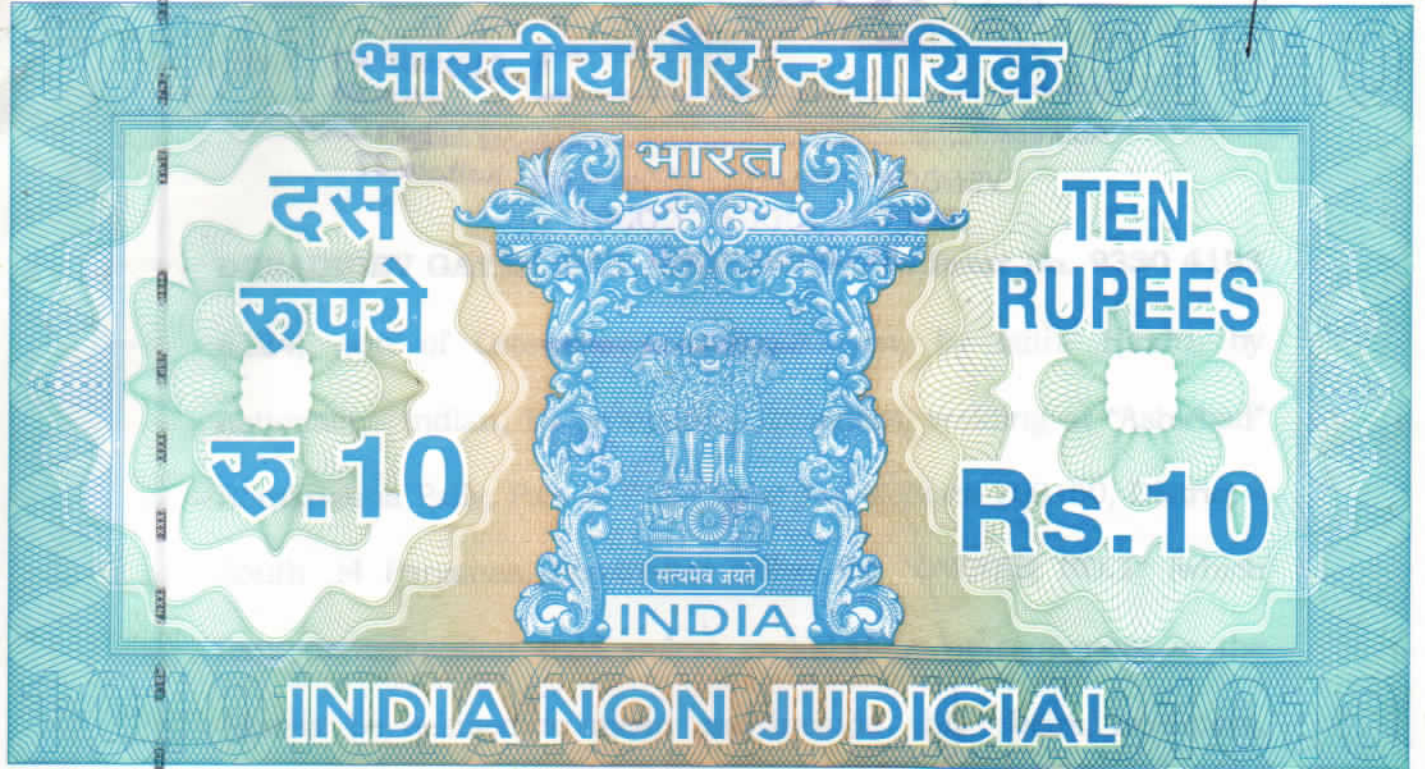


01231/22

I - 1214/22



पश्चिम बंगाल WEST BENGAL

65AB 123152

3
11/2/22
Q-364136/22

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

2
District Sub-Registrar-V
Alipore, South 24 Parganas

11 FEB 2022

DEED OF AMALGAMATION

THIS DEED OF AMALGAMATION made this the
11th day of February Two Thousand Twenty Two
(2022) ;

BETWEEN

841 - 8 FEB 2022

W. 2

Name..... T. Chowdhury
Advocate
Address..... Alipore Judge's Court
Kolkata-27

VENDOR : MAMATAJUDDIN GAZI
ALIPORE JUDGES' COURT
KOLKATA-700027

Signature of Vendor

- 8 FEB 2022



District Sub-Registrar-V
Alipore, South 24 Parganas
District Sub-Registrar-V

11 FEB 2022

Bandyopadhyay (Doh)
S/o A B Doh
Alipore Doh Court
Kd-27
Lalbe

DEBADIDEV GAYEN (PAN- AIKPG8569L, Aadhaar No. 9330 4193 5124), son of Late Satya Ranjan Gayen, by faith- Hindu, by nationality- Indian, by occupation- Business, residing at "Ashurbad" Ramkrishna Pally, P.O. & P.S.- Sonarpur, Kolkata-700150, District - South 24 Parganas. hereinafter called the **'OWNER NO.1'** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART.**

AND

SRI ARINDAM MUKHERJEE (PAN AFTPM1701N, Aadhaar Number 7912 1818 4602), son of Late Arun Bikash Mukherjee, by faith: Hindu, by Occupation: Service, by Nationality: Indian, permanent resident of 300, Ramkrishna Pally, Sonarpur, Kolkata 700150, West Bengal, presently residing at G-1 Express Residency, Hasappa Road, Shantinagar, Bangalore 560027, Karnataka, hereinafter called the **"OWNER NO.2"** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART.** Represented by his Constituted Attorney **DEBADIDEV GAYEN (PAN- AIKPG8569L, Aadhaar No. 9330 4193 5124)**, son of Late Satya Ranjan Gayen, by faith- Hindu, by nationality- Indian, by occupation- Business, residing at




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"Ashirbad" Ramkrishna Pally, P.O. & P.S.- Sonarpur, Kolkata-700150, District - South 24 Parganas by virtue of a General Power of Attorney dated 1st day of October, 2021 which has been duly registered before M.S.R.-III, South 24 Parganas and recorded in Book No.I, Volume No. 1603-2021, pages from 287293 to 287310, being No. 160303875 for the year 2021.

WHEREAS Ashrama Fraktan Chhatra Sangha Narendrapur, District - South 24 Parganas a body corporate registered under Act, 1860 having its registered office at Narendrapur, P.S.- Sonarpur, South 24 Parganas had been seized and possessed of ALL THAT the piece and parcel of land mentioned and described in the Schedule hereunder written.

AND WHEREAS said Ashrama Fraktan Chhatra Sangha, Narendrapur on 06.06.1967 sold and transferred 5(five) Cattahe 1(one) Chitacks land in Mouza Nischintapur, J.L. No 53, R.S. Kharian No. 56 and 21, R.S. Dag No. 157 and 158, being Plot No. 292 of Sri Ramkrishna Pally Sonarpur within Rajpur Sonarpur Municipality, Ward No.8 (7), under P.S. Sonarpur, Kolkata-700150, District - South 24 Parganas in favour of Sri Bhola Nath Mukherjee and said Deed of Conveyance has been registered at A.D.S.R. Sonarpur and registered in Book No.I, Volume No. 11, pages 155 to 156, being Deed No. 862 for the year 1967.




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AND WHEREAS said Sri Bhola Nath Mukherjee after purchased the said land and enjoyed the said land with free from all encumbrances whatsoever.

AND WHEREAS by virtue of a Deed of Conveyance on 29th day of June, 1979 said Sri Bhola Nath Mukherjee sold and transferred said 5(five) Cottahs 1(one) Chittacks land in Mouza-Nischintapur, J.L. No. 53, R.S. Kharian No. 56 and 21, R.S. Dag No. 157 and 158, being Plot No. 292 of Sri Ramkrishna Pally Sonarpur within Rajpur Sonarpur Municipality, Ward No.8 (7), under P.S. Sonarpur, Kolkata-700150, District - South 24 Parganas in favour of Smt. Amrita Lahiri, wife of Sri Dhruvajyoti Lahiri. The said Deed of Conveyance was registered at D.S.R. Alipore and recorded in Book No.I, Volume No. 117, pages 25 to 30, being Deed No. 4359 for the year 1979.

AND WHEREAS after purchased the said property, the said Smt. Amrita Lahiri mutated her name in the office of D.L. & L.R.O. of the above mentioned property and paid taxes regularly and seized and possessed the same free from all encumbrances.

AND WHEREAS by a Deed of Conveyance dated 10th day of March, 2011 the said Smt. Amrita Lahiri, sold, transferred and




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Alipore, South 24 Parganas

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conveyed ALL THAT piece and parcel of land measuring 5(five) Cottahs 1(one) Chittacks land in Mouza- Nischintapur, J.L. No. 53, R.S. Kharian No. 56 and 21, R.S. Dag No. 157 and 158, being Plot No. 292 of Sri Ramkrishna Pally, Sonarpur within Rajpur Sonarpur Municipality, Ward No.8 (7), Holding No. 946, under P.S.- Sonarpur, Kolkata-700150, District - South 24 Parganas unto and in favour of Mrs. Srabani Mukherjee and Mr. Debadeev Gayen. The said Deed of Conveyance has been duly registered before D.S.R.-IV, Alipore, South 24 Parganas and recorded in Book No I, CD Volume No. 7, pages from 1137 to 1152, being No. 01901 for the year 2011.

AND WHEREAS by virtue of the said Deed of Conveyance, said Mrs. Srabani Mukherjee and Mr. Debadeev Gayen jointly got the said land measuring 5(five) Cottahs 1(one) Chittacks land in Mouza- Nischintapur, J.L. No. 53, R.S. Kharian No. 56 and 21, R.S. Dag No. 157 and 158, being Plot No. 292 of Sri Ramkrishna Pally, Sonarpur within Rajpur Sonarpur Municipality, Ward No.8 (7), Holding No. 946, under P.S - Sonarpur, Kolkata-700150, District - South 24 Parganas and mutated their name in B.L. & L.R.C. and Rajpur Sonarpur Municipal and enjoying the same free from all encumbrances by paying taxes regularly to the concerned authorities.




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AND WHEREAS the said Mrs. Sraban. Mukherjee gifted and transferred her undivided $1/2$ share of land measuring **2 Cottahs 8 Chittacks 22.5 sq.ft.** out of total land measuring 5 Cottahs 1 Chittacks in Mouza- Nischintapur, J.L. No. 53, R.S. Khatian No. 56 and 21, L.R. Khatian No. 1159 & 1160, under R.S. Dag No. 157 and 158, L.R. Dag No. 116, being Plot No. 292 of Sri Ramkrishna Pally Sonarpur within Rajpur Sonarpur Municipality, Ward No.8 (7), Holding No. 946, under P.S.- Sonarpur, Kolkata-700150, District - South 24 Parganas unto and in favour of her co-sharer Mr. Debadidev Gayen, the Owner No.1 herein by virtue of a Deed of Gift dated 27th day of August, 2018 which has been duly registered before D.S.R.-IV, South 24 Parganas and recorded in Book No.1, Volume No. 1604-2018, pages from 158258 to 158278, being No. 160405333 for the year 2018.

AND WHEREAS by virtue of the aforesaid Deed of Conveyance and Deed of Gift the said **Mr. Debadidev Gayen, the Owner No.1** herein is now sole and absolute owner of **ALL THAT** piece and parcel of land measuring 5 Cottahs 1 Chittacks together with structure standing thereon in Mouza Nischintapur, J.L.



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No. 53, R.S. Khatian No. 56 and 21, L.R. Khatian No. 1159 & 1160, under R.S. Dag No. 157 and 158, L.R. Dag No. 116, being Plot No. 292 of Sri Ramkrishna Pally Sonarpur within Rajpur Sonarpur Municipality, Ward No.8 (7), Holding No. 246. Mission Pally Road, under P.S.- Sonarpur, Kolkata-700150, District - South 24 Parganas, with all easements, more fully described in the Schedule "A" hereunder written and duly mutated his name in the office of the office of B.L. & L.R.O. being L.R. Khatian No. 1159 and since then he has been seized and possessed the said land free from all encumbrances by paying taxes regularly.

WHEREAS one Dr. Jagadish Narayan Sarkar on 26-Jun-1967 purchased a plot of land measuring 5 Cottahe 1 Chittucke in Mouza : Nischintapur, J.L. No. 53, Touzi No. 285, Pargana: Medannalla. R.S. Khatian No. 56 & 21, R.S. Dag No. 157 & 158, being Scheme Plot No. 293, Ramkrishna Pally, P.S. Sonarpur, District: South 24 Parganas by virtue of a Deed of Conveyance executed by Ashrama Praktan Chartra Sangha, Karendrapur, South 24 Parganas and said Deed of Conveyance has been registered before S.R. Barulpur and recorded in Book No. 1, Volume No. 15, pages 83 to 86, being deed No. 863 for the year 1967.




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AND WHEREAS said Dr. Jagadish Narayan Sarkar mutated his name in B.L. & L.R.O. being L.R. Khatian No. 184, L.R. Dag No. 115, in the said land.

AND WHEREAS said Dr. Jagadish Narayan Sarkar died intestate on 16-Nov-1991 leaving behind his wife Smt. Leela Sarkar, since deceased, two married daughters namely Smt. Suparna Majumdar and Smt. Sudeshna Sinha and two sons namely Sri Pradeep Kumar Sarkar and Sri. Somnath Sarkar as his legal heirs and successors.

AND WHEREAS said Smt. Lila Rani Sarkar alias Smt. Leela Sarkar having died intestate on 20-Jul-2008 leaving behind her two sons and two daughters to inherit one-fourth share each in respect of the above-mentioned piece and parcel of land measuring 6 Cottaks 1 Chittak of land more or less more particularly described in the schedule herein below.

AND WHEREAS said Smt. Suparna Majumdar and Smt. Sudeshna Sinha jointly executed a registered General Power of Attorney on 05-Jan-2011 in favour of Sri Pradeep Kumar Sarkar and said power of attorney was duly registered before A.R.A (III).



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Kolkata and recorded in Book IV, CD Vol No. 1, pages 663 to 672, being No. 00053 for the year 2011.

AND WHEREAS said Sri. Pradeep Kumar Sarkar on 01 Mar-2011 executed a deed of gift of his own one-fourth share and as a constituted attorney of Smt. Sudeshra Sinha and Smt. Suparna Majumdar two-fourths share i.e. total three-fourths share of above-mentioned land measuring 5 Contas 1 Chittacks in Mouza: Nischintapur, J.L. No. 53, Touza No. 285, Pargana: Medanmalla, R.S. Khatian No. 56 & 21, R.S. Dag No. 157 & 158, L.R. Khatian No. 184 and L.R. Dag No. 115, being Scheme Plot No. 293, Ramkrishna Pally, P.S. Sonarpur, District: South 24 Parganas in favour of Sri. Somnath Sarkar and said deed of gift duly registered before A.R.A (I), Kolkata and recorded in Book 1, CD Vol No. 4, pages 7231 to 7248, being No. 01725 for the year 2011.

AND WHEREAS in the aforesaid deed of gift being deed No. 01725 for the year 2011 certain errors have accidentally and inadvertently crept in which requires rectification in the matter hereinafter appearing rectified and corrected in the schedule of the said deed of gift the words R.S. 115 instead of L.R. 115 as



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Alipore, South 24 Parganas

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rectified and modify the said deed of gift shall be in full force and effect.

AND WHEREAS said Smt. Suparna Majumdar and Smt. Sudeshna Sinha jointly executed a deed of gift on 17 Feb-2015 transferred their two-fourths share along with above mentioned rectification of previous deed of gift being No. 01725 for the year 2011, in favour of Sri Somnath Sarkar and said deed of gift duly registered before A.R.A (I), Kolkata and recorded in Book 1, CD Vol No. 4, pages 1352 to 1367, being No. 01333 for the year 2015.

AND WHEREAS the said Sri Somnath Sarkar was the sole and absolute owner of land measuring 5 Cottahs 1 Chittacks in Mouza: Nischintapur, J.L. No. 53, Teuzi No. 285, Pargana: Medannalla, R.S. Khatian No. 56 & 21, R.S. Dag No. 157 & 158, L.R. Khatian No. 184 and L.R. Dag No.115, being Scheme Plot No. 293, Ramkrishna Pally, P.S. Sonarpur, District: South 24 Parganas.

AND WHEREAS the said Sri Somnath Sarkar mutated his name in B.L. & L.R.O. being L.R. Khatian No. 1245 in L.R. Dag No. 115 and also mutated his name in Rajpur Sonarpur Municipality



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Alipore, South 24 Parganas

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being Holding No. 4096 and paying taxes regularly and enjoying the said property being free from all encumbrances.

AND WHEREAS by a Deed of Conveyance dated 01st day of October, 2021 said Sri Somnath Sarkar sold, transferred and conveyed **ALL THAT** piece and parcel of danga land measuring 5 Cottahs 1 Chittacks in Mouza: Nischintapur, J.L. No. 53, Touzi No. 285, Pargana: Medanmalla, R.S. Khatian No. 56 & 21, now L.R. Khatian No. 1245, R.S. Dag No. 157 and 158, now L.R. Dag No. 115, Being Scheme Plot No. 293, Ramkrishna Pally, P.S. Sonarpur, now Narendrapur, within the limits of Rajpur-Sonarpur Municipality, Ward No. 8, Holding No. 4096, Ramkrishna Pally, Kolkata - 700150, District : South 24 Parganas unto and in favour of Sri Arindam Mukherjee, the Owner No.2 herein. The said Deed of Conveyance has been duly registered before D.S.R.-III, South 24 Parganas and recorded in Book No.1, Volume No. 1603-2021, pages from 287346 to 287372, being No. 160308869 for the year 2021.

AND WHEREAS by virtue of the aforesaid Deed of Conveyance the said Sri Arindam Mukherjee, the Owner No.2 herein is now sole and absolute owner of **ALL THAT** piece and parcel of danga



District Sub-Registrar-V
Alipore, South 24 Parganas

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land measuring 5 Cottahs 1 Chittacks in Mouza: Nischintapur, J.L. No. 53, Touzi No. 285, Pargana: Medanmalla, R.S. Khatian No. 56 & 21, now L.R. Khatian No. 1245, R.S. Dag No. 157 and 158, now L.R. Dag No. 115, being Scheme Plot No. 293, Ramkrishna Pally, P.S. Sonarpur, now Narendrapur, within the limits of Rajpur Sonarpur Municipality, Ward No. 8, Holding No. 4096, Ramkrishna Pally, Kolkata - 700150, District : South 24 Parganas, with all easements, more fully described in the Schedule "B" hereunder written and duly mutated his name in the office of the office of B.L. & L.R.O. being L.R. Khatian No. 1846 and since then he has been seized and possessed the said land free from all encumbrances by paying taxes regularly.

AND WHEREAS the parties of these present each of them mutually agreed to amalgamate their respective properties into a single premises and for that they are willing to execute a deed of amalgamation amongst themselves. The property of the First part is described more fully in the SCHEDULE "A" herein written below. The property of the Second part is described more fully described in the SCHEDULE "B" herein written below.



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Alipore, South 24 Parganas

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NOW THIS DEED OF AMALGAMATION WITNESSETH

In pursuance thereof the parties of these present each of them mutually agreed to amalgamate their respective properties into a single premises and for that they are willing to execute a deed of amalgamation amongst themselves.

It is hereby and declared that each party hereto have good right title and interest and full power and absolute authority and that each party shall at all times hereinafter peaceably and quietly hold possess and enjoy the same without any claim, demand or interruption by the other and will at the cost and requests of the other execute every such assurances or assurances and further do execute and performs every such act, deed or thing as shall reasonably be required by the other for further more perfectly assurance to the other the property conveyed to them AND WHEREAS the parties of the First, and Second Part understanding their respective benefits for their conveyance considering the valuation of the properties amalgamated by this deed have thus made their amalgamated amongst themselves and obtained properties jointly by this Deed of Amalgamation and in future the parties will not be entitled to law any claim or




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Alipore, South 24 Parganas

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demand against each other relating to the properties and the valuation of the same.

The grants hereby made and each of the covenants herein contained shall in the case of each, party thereto be binding upon and cause for the benefit of his heirs, legally representatives' successors and assigns.

SCHEDULE 'A' ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring 5 Cottabs 1 Chittacks together with structure standing thereon in Mouza-Nischintapur, J.L. No. 53, R.S. Khatian No. 56 and 21, L.R. Khatian No. 1159, under R.S. Dag No. 157 and 158, L.R. Dag No. 116, being Plot No. 292 of Sri Ramkrishna Pally Sonarpur within Rajpur Sonarpur Municipality, Ward No.8 (7), Holding No. 946, Mission Pally Road, under P.S. - Sonarpur, Kolkata-700150, District - South 24 Parganas, which is butted and bounded as follows :-

- ON THE NORTH** : By Plot No. 291, Sri Ramkrishna Pally.
- ON THE SOUTH** : By Plot No. 293, Sri Ramkrishna Pally.
- ON THE EAST** : By Plot No. 295 & 294, Sri Ramkrishna Pally.
- ON THE WEST** : By 30' feet wide road.



District Sub-Registrar-V
Alipore, South 24 Parganas

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SCHEDULE "B" ABOVE REFERRED TO

ALL THAT piece and parcel of danga land measuring 5 Cottahs 1 Chittacks in Mouza: Nischintapur, J.L. No. 53, Touzi No. 285, Pargana: Medanmalla, R.S. Khatian No. 56 & 21, now L.R. Khatian No. 1846 R.S. Dag No. 157 and 158, now L.R. Dag No.115, being Scheme Plot No. 293, Ramkrishna Pally, P.S. Sonarpur, now Narendrapur, within the limits of Rajpur Sonarpur Municipality, Ward No. 8, Holding No. 4096, Ramkrishna Pally, Kolkata 700150, District: South 24 Parganas, butted and bounded as follows:

ON THE NORTH : Scheme Plot No. 292, Ramkrishna Pally.

ON THE SOUTH : 50' Feet Wide Road.

ON THE EAST : Scheme Plot No. 294, Ramkrishna Pally.

ON THE WEST : 30' Feet Wide Road.

SCHEDULE "C" ABOVE REFERRED TO

**{After amalgamation will be obtained by all the parties
herein}**

ALL THAT a piece and parcel of land measuring more or less 10(ten) Cottahs 02(two) Chittacks together with structure standing thereon in Mouza- Nischintapur, J.L. No. 53, R.S.




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Alipore, South 24 Parganas

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Khatian No. 56 and 21, L.R. Khatian No. 1159 & 1846, under R.S. Dag No. 157 and 158, L.R. Dag No. 115 & 116, being Plot No. 292 of Sri Ramkrishna Pally Sonarpur within Rajpur Sonarpur Municipality, Ward No.8 (7), Holding No. 946, Mission Pally Road, under P.S.- Sonarpur, Kolkata-700150, District South 24 Parganas, West Bengal the entire land is shown by **Red** verges in the plan annexed with this Deed. The butted and bounded as follows:

ON THE NORTH : Scheme Plot No. 291, Ramkrishna Pally.

ON THE SOUTH : 50' feet wide road.

ON THE EAST: Scheme Plot No.294 & 295, Ramkrishna Pally.

ON THE WEST : 30' feet wide road.




District Sub-Registrar-V
Alipore, South 24 Parganas

11 FEB 2022

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

SIGNED, SEALED AND DELIVERED

In presence of:

1. Janin Bom
8/0 Late N. M. Bom
Sonargaon, Sonargaon
KOL-700150

Debadin Dey

Signature of the Owner No.1

2. Bandyopadhyay
Alipore Police Court
KOL-27

Debadin Dey
as constituted attorney of
Arcindam Mukherjee

Signature of the Owner No.2

Drafted by:

Tapas Choudhury
Advocate
Alipore Judges Court,
Kolkata-700027. F/378/413/90

Type by:

S. Pradhan
Alipore Judges Court,
Kolkata-700027.




District Sub-Registrar-V
Alipore, South 24 Parganas

11 FEB 2022

AMALGAMATED SITE PLAN OF R.S.DAG NO. 115 & 116, L.R. KHATIAN NO. 1159, 1846
218 & 56, L.R. DAG NO. 115 & 116, L.R. KHATIAN NO. 1159, 1846
BUZA-NISCHINTAPUR, J.L. NO. 53, P.S.-NARENDRAPUR, PLOT
NO. 292 & 293, DIST-24PGS(S).

AREA OF LAND = 668.09 Sqm. (09 Ka - 15 Ch - 36 Sqft.)

SCALE - 1:100

NOTE - AMALGAMATE BOUNDARY DEMARCATED BY RED BORDER.



Sabadih Gyan.
Self & Constituted attorney of
Arindam Munehija
SIGNATURE OF APPLICANT

DRAWN BY



3

DISTRICT SUB REGISTRAR-V
SOUTH 24 PGS., ALIPORE
11 FEB 2022

Thumb 1st Finger Middle Finger Ring finger Small Finger

	Left hand					
	Right hand					

Name

Signature

Thumb 1st finger Middle Finger Ring Finger Small Finger

	Left hand					
	Right hand					

Name

Signature

Thumb 1st Finger Middle Finger Ring Finger Small Finger



Left hand					
Right hand					

Name DEBADIDEY GAYEN

Signature Debaditya Gayen

Thumb 1st Finger Middle Finger Ring Finger Small Finger

	Left hand					
	Right hand					

Name

Signature



District Sub-Registrar-V
Alipore, South 24 Parganas

11 FEB 2022



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

GRN Details

GRN:	192021220180924418	Payment Mode:	Online Payment (SBI Epay)
GRN Date:	09/02/2022 19:29:16	Bank/Gateway:	SBIePay Payment Gateway
BRN :	8977833773918	BRN Date:	09/02/2022 19:02:55
Gateway Ref ID:	220406160802	Method:	HDFC Retail Bank NB
Payment Status:	Successful	Payment Ref. No:	2000364136/1/2022

[Query No]*[Query Year]

Depositor Details

Depositor's Name:	Debadidev Gayen
Address:	Ramkrishna Pally, Sonarpur Kolkata - 700150
Mobile:	9433328301
Email:	skylinesonarpur@gmail.com
Contact No:	9433098496
Depositor Status:	Buyer/Claimants
Query No:	2000364136
Applicant's Name:	Mr Baidyanath Dolui
Identification No:	2000364136/1/2022
Remarks:	Merger/Demerger, Amalgamation (Other than company amalgamation)

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000364136/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	65402
2	2000364136/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	130778
Total				196180

IN WORDS: ONE LAKH NINETY SIX THOUSAND ONE HUNDRED EIGHTY ONLY.

Major Information of the Deed

Deed No :	I-1630-01214/2022	Date of Registration	11/02/2022
Query No / Year	1630-2000364136/2022	Office where deed is registered	
Query Date	31/01/2022 9:20:24 PM	1630-2000364136/2022	
Applicant Name, Address & Other Details	Baidyanath Dolui Alipore, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9064896216, Status : Solicitor firm		
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. 2/-	Rs. 1,30,76,438/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 85,412/- (Article:23)	Rs. 1,30,810/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip (Urban area)		

Land Details :

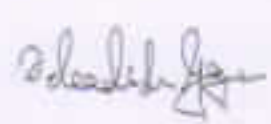
District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Mission pally Road, Mouza: Nishchintapur, Holding No.948 JI No: 53, Pin Code : 700150

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-116 (RS >-)	LR-1169	Bastu	Bastu	5 Katha 1 Chatak	1/-	63,78,751/-	Width of Approach Road: 30 Ft.,

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Mission pally Road, Mouza: Nishchintapur, JI No: 53, Pin Code : 700150

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	LR-115 (RS >-)	LR-1245	Bastu	Danga	5 Katha 1 Chatak	1/-	66,97,687/-	Width of Approach Road: 50 Ft.,
Grand Total :					16,7063Dec	2/-	130,76,438 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr DEBADIDEV GAYEN Son of Late SATYA RANJAN GAYEN Executed by: Self, Date of Execution: 11/02/2022 Admitted by: Self, Date of Admission: 11/02/2022 ,Place : Office			
		11/02/2022	LT 11/02/2022	11/02/2022

ASHIRBAD APRT, RAMKRISHNA PALLY, Block/Sector: SONARPUR, City:- Not Specified, P.O:- SONARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: A1xxxxxx9L, Aadhaar No: Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 11/02/2022 , Admitted by: Self, Date of Admission: 11/02/2022 ,Place : Office

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr ARINDAM MUKHERJEE Son of Late ARUN BIKASH MUKHERJEE 300 RAMKRISHNA PALLY, City:- Not Specified, P.O:- SONARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AFxxxxxx1N, Aadhaar No: 79xxxxxxxx4602, Status :Individual, Executed by: Attorney

Attorney Details :

Sl No	Name,Address,Photo.Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Debadidev Gayen (Presentant) Son of Late Satya Ranjan Gayen Date of Execution - 11/02/2022, , Admitted by: Self, Date of Admission: 11/02/2022, Place of Admission of Execution: Office			
		Feb 11 2022 12:18PM	L1 11/02/2022	11/02/2022
Ashirbad, Ramkrishna Pally, City:- , P.O:- Sonarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, . PAN No.:: A1xxxxxx9L, Aadhaar No: 93xxxxxxxx5124 Status : Attorney, Attorney of : Mr ARINDAM MUKHERJEE				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr BAIDYANATH DOLUI Son of Late B DOLUI ALIPUR POLICE COURT, City:- Not Specified, P.O:- ALIPUR, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
	11/02/2022	11/02/2022	11/02/2022
Identifier Of Mr DEBADIDEV GAYEN, Debadidev Gayen			

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	Mr DEBADIDEV GAYEN	Mr ARINDAM MUKHERJEE-8.35312 Dec

Transfer of property for L2

Sl.No	From	To, with area (Name-Area)
1	Mr DEBADIDEV GAYEN	Mr ARINDAM MUKHERJEE-8.35312 Dec

Land Details as per Land Record

District: South 24 Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Mission pally Road, Mouza: Nishchintapur, Holding No: 948 JI No: 53, Pin Code : 700150

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 11E, LR Khatian No:- 115B	Owner:refers to, Gurdian:refers to, Address:ref, Classification:ref, Area:0.08000000 Acre.	Mr DEBADIDEV GAYEN

District: South 24 Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Mission pally Road, Mouza: Nishchintapur, JI No: 53, Pin Code : 700150

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L2	LR Plot No:- 115, LR Khatian No:- 1245	Owner:refers to, Gurdian:refers to, Address:ref, Classification:ref, Area:0.09000000 Acre.	Seller is not the recorded Owner as per Applicant.

On 11-02-2022

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 12:17 hrs on 11-02-2022, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Debadidev Gayen .

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 1,30,76,438/-

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

Execution is admitted on 11/02/2022 by Mr DEBADIDEV GAYEN, Son of Late SATYA RANJAN GAYEN, ASHIRBAD APRT, RAMKRISHNA PALLY, Sector: SONARPUR, P.O: SONARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession Business

Indetified by Mr BAIDYANATH DOLUI, . . Son of Late B DOLUI, ALIPUR POLICE COURT, P.O: ALIPUR, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Executed by Attorney

Execution by Debadidev Gayen, . Son of Late Satya Ranjan Gayen, Ashirbad, Ramkrishna Pally, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Business as the constituted attorney of Mr ARINDAM MUKHERJEE 300 RAMKRISHNA PALLY, P.O: SONARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150 is admitted by him

Indetified by Mr BAIDYANATH DOLUI, . . Son of Late B DOLUI, ALIPUR POLICE COURT, P.O: ALIPUR, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,30,810/- (A(1) = Rs 1,30,764/- ,E = Rs 14/- ,H = Rs 26/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 1,30,778/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/02/2022 7:30PM with Govt. Ref. No: 192021220180924418 on 09-02-2022, Amount Rs: 1,30,778/-, Bank: SBI EPay (SBIEPay), Ref. No. 8977833773918 on 09-02-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 65,402/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 65,402/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 811, Amount: Rs.10/-, Date of Purchase: 08/02/2022, Vendor name: Mamtajuddin Gazi

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/02/2022 7:30PM with Govt. Ref. No: 192021220180924418 on 09-02-2022, Amount Rs: 65,402/-, Bank: SBI EPay (SBIEPay), Ref. No. 8977833773918 on 09-02-2022, Head of Account 0030-02-103-003-02


Rita Lepcha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2022, Page from 35127 to 35157

being No 163001214 for the year 2022.



Digitally signed by RITA LEPCHA DAS
Date: 2022.02.11 16:46:53 +05:30
Reason: Digital Signing of Deed.

(Rita Lepcha) 2022/02/11 04:46:53 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)