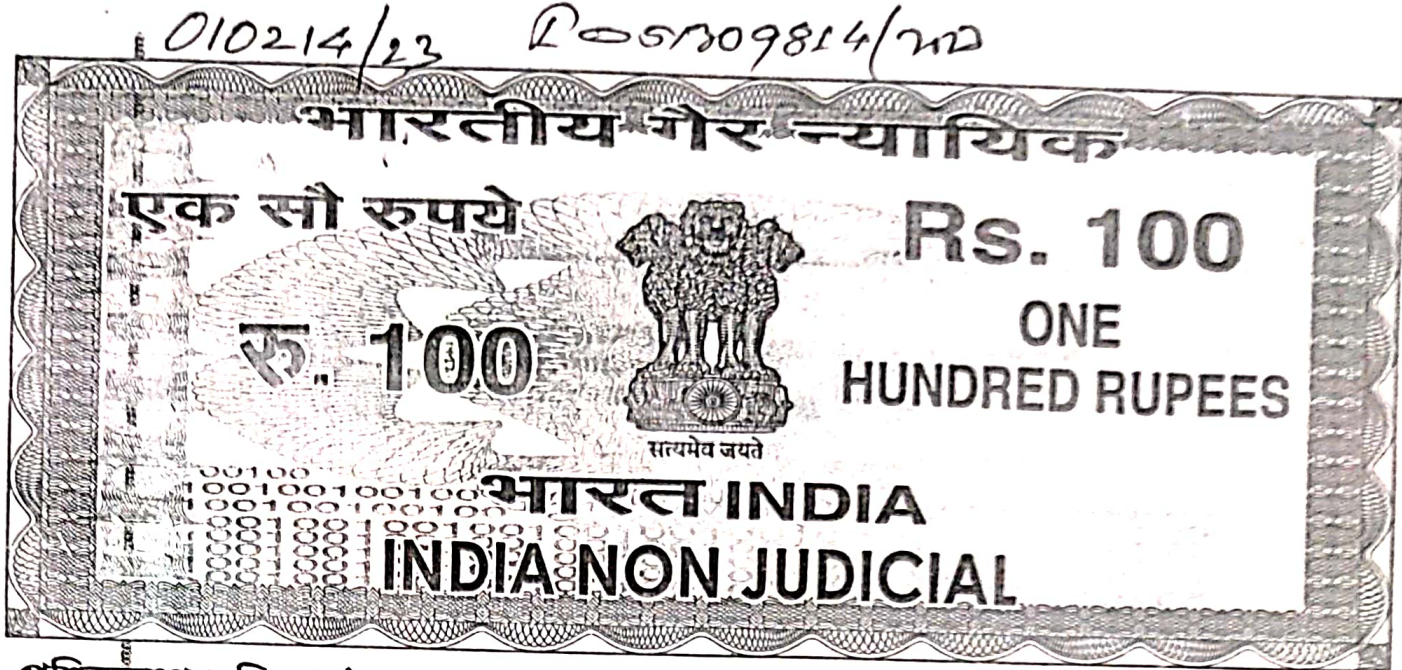




पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AN 350183

Certified that the document is a true and correct copy of the original as registered. The signature, initials and endorsement shown on this document are the part of the documents.

District Sub-Registrar
Howrah

22 NOV 2023

DEED OF DECLARATION FOR AMALGAMATION

I Sri BIKASH SETH (PAN No. AVIPS6188E & AADHAAR No. 6630 4123 3652), Son of Late Amal Kumar Seth, by faith-Hindu, By Nationality Indian, by occupation Business, residing at 19/9, Hasnu Bibi Lane, P.O. -Salkia, Pin Code- -711106, P.S. Malipanchghora, Dist. Howrah, hereinafter called the **OWNER / EXECUTANT/DECLARANT** (Which term or

Signature

expression shall unless excluded by or repugnant to the context be deemed to mean and include respective his heirs, executors, successors, administrators, legal representatives and assigns) do hereby declare and state as follows:

1. That I am owner and occupier of 200 S.Ft Tin Shed room standing on Bastu land measuring about 19 Kathas 09 Chhataks. 32 Square Feet. lying and situated at Holding No. 67, Green Park corresponding to LR. Dag Nos. 1306, 1308, under L. R. Khatian No. 6160, Mouza-Uttar Buxarah, JL.No 7. PS. Santragachi (Old- Jagacha), District-Howrah, Ward No. 45, Borough VII of HMC by virtue of Deed of Sale from Ratna Bhattacharjee & others vide Deed No. 050103207 for the year 2020 which was registered in the office of the DSR-1 at Howrah, the same is more fully described in the **FIRST SCHEDULE** hereto.



2. That I am owner and occupier of Bastu land measuring about 13 Kathas 08 Chhataks 00 Square Feet lying and situated at Holding No. 67. Green Park corresponding to L .R. Dag Nos. 1303, 1306, 1307 & 1308, under L.R. Khatian No. 6160, Mouza-Unar Buxarah, J.L.No. 7, P.S. Santragachi (Old- Jagacha) , District- Howrah. Ward No. 45, Borough VII of HM.C. by virtue of Deed of Sale from Ratna Bhattacharjee & others vide Deed No. 051306429 for the year 2018 which was registered in the office of the DSR-1 at Howrah, the same is more fully described in the **SECOND SCHEDULE** hereto.

AND WHEREAS Declarant hereto for better enjoyment of his respective schedule mentioned property at present measuring about 33 Kathas 01 Chhataks 32 Square Feet (more or less) lying and situated at Holding No. 67. Green Park corresponding to LR. Dag Nos. 1303, 1306, 1307 & 1308, under L. R. Khatian No. 6160, Mouza-Uttar Buxarah, JL.No. 7, P.S. Santragachi (Old-Jagacha) , District- Howrah, Ward No. 45, Borough- VII



of H.M.C. intend to his aforesaid properties amalgamated as one holding and/or as a compact unit of one Holding.

AND WHEREAS by this Deed of Declaration for amalgamation the Declarant admits that he will never claim against each other in future of this amalgamated property which is described in the **Third Schedule** hereto.

NOW THIS INDENTURE WITNESSES that in pursuance of actual necessity the declarant hereby declares that he will jointly amalgamate the said First & Second Schedule mentioned two properties into one property by relinquish his interest over First and Second Schedule mentioned property.

That after by relinquishment of his interest over First and Second Schedule mentioned property and the said two properties have become automatically amalgamated with each other and the amalgamated plot is fully described in Third Schedule herein after written but after amalgamation the share of the declarant over his land will not be changed and altered.



That the declarant further declares that the amalgamated plot will not be again divided in future.

That in pursuance of this deed of declaration hereto the Declarant is the beneficiary owner and occupier of all that piece and parcel of land lying and situated at Holding No. 67, Green Park corresponding to L.R. Dag Nos. 1303, 1306. 1307 & 1308, under L..R. Khatian No. 6160, Mouza-Uttar Buxarah, JLNo. 7, P. S Santragachi (Old- Jagacha) , District- Howrah, Ward No. 45. Borough- VII of H.M.C.

That it is hereby agreed and declared by the Declarant hereto that the First schedule & Second Schedule mentioned property shall henceforth be treated as one holding lying and situated adjacent to each other.

That the Declarant hereto agrees that the above mentioned First and Second Schedule properties shall be mutated in my name on the record of H.M.C. and declarant shall pay the property taxes accordingly .



That the Declarant hereby declares that the said amalgamated property will be never separated and will abide by Rules and Regulations lay down by the H.M.C.

That after amalgamation the amalgamated property is fully described in the THIRD SCHEDULE written here under.

FIRST SCHEDULE

ALL THAT the piece & parcel of bastu land having an area of 19 Kathas 09 Chhataks 32 Square feet lying and situated at Holding No. 67. Green Park corresponding to 1.R. Dag Nos. 1306. 1308, under L. R. Khatian . No 6160, Mouza-Uttar Buxarah, JL. No 7. Police Station- Santragachi (Old- Jagacha), Dist. Howrah, Ward No. 45, Borough- VII of H.M.C., delineated in the map or plan hereto annexed and therein colored in Blue bordered and the said land has the following measurements:

L.R. Dag No 1306 = 14 Kathas 12 Chhataks 21
Square Feet



L.R. Dag No 1308=04 Kathas. 13 Chhataks. 11
Square feett.

Total Area of Land =19 Kathas 09 Chhataks. 32
Square feet.

And the same is butted and bounded as follows:

On the North: Land & Building of Tapas Mukherjee &
others.

On the South : 5.788 M (Avg) wide Road,

On the East : Land of Declarant.

On the West : Land & Building of Ratna Bhattacharya &
others.

SECOND SCHEDULE

ALL THAT the piece & parcel of Bastu land having an area of 13 Kathas. 08 Chhataks. 00 Square feet lying and situated at Holding No. 67, Green Park corresponding to LR Dag Nos 1303, 1306, 1307 & 1308, under L. R. Khatian No 6160, Mouza-Uttar Buxarah, J.L No 7. P. S. Santragachi (Old- Jagacha) Dist. Howrah, Ward No. 45. Borough- VII of HMC, delineated in the



map or plan hereto annexed and therein colored in Green bordered and the said land has the following measurements:

L. R. Dag No 1303 = 0 Katha. 04 Chhtaks 27 Square feet.

LR. Dag No. 1306 = 2 Kathas. 08 Chhataks. 38 Square feet.

L.R. Dag No. 1307 = 04 Kathas. 12 Chhataks . 25 Square feet.

L.R. Dag No. 1308 = 05 Kathas 14 Chhataks. 00

Square feet.

Total Area of Land =13 Kathas. 08 Chhataks. 00 Square feet.

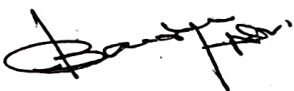
And the same is butted and bounded as follows:

On the North: Land & Building of K. Mazumder..

On the South: 2.145 Mtrs. wide Common Passage.

On the East: Land of Biswajit Banerjee & others.

On the West: Land & Building of Sufal Mitra & Holding



No. 82, Green Park Road.

THIRD SCHEDULE
(Amalgamated Property)

ALL THAT the piece & parcel of Bastu land having an area of 33 Kathas 01 Chhatak. 32 Square feet. lying and situated at Holding No. 67, Green Park corresponding to LR. Dag Nos 1303, 1306, 1307 & 1308, under L. R. Khatian No. 6160, Mouza Uttar Buxarah, J.L. No. 7. Police.Station- Santragachi (Old- Jagacha) , District- Howrah, Ward No. 45, Borough- VII of H.M.C. delineated in the map or plan hereto annexed and therein colored in **Red** border and same is butted and bounded by

On the North: Land & Building of Tapas Mukherjee &
others

On the South: 5.788 M (Avg.) Road,

On the East: Holding No. 82, Green Park Road

On the West: Holding No. 82, Green Park Road.



IN WITNESSES WHEREOF the Declarant put his signature to this indenture on this 22nd day of November Two Thousand Twenty Three.

Witnesses:

1. *Samarendra Nath Ghosh*
8/10 N. S. R. Street
Calcutta

Bikash Sen
Signature of Declarant / Owner

2. *Rajesh Singh*
Howrah Court

Drafted by me.

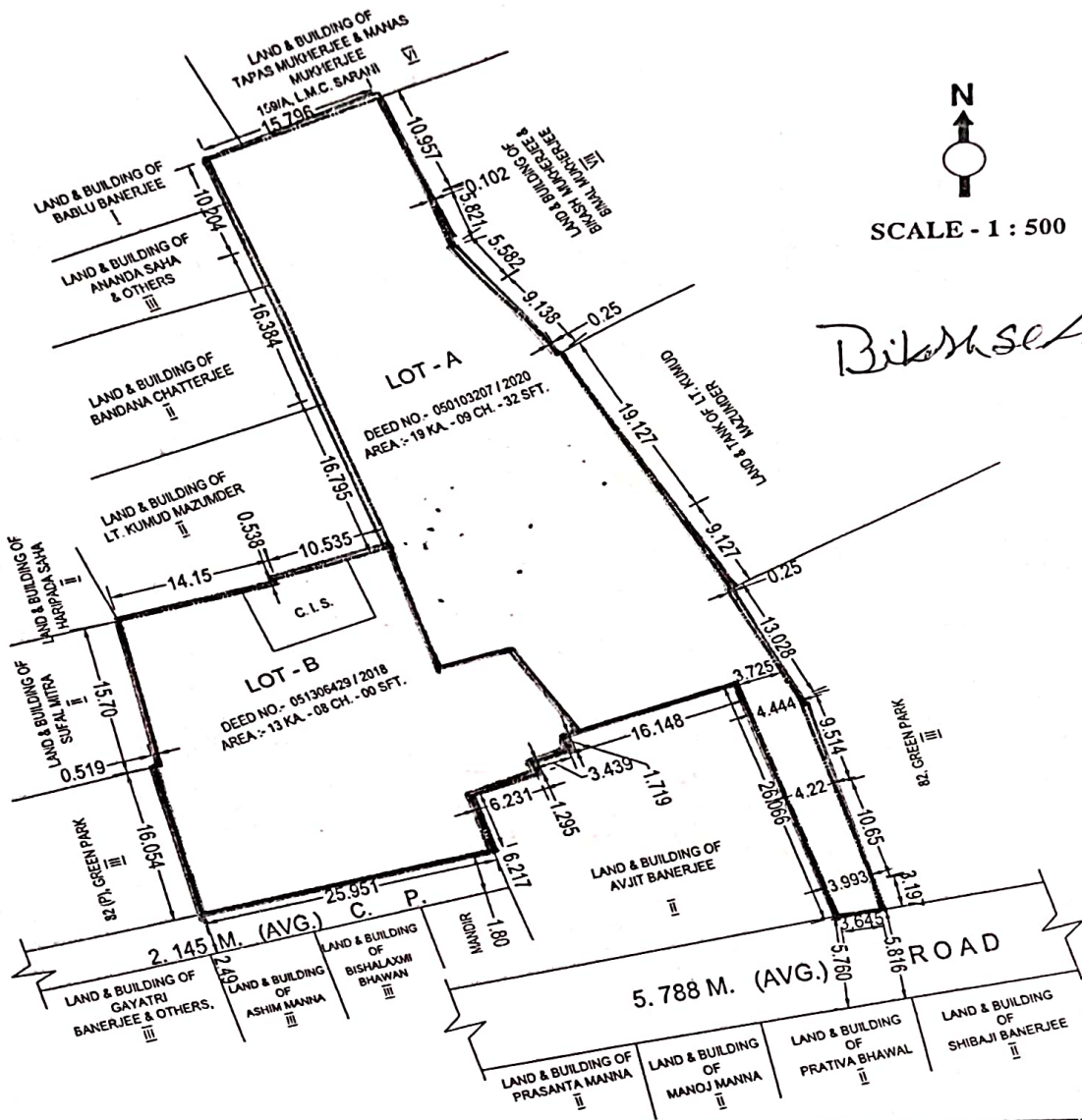
Debash Banerjee
Advocate

Enrollment No. WB-452 of 1978

AMALGAMATED DEED PLAN AT HOLDING NO. - 67, GREEN PARK,
L. R. DAG NO.- 1303, 1306, 1307, 1308, L. R. KH. NO.- 6160, J, L. NO.- 07,
MOUZA- UTTAR BUXARAH, P. S. - JAGACHA, DIST.- HOWRAH,
H. M. C. WARD NO.- 45

LOT	DEED NO.	AREA	COLOUR
A	050103207 / 2020	19 KA. - 09 CH. - 32 SFT.	BLUE
B	051306429 / 2018	13 KA. - 08 CH. - 00 SFT.	GREEN
TOTAL AMALGAMATED AREA		33 KA. - 01 CH. - 32 SFT.	RED

ALL DIMENSIONS ARE IN METRE.



FORM FOR TEN FINGER IMPRESSION

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

Signature B. K. M. Selt

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



192023240254223252

GRN Details

GRN:	192023240254223252	Payment Mode:	Counter Payment
GRN Date:	11/10/2023 05:08:18	Bank/Gateway:	Central Bank of India
BRN :	CBI1110230104671	BRN Date:	11/10/2023 00:00:00
GRIPS Payment ID:	111020232025422324	Payment Init. Date:	11/10/2023 05:08:18
Payment Status:	Successful	Payment Ref. No:	2002596257/2/2023
			[Query No/*/Query Year]

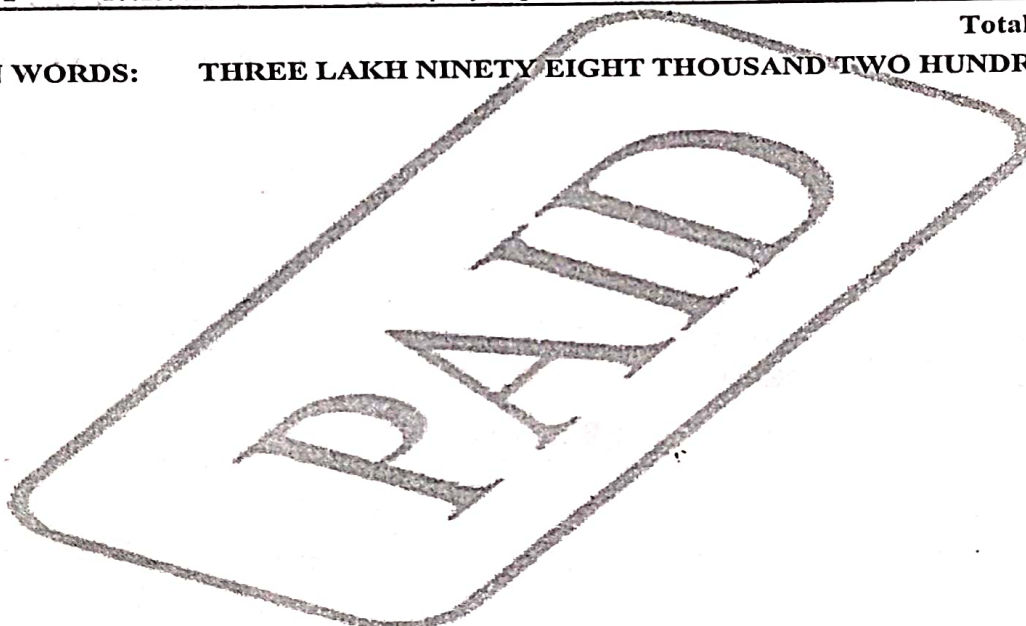
Depositor Details

Depositor's Name:	Mr BIKASH SETH
Address:	19/9, HASNU BIBI LANE, SALKIA, HOWRAH-711106
Mobile:	9836208464
Period From (dd/mm/yyyy):	11/10/2023
Period To (dd/mm/yyyy):	11/10/2023
Payment Ref ID:	2002596257/2/2023
Dept Ref ID/DRN:	2002596257/2/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002596257/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	132689
2	2002596257/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	265551
Total				398240

IN WORDS: THREE LAKH NINETY EIGHT THOUSAND TWO HUNDRED FORTY ONLY.



Major Information of the Deed

Deed No. :	I-0513-09814/2023	Date of Registration	22/11/2023
Query No / Year	0513-2002596257/2023	Office where deed is registered	
Query Date	10/10/2023 7:09:04 PM	D.S.R. - II HOWRAH, District: Howrah	
Applicant Name, Address & Other Details	DEBASISH BANERJEE HOWRAH COURT COMPOUND,,Thana : Howrah, District : Howrah, WEST BENGAL, PIN - 711101, Mobile No. : 9433011300, 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. 8/-	Rs. 2,65,53,732/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 1,32,789/- (Article:23)	Rs. 2,65,583/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for Issuing the assement slip.(Urban area)		

Land Details :

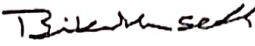
District: Howrah, P.S:- JAGACHHA, Municipality: HOWRAH MUNICIPAL CORPORATION, Mouza: Uttar Baxarah,
Premises No: 67, , Ward No: 045, Holding No:67 JI No: 7, , GREEN PARK Pin Code : 711110

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1308 (RS :-)	LR-6160	Bastu	Bastu	4 Katha 13 Chatak 11 Sq Ft	1/-	38,64,289/-	Width of Approach Road: 20 Ft.,
L2	LR-1306 (RS :-)	LR-6160	Bastu	Bastu	14 Katha 12 Chatak 21 Sq Ft	2/-	1,18,29,662/-	Width of Approach Road: 20 Ft.,
L3	LR-1303 (RS :-)	LR-6160	Bastu	Bastu	4 Chatak 27 Sq Ft	1/-	2,30,123/-	Width of Approach Road: 20 Ft.,
L4	LR-1306 (RS :-)	LR-6160	Bastu	Bastu	2 Katha 8 Chatak 38 Sq Ft	1/-	20,43,315/-	Width of Approach Road: 20 Ft.,
L5	LR-1308 (RS :-)	LR-6160	Bastu	Bastu	5 Katha 14 Chatak	1/-	47,02,516/-	Width of Approach Road: 20 Ft.,
L6	LR-1307 (RS :-)	LR-6160	Bastu	Bastu	4 Katha 12 Chatak 25 Sq Ft	1/-	38,29,827/-	Width of Approach Road: 20 Ft.,
TOTAL :					54.6265Dec	7 /-	264,99,732 /-	
Grand Total :					54.6265Dec	7 /-	264,99,732 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	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: Tin Shed, Extent of Completion: Complete					
Total :		200 sq ft	1 /-	54,000 /-	

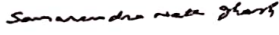
Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Shri BIKASH SETH (Présentant) Son of Late AMAL KUMAR SETH Executed by: Self, Date of Execution: 22/11/2023 , Admitted by: Self, Date of Admission: 22/11/2023 ,Place : Office		 Captured	 22/11/2023
19/9, HASNA BIBI LANE, City:- Howrah, P.O:- SALKIA, P.S:-Malipanchghara, District:-Howrah, West Bengal, India, PIN:- 711106 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AVxxxxxx8E, Aadhaar No: 66xxxxxxx3652, Status :Individual, Executed by: Self, Date of Execution: 22/11/2023 , Admitted by: Self, Date of Admission: 22/11/2023 ,Place : Office				

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri Not Applicable Son of Not Applicable Not Applicable, City:- Howrah, P.O:- Not Applicable, P.S:-Howrah, District:-Howrah, West Bengal, India, PIN:- 711106 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, State Government Office,Aadhaar No Not Provided by UIDAI, Status :Individual, Status : Not Executed

Identifier Details :

Name	Photo	Finger Print	Signature
Shri SAMARENDRA NATH GHOSH Son of Late S.R GHOSH HOWRAH COURT COMPOUND, City:- Howrah, P.O:- HOWRAH, P.S:-Howrah, District:-Howrah, West Bengal, India, PIN:- 711101		 Captured	 22/11/2023
Identifier Of Shri BIKASH SETH, Shri Not Applicable			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri BIKASH SETH	Shri Not Applicable-7.96583 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Shri BIKASH SETH	Shri Not Applicable-24.3856 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Shri BIKASH SETH	Shri Not Applicable-0.474375 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Shri BIKASH SETH	Shri Not Applicable-4.21208 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Shri BIKASH SETH	Shri Not Applicable-9.69375 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Shri BIKASH SETH	Shri Not Applicable-7.89479 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Shri BIKASH SETH	Shri Not Applicable-200.00000000 Sq Ft

Land Details as per Land Record

District: Howrah, P.S:- JAGACHHA, Municipality: HOWRAH MUNICIPAL CORPORATION, Mouza: Uttar Baxarah,
Premises No: 67, , Ward No: 045, Holding No:67 JI No: 7, , GREEN PARK Pin Code : 711110

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1308, LR Khatian No:- 6160	Owner:বিকাস লেঠ, Gurdian:অমল কুমার লেঠ, Address:১৯/৯, হাসানু বিবি লেন সালকিয়া, মালীপাচঘড়া, হাওড়া - ৭১১ ১০৬ , Classification:বাড়, Area:0.17500000 Acre,	
L2	LR Plot No:- 1306, LR Khatian No:- 6160	Owner:বিকাস লেঠ, Gurdian:অমল কুমার লেঠ, Address:১৯/৯, হাসানু বিবি লেন সালকিয়া, মালীপাচঘড়া, হাওড়া - ৭১১ ১০৬ , Classification:বাড়, Area:0.28610000 Acre,	
L3	LR Plot No:- 1303, LR Khatian No:- 6160	Owner:বিকাস লেঠ, Gurdian:অমল কুমার লেঠ, Address:১৯/৯, হাসানু বিবি লেন সালকিয়া, মালীপাচঘড়া, হাওড়া - ৭১১ ১০৬ , Classification:ডাঙ্গা, Area:0.00470000 Acre,	
L4	LR Plot No:- 1306, LR Khatian No:- 6160	Owner:বিকাস লেঠ, Gurdian:অমল কুমার লেঠ, Address:১৯/৯, হাসানু বিবি লেন সালকিয়া, মালীপাচঘড়া, হাওড়া - ৭১১ ১০৬ , Classification:বাড়, Area:0.28610000 Acre,	

L5	LR Plot No:- 1308, LR Khatlan No:- 6160	Owner:বিক্রম লেঠ, Gurdian:অমল কুমার লেঠ, Address:১৯/৯, হাটলু বিবি লেন মালকিয়া, মালিকিয়ার, হাটলু - ৭১১ ১০৬ , Classification:বালু, Area:0.17500000 Acre,	
L6	LR Plot No:- 1307, LR Khatlan No:- 6160	Owner:বিক্রম লেঠ, Gurdian:অমল কুমার লেঠ, Address:১৯/৯, হাটলু বিবি লেন মালকিয়া, মালিকিয়ার, হাটলু - ৭১১ ১০৬ , Classification:ডাল, Area:0.07900000 Acre,	

Endorsement For Deed Number : I - 051309814 / 2023

On 22-11-2023

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 11:38 hrs on 22-11-2023, at the Office of the D.S.R. - II HOWRAH by Shri BIKASH SETH, Executant.

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 2,65,53,732/-

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

Execution is admitted on 22/11/2023 by Shri BIKASH SETH, Son of Late AMAL KUMAR SETH, 19/9, HASNA BIBI LANE, P.O: SALKIA, Thana: Malpanchghara, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711106, by caste Hindu, by Profession Business

Indetified by Shri SAMARENDRA NATH GHOSH, , Son of Late S.R GHOSH, HOWRAH COURT COMPOUND, P.O: HOWRAH, Thana: Howrah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,65,583.00/- (A(1) = Rs 2,65,537.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 2,65,551/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/10/2023 12:00AM with Govt. Ref. No: 192023240254223252 on 11-10-2023, Amount Rs: 2,65,551/-, Bank: Central Bank of India (CBIN0280107), Ref. No. CBI1110230104671 on 11-10-2023, Head of Account 0030-03-104-001-16

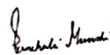
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,32,789/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 1,32,689/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 6713, Amount: Rs.100.00/-, Date of Purchase: 21/11/2023, Vendor name: Saikat Meyur

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/10/2023 12:00AM with Govt. Ref. No: 192023240254223252 on 11-10-2023, Amount Rs: 1,32,689/-, Bank: Central Bank of India (CBIN0280107), Ref. No. CBI1110230104671 on 11-10-2023, Head of Account 0030-02-103-003-02

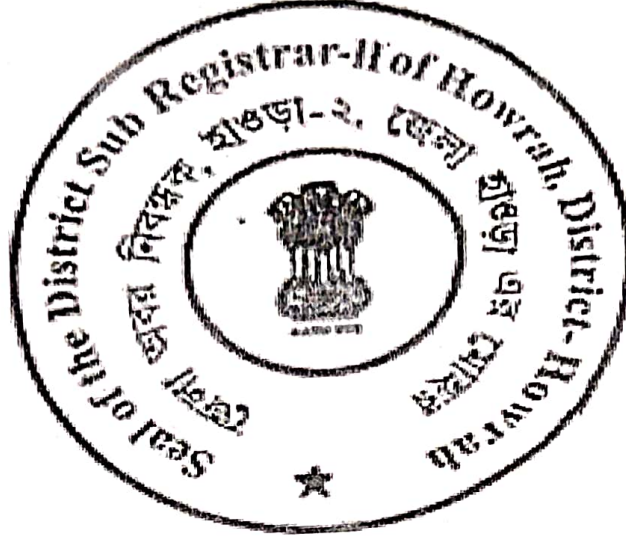


Panchali Munshi
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II HOWRAH
Howrah, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0513-2023, Page from 260977 to 260996
being No 051309814 for the year 2023.



Panchali Munshi

Digitally signed by Panchali Munshi
Date: 2023.11.22 15:21:03 +05:30
Reason: Digital Signing of Deed.

(Panchali Munshi) 22/11/2023
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II HOWRAH
West Bengal.