including old **brick built asbestos**

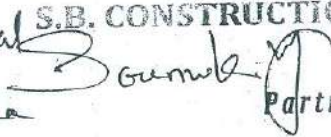
shed dilapidated house with cemented floor measuring about 150 sq. ft. more or less lying and situated at Mouza Tentulberia, J.L. No. 44, R.S. No. 8, Touzi No. 271 in C.S. Khatian No. 64, C.S. Dag No. 370, R.S. Khatian No. 130, R.S. Dag No. 252 at present **L.R. Dag No. 257, L.R. Khatian No. 1078/1 in the name of Pijush Kanti Mondal** and L.R. Khatian No. 822 and 1094, **now L.R. Khatian No. 822 only in the Name of Debkamal Mondal**, Municipal **Holding No. 1357**, Tentulberia, Assesee No. 1104302087988 (in the name of Pijush Kanti -Mondal) and Municipal **Holding No. 1067**, Tentulberia, Assesee No. 1104302087461 (in the name of Debkamal Mondal) within the jurisdiction of A.D.S.R. Garia, under previous Ward No. 05 at present Ward No. 06, Rajpur Sonarpur Municipality, Police Station the then Sonarpur at present Narendrapur District - South 24 Parganas, Kolkata-700084, along with common passage for the ingress and egress to the property. The Amalgamated property shall be numbered by any one Holding Number, morefully shown by RED border in the attached Plan/Map, which is butted and bounded as follows :-

ON THE NORTH : 12 feet wide Road ;
ON THE SOUTH : R.S. Plot No. 252;
ON THE EAST : Common Passage in R.S. Plot No. 251;
ON THE WEST : R.S. Plot No. 252;

Nearest Road - Tentulberia Road

IN WITNESS WHEREOF the parties hereto and hereunto have set and subscribed their respective hands and seals on the day, month and year first above written.

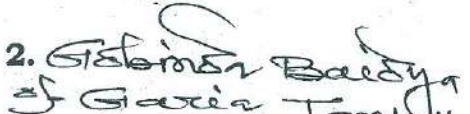
WITNESSES :-

1. Shibmath Mondal **S.B. CONSTRUCTION**
 Garia, Gargan cha  **Partner**
 Wd-700084


S.B. CONSTRUCTION


Partner

SIGN. OF CONSTITUTED ATTORNEYS
 Of Pijush Mondal alias Pijush Kanti Mondal
 and Debkamal Mondal

2. 
 of Garia Tenalberia
 P.S. - Nakendrapur,
 Kolkata - 700084

Drafted by-


GOBINDA BAIDYA,
 Advocate
 Calcutta High Court,
 Bar Association Room No.18
 F/159/297/2018



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



192023240409413088

GRN Details

GRN:	192023240409413088	Payment Mode:	SBI Epay
GRN Date:	04/03/2024 13:23:47	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	0522995776525	BRN Date:	04/03/2024 13:24:01
Gateway Ref ID:	CHP2412546	Method:	State Bank of India NB
GRIPS Payment ID:	040320242040941307	Payment Init. Date:	04/03/2024 13:23:47
Payment Status:	Successful	Payment Ref. No:	2000437832/6/2024

[Query No*/Query Year]

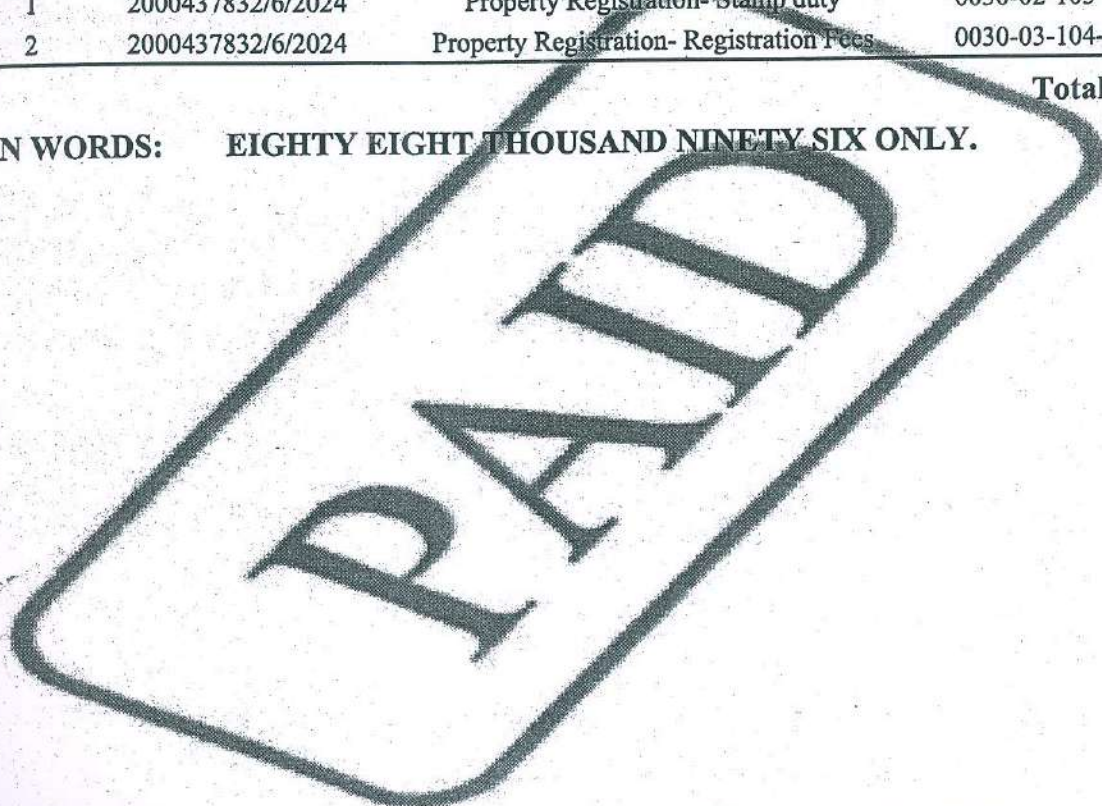
Depositor Details

Depositor's Name: Mr PIJUSH ALIS PIJUSH KANTI MONDAL
Address: Garia Kol 700084
Mobile: 9732433715
Period From (dd/mm/yyyy): 04/03/2024
Period To (dd/mm/yyyy): 04/03/2024
Payment Ref ID: 2000437832/6/2024
Dept Ref ID/DRN: 2000437832/6/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000437832/6/2024	Property Registration- Stamp duty	0030-02-103-003-02	29367
2	2000437832/6/2024	Property Registration- Registration Fees	0030-03-104-001-16	58729
Total				88096

IN WORDS: EIGHTY EIGHT THOUSAND NINETY SIX ONLY.





Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



040320242040941307

GRIPS Payment Detail

GRIPS Payment ID:	040320242040941307	Payment Init. Date:	04/03/2024 13:23:47
Total Amount:	88096	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	0522995776525	BRN Date:	04/03/2024 13:24:01
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

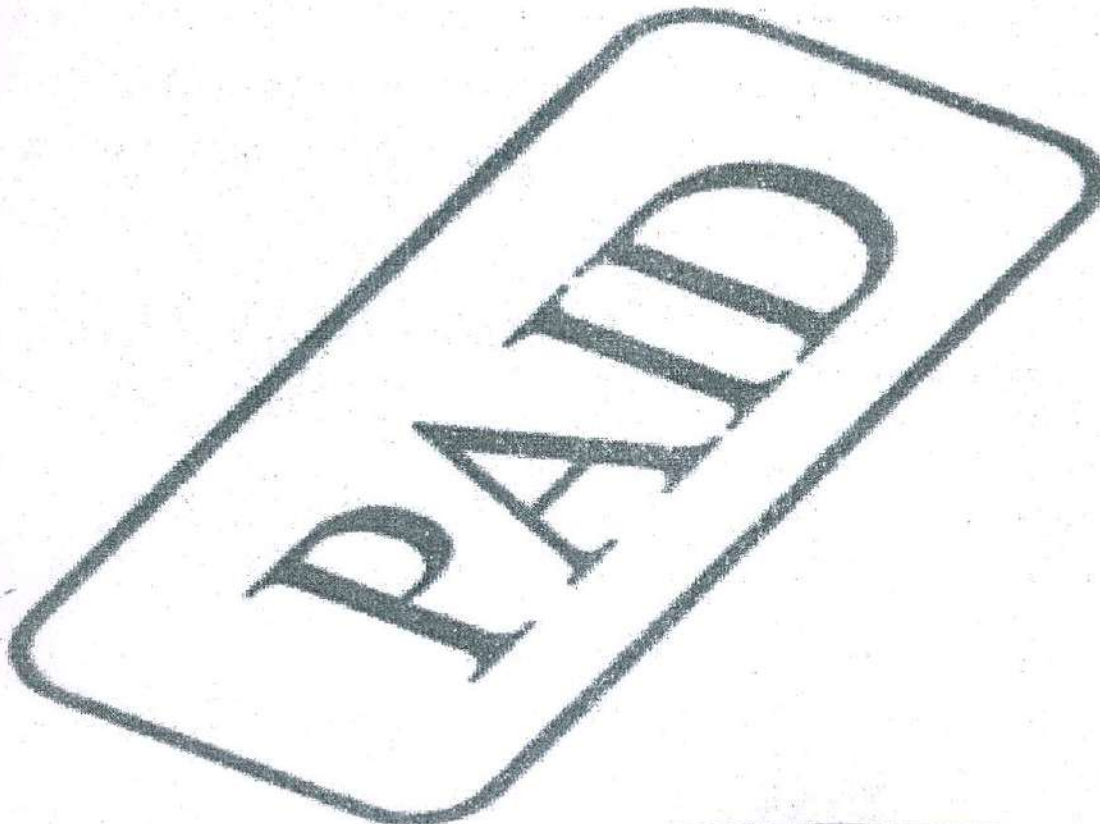
Depositor's Name: Mr PIJUSH ALIS PIJUSH KANTI MONDAL
Mobile: 9732433715

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240409413088	Directorate of Registration & Stamp Revenue	88096
Total			88096

IN WORDS: EIGHTY EIGHT THOUSAND NINETY SIX ONLY.

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





ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

ZZE1211283



নির্বাচকের নাম : গোবিন্দ বৈদ্য
Elector's Name : Gobinda Baidya
পিতার নাম : অমল বৈদ্য
Father's Name : Amal Baidya
লিঙ্গ/Sex : পু/ M
জন্ম তারিখ
Date of Birth : XX/XX/1994

Gobinda Baidya
05/03/2024

ZZE1211283

ঠিকানা:
পানাগড় রেলপাড়, কান্সা, বর্ধমান-713148

Address:
PANAGARH RAILPAR,
KANKSA, BURDWAN-713148



Date: 09/01/2013

274-গালসি (সংশোধিত জাতি) নির্বাচন ক্ষেত্রে নির্বাচক
নিবন্ধন আধিকারিকের স্বাক্ষরে অনুকৃতি
Facsimile Signature of the Electoral
Registration Officer for
274-Galsi (SC) Constituency

বিধান পরিবর্তন হলে নতুন ঠিকানার জোরে নিচের স্ট্রিপে নাম তোলার এ একই
নম্বরে নতুন সঠিক পরিচয়পত্র পাওয়ার জন্য বিধি করে এই
পরিচয়পত্রের নম্বরটি উল্লেখ করুন।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

07/01/2013

आयकर विभाग
INCOME TAX DEPARTMENT


भारत सरकार
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AGWPR8314A






नाम / Name
SOUMIK ROY

पिता का नाम / Father's Name
TUSAR KANTI ROY

जन्म का तिथि / Date of Birth
15/07/1981


 हस्ताक्षर / Signature

47244



In case this card is lost / found, kindly inform / return to
Income Tax PAN Services Unit - UTTISI
 Plot No. 3, Sector 11, CBD Belapur,
 Navi Mumbai - 400 614.

इस कार्ड के खाने/पाने पर कृपया सूचित करें/लिखें।
 आयकर सेन सेवा यूनिट - UTTISI
 प्लॉट नं-3, सेक्टर 11, नवी मुंबई, चिन्तापुर
 नवी मुंबई - 400 614.

Aaykar Sampark Kendras
 For Income Tax Related
 Queries call Toll Free Nos.
 1961
 or
 18001801961

Soumik Roy


 ভারত সরকার
 Government of India

সৌমিক রায়
 Soumik Roy
 জন্মতারিখ/DOB: 15/01/1981
 পুরুষ/ MALE

Issue Date: 14/03/2014



9975 5647 9081
 VID : 9123 6375 8639 5306

আমার আশ্রয়, আমার পরিচয়


 ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
 Unique Identification Authority of India

ঠিকানা:
 S/O: তুষার কান্তি রায়, - , গারিয়া স্টেশন রোড, রাজপুর
 সোনপুর (এম), দক্ষিণ ২৪ পরগনা,
 পশ্চিম বঙ্গ - 700084

Address:
 S/O: Tushar Kanti Roy, -, GARIA STATION
 ROAD, Rajpur Sonarpur (M), South 24
 Parganas,
 West Bengal - 700084



9975 5647 9081
 VID : 9123 6375 8639 5306

1947 | help@uidai.gov.in | www.uidai.gov.in

Soumik Roy

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AEQFS8098L



नाम/Name
S.B. CONSTRUCTION

04032022

निगमन / गठन की तिथि
Date of Incorporation / Formation
21/02/2022

इस कार्ड के खोने/पाने पर कृपया सूचित करें/साधार:

आयकर पैन सेवा इकाई, एन एस डी यू
चौथी मंजिल, मंत्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.



If this card is lost / someone's lost card is found,
please inform / return to:

Income Tax PAN Services Unit, NSDL
4th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

S.B. CONSTRUCTION

S. Gurmit
Partner

S.B. CONSTRUCTION

Asad Ali Ghorani
Partner

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

BALAI GHOSH
NETAI CHANDRA GHOSH
30/09/1953
Permanent Account Number
AHSPG0854H


Signature



Balai Ghosh
Balai Ghosh

भारत सरकार
Government of India

आधार
Aadhaar

नमस्ते चन्द्र
Balai Ghosh

प्राथमिक / Date: 30/08/2003

लिंग / Male

आधार पहचान का प्रमाण है, नागरिकता का नहीं।
Aadhaar is a proof of identity, not of citizenship.

2970 5355 2542

मेरा आधार, मेरी पहचान

Handwritten signature: Balai Ghosh

Unique Identification Authority of India
AADHAAR

ठिकाना: S/O: नितै चन्द्र घोष, 17
नं० द्वितीय नैन, तेलु बेडिया अनुकुल
चन्द्र रोड, राजपुर (एम),
दक्षिण 28 परगना, पश्चिम बंग।
700024

Print Date: 23/11/2003

Address: S/O: Netai Chandra Ghosh, 17 no 2nd
LANE, TERTIAL BEEDIA ANUKUL CHANDRA
ROAD, Rajpur Sonarpur (M), South 28 Parganas,
West Bengal, 700024

2970 5355 2542

1947 help@uidai.gov.in www.uidai.gov.in

Major Information of the Deed

Deed No :	I-1629-01143/2024	Date of Registration	05/03/2024
Query No / Year	1629-2000437832/2024	Office where deed is registered	
Query Date	18/02/2024 12:21:50 PM	A.D.S.R. GARIA, District: South 24-Parganas	
Applicant Name, Address & Other Details	Gobinda Baidya High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9732433715, 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. 58,71,485/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 29,377/- (Article:23)	Rs. 58,729/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Tentulberia Road, Mouza: Tentulberia, , Ward No: 6, Holding No:1357 JI No: 44, Touzi No: 271 Pin Code : 700084

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-257 (RS :-252)	LR-1078/1, (RS:-130\0)	Bastu	Bastu	1 Katha 8 Chatak		19,43,999/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Tentulberia Road, Mouza: Tentulberia, , Ward No: 6, Holding No:1067 JI No: 44, Touzi No: 271 Pin Code : 700084

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	LR-257 (RS :-252)	LR-822, (RS:-130\0)	Bastu	Bastu	3 Katha		38,87,999/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
Grand Total :					7.425Dec	0 /-	58,31,998 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	150 Sq Ft.	0/-	39,487/-	Structure Type: Structure
Gr. Floor, Area of floor : 150 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		150 sq ft	0 /-	39,487 /-	



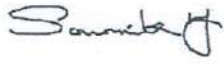
Seller Details :



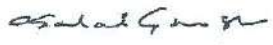
Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mr Pijush Mondal, (Alias: Mr Pijush Kanti Mondal) Son of Late Netai Pada Mondal Tentulberia, Now P.S. Narendrapur, City:- Rajpur-sonarpur, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: crxxxxx1k, Aadhaar No: 84xxxxxxxx3942, Status :Individual, Executed by: Attorney, Executed by: Attorney</p>
2	<p>Mr Debkamal Mondal Son of Late Netai Pada Mondal Tentulberia, Now Police Station Narendrapur, City:- Rajpur-sonarpur, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ADxxxxx7Q, Aadhaar No: 99xxxxxxxx5864, Status :Individual, Executed by: Attorney, Executed by: Attorney</p>

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mr Pijush Mondal, (Alias: Mr Pijush Kanti Mondal) Son of Late Netai Pada Mondal Tentulberia, City:- , P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: crxxxxx1k, Aadhaar No: 84xxxxxxxx3942, Status :Individual, Executed by: Attorney</p>
2	<p>Mr Debkamal Mondal Son of Late Netai Pada Mondal Tentulberia, City:- , P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: adxxxxx7q, Aadhaar No: 99xxxxxxxx5864, Status :Individual, Executed by: Attorney</p>

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>Mr Soumik Roy (Presentant) Son of Late Tushar Kanti Roy Date of Execution - 05/03/2024, , Admitted by: Self, Date of Admission: 05/03/2024, Place of Admission of Execution: Office</p>		 <p>Captured</p>	
	<p>Partner, S B Construction , Tentulberia, City:- , P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 , Tentulberia, Now Police Station Narendrapur, City:- Rajpur-sonarpur, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxx4A, Aadhaar No: 99xxxxxxxx9081 Status : Attorney, Attorney of : Mr Pijush Mondal, Mr Debkamal Mondal, Mr Pijush Mondal, Mr Debkamal Mondal</p>	<p>Mar 5 2024 10:48AM</p>	<p>LTI 05/03/2024</p>	<p>05/03/2024</p>

2	Name	Photo	Finger Print	Signature
	Mr Balai Ghosh Son of Late Netai Chandra Ghosh Date of Execution - 05/03/2024, , Admitted by: Self, Date of Admission: 05/03/2024, Place of Admission of Execution: Office	 <small>Mar 5 2024 10:48AM</small>	 Captured <small>LTI 05/03/2024</small>	 <small>05/03/2024</small>
Partner, S B Construction , Tentulberia, City:- , P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 , Tentulberia, Now Police Station Narendrapur, City:- Rajpur-sonarpur, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx4H, Aadhaar No: 29xxxxxxxx2542 Status : Attorney, Attorney of : Mr Pijush Mondal, Mr Debkamal Mondal, Mr Pijush Mondal, Mr Debkamal Mondal				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Gobinda Baidya Son of Mr. A. Baidya High Court At Calcutta, Bar Association Room No.18, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001	 <small>05/03/2024</small>	 Captured <small>05/03/2024</small>	 <small>05/03/2024</small>
Identifier Of Mr Soumik Roy, Mr Balai Ghosh			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Pijush Mondal	Mr Pijush Mondal-2.475 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Debkamal Mondal	Mr Debkamal Mondal-4.95 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Debkamal Mondal	Mr Debkamal Mondal-150.00000000 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Tentulberia Road, Mouza: Tentulberia, , Ward No: 6, Holding No:1357 JI No: 44, Touzi No: 271 Pin Code : 700084

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 257, LR Khatian No:- 1078/1	Owner:শীমুকান্তি মণ্ডল, Gurdian:নিজাই পদ মণ্ডল, Address:দিজ , Classification:বাড়, Area:0.03000000 Acre,	Mr Pijush Mondal

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Tentulberia Road, Mouza: Tentulberia, Ward No: 6, Holding No:1067 JI No: 44, Touzi No: 271 Pin Code : 700084

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L2	LR Plot No:- 257, LR Khatian No:- 822	Owner:দেবকমল মণ্ডল, Gurdian:নিভাইশদ মণ্ডল, Address:নিজ , Classification:বাহু, Area:0.05000000 Acre,	Mr Debkamal Mondal

Endorsement For Deed Number : I - 162901143 / 2024

On 05-03-2024

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

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

Presented for registration at 10:40 hrs on 05-03-2024, at the Office of the A.D.S.R. GARIA by Mr Soumik Roy ,.

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 58,71,485/-

Executed by Attorney

1. Execution by Mr Soumik Roy, Partner, S B Construction (Partnership Firm), Tentulberia, City:- , P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 as constituted attorney for 1. Mr Pijush Mondal , Mr Pijush Kanti Mondal Tentulberia, Now P.S. Narendrapur, P.O: Garia, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700084, 2. Mr Debkamal Mondal Tentulberia, Now Police Station Narendrapur, P.O: Garia, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700084, 3. Mr Pijush Mondal , Mr Pijush Kanti Mondal Tentulberia, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, 4. Mr Debkamal Mondal Tentulberia, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084 is admitted by him

Indetified by Mr Gobinda Baidya, , Son of Mr A. Baidya, High Court At Calcutta, Bar Association Room No.18, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

2. Execution by Mr Balai Ghosh, Partner, S B Construction (Partnership Firm), Tentulberia, City:- , P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 as constituted attorney for 1. Mr Pijush Mondal , Mr Pijush Kanti Mondal Tentulberia, Now P.S. Narendrapur, P.O: Garia, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700084, 2. Mr Debkamal Mondal Tentulberia, Now Police Station Narendrapur, P.O: Garia, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700084, 3. Mr Pijush Mondal , Mr Pijush Kanti Mondal Tentulberia, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, 4. Mr Debkamal Mondal Tentulberia, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084 is admitted by him

Indetified by Mr Gobinda Baidya, , Son of Mr A. Baidya, High Court At Calcutta, Bar Association Room No.18, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 58,729.00/- (A(1) = Rs 58,715.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 58,729/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/03/2024 1:24PM with Govt. Ref. No: 192023240409413088 on 04-03-2024, Amount Rs: 58,729/-, Bank: SBI EPay (SBlePay), Ref. No. 0522995776525 on 04-03-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 29,377/- and Stamp Duty paid by Stamp Rs 10.00/-, by online = Rs 29,367/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 238070, Amount: Rs.10.00/-, Date of Purchase: 26/12/2023, Vendor name: Amal Kr Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 04/03/2024 1:24PM with Govt. Ref. No: 192023240409413088 on 04-03-2024, Amount Rs: 29,367/-, Bank: SBI EPay (SBIEPay), Ref. No. 0522995776525 on 04-03-2024, Head of Account 0030-02-103-003-02



Krishnendu Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2024, Page from 25319 to 25339
being No 162901143 for the year 2024.



[Handwritten signature]

Digitally signed by KRISHNENDU TALUKDAR
Date: 2024.03.05 13:10:54 +05:30
Reason: Digital Signing of Deed.

(Krishnendu Talukdar) 05/03/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
West Bengal.