

03369/24

L-051303101/2024



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

32AA 099359

Handwritten notes:
11/05/24
21/05/24

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

Sub-Registrar
Howrah

21 MAY 2024

DEED OF DECLARATION FOR AMALGAMATION

CUM BOUNDARY DECLARATION

Faint background text:
... of Late Biju P. Bhattacharya, ...
... and ...
... by ...

27 FEB 2024

Serial No. 2038 Date

Purchaser Name J. Chakrabarty & Co

Address Howrah

Rupees

PROBAL CHATTERJEE
Howrah Court (Atchala)
Criminal Court



District Sub-Registrar-II
Howrah

21 MAY 2024

THIS DEED OF DECLARATION FOR AMALGAMATION is made on this day of 21st, 2024 Between 1) SRI TAPOS KUMAR ROY, (PAN No. AGTPR0374D & AADHAAR No. 6688 9744 3010) 2) SRI ABHIJIT ROY (PAN No. AGIPR5277N & AADHAAR No. 8575 0367 9752) , both Sons of Late Manoj Gopal Roy, by faith-Hindu, by occupation- Service, 3) SMT. BINITA NANDI (PAN No. AAVPN6003D & AADHAAR No. 6722 3039 0121) , Wife of Sri Dilip Nandi, D/o. Late Manoj Gopal Roy, by faith-Hindu, by occupation- Service, 4) SRI PIJUS ROY, (PAN No. BCNPR3700E & AADHAAR NO. 4569 4213 6551) , Son of Late Panchu Gopal Roy, by faith-Hindu, by occupation-Business, 5) SRI GOUTOM KUMAR ROY, (PAN No. ACJPR1725J , AADHAAR No. 3470 3554 8790) , Son of Late Panchu Gopal Roy, by faith-Hindu, by occupation-Business, NO. 1 to 5 all are residing at Andul Purbapara, P.O. Andul Mouri, P.S. Sankrail, Dist. Howrah-711302, 6) SMT. LIPIKA SEAL (PAN No. NYXPS6640Q & AADHAAR NO. 4350 8565 7661) , Wife of Sri Prabhat Kumar Seal and Daughter of Late Panchu Gopal Roy, by faith-Hindu, by occupation-Housewife, residing at 19, Chandicharan Ghosh Road, P.O. Barisha, P.S. Thakurpukur, Dist. South 24 Parganas Kolkata 700 008, Dist. South 24 Parganas, 7) SMT. SUDIPTA BANDYOPADHYAY @ SUDIPA BANEREE (PAN No. AXHPB1625Q & AADHAAR No. 9388 6109 3119) , Wife of Sri Amal Banerjee and Daughter of Late Shakti Pada Bhattacharya, by faith-Hindu, by occupation-

Housewife, 8) SMT. AMRITA KONER (PAN No. ATAPK0377M & AADHAAR No. 6038 4926 5745), Wife of Sri Ayas Kanto Koner and Daughter of Sri Amal Banerjee, by faith-Hindu, by occupation-Housewife, 9) MRS. ANSHUMITA BANERJEE, (PAN No. AWHPB9489R & AADHAAR No.8236 3816 8363), Daughter of Sri Amal Banerjee, Sl. No. 7, 8 & 9 are by faith-Hindu, by occupation-Housewife, Sl. No. 7, 8 & 9 are residing at Vill -Andul Purbapara, P.O. Andul-Mouri, P.S. Sankrail, Dist. Howrah- 711302, hereinafter called the DECLARANTS (Which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include respective heirs, executors, successors, administrators, legal representatives and assigns) by their constituted Attorney M/S. SARFA CONSTRUCTION PRIVATE LIMITED, having its office at 1st. Floor, Flat No. 1 D, Podra Sarkar Para, Arabinda Sarani, P.S. Sankrail, Dist. Howrah, Pin 711109 represented by its Managing Director MR. SAJID (PAN No. BQEPM9517P & AADHAAR NO. 2128 8535 3973), Son of Late Md. Hanif, by faith- Islam , by occupation- Business, residing at Podrah, P.O. Podrah, P.S. Sankrail, Dist. Howrah-711109, hereinafter called the DECLARANTS/OWNERS, (Which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include respective heirs, executors, successors, administrators, legal representatives and assigns)

AND WHEREAS the Plan submitted herewith may kindly be accepted for record is final Boundary Plan of the R.S. Dag Nos. 637 & 643, L.R. Dag Nos. 698 & 704, L. R. Kh. Nos. 3210, 3211, 3212, 2013, 2747, 2752, 2753, 2754, 2856, 2859 & 2877, J.L.No. 29, Mouza-Andul, P.S. Sankrail, Dist. Howrah.

AND WHEREAS one Nanda Rani Das, Wife of Late Khetra Mohan Roy of Andul, P.S. Sankrail, Dist. Howrah was seized and possessed of or otherwise well and sufficiently entitle to ALL THAT piece and parcel of land admeasuring 2 Bigha 10 Cottahs more or less out of 5 Bighas land, lying and situate at Mouza Andul, J.L.No.29, P.S. Sankrail, Dist.Howrah and she was paying the usual rents and taxes to the Collector as the absolute owner therein.

AND WHEREAS While in possession of the said land the said Nanda Rani Dasi by executing a Deed of Sale dated 18. 07. 1934 duly registered in the office of the Sub- Registrar at Domjur and recorded in Book No. I, Being Deed No. 1867 for the year 1934, for the year 1934, granted sold transferred and conveyed the said 2 Bighas 10 Cottahs Of land unto and in favour of one Sri Lalit Mohan Roy, Son of Late Khetra Mohan Roy of Andul Purbapara for a valuable consideration mentioned therein.

AND WHEREAS by virtue of aforesaid purchase, the said Sri Lalit Mohan Roy became the absolute owner of the said land about 2 Bighas 10 Cottahs

and lawfully seized and possessed at the said land without any hindrance and interruptions from others.

AND WHEREAS while the said Lalit Mohan Roy was enjoying and occupying the said land measuring about 2 Bighas 10 Cottahs more or less and died intestate on 04. 04. 1994 , leaving behind his two sons namely Manoj Gopal Roy and Panchu Gopal Roy as his only legal heirs and successors who jointly inherited the said property as per Hindu Succession Act, 1956.

AND WHEREAS the said Manoj Gopal Roy and panchu Gopal Roy became the joint owners of the said land left by deceased Lalit Mohan Roy each having 1/2th. share therein.

AND WHEREAS the said Manoj Gopal Roy also got his name recorded and/or mutated in the office of the B. L. & L.R.O. concerned in respect of land measuring 9 Decimals in L.R. Kh. No. 979 of L.R. Dag No. 698 & 704 at Mouza - Andul on payment of rents thereof.

AND WHEREAS the said Panch Gopal Roy got his name recorded and/or mutated in the office of B.L. & L.R.O. concerned in respect of the land measuring 8 decimal in L.R. Kh. No. 700 of L.R. DAG No. 698 & 704 at Mouza Andul on payment of rents thereof.

AND WHEREAS the said Panchu Gopal Roy also died intestate on 11. 12.1988, leaving behind his wife Bandana Roy, two daughters namely

Lipika Seal, Tulika Ghosh, and two sons namely Pijus Roy and Goutam Kumar Roy as his only legal heirs and successor who jointly inherited the said property as per Hindu Succession Act, 1956.

AND WHEREAS by way of inheritance the said Bandana Roy, Lipika Seal, Tulika Ghosh, Pijus Roy and Goutam Kumar Roy became the jointly owners of the said land left by deceased Panchu Gopal Roy each having $\frac{1}{5}$ th. share therein and jointly seized and possessed of the said land without any hindrances and interruptions from others.

AND WHEREAS by a deed of Gift date 13. 10. 2017, duly registered in the office of the A.D.S.R. Ranihati and recorded in Book No. I, Volume No. 0503-2017, pages from 104140 to 104165, Being No. 050304670 for the year 2017, the said Bandana Roy granted, transferred conveyed and bestowed by way of Gift her undivided $\frac{1}{5}$ th. share of land to her son said Goutam Kumar Roy out of her natural love and affection.

AND WHEREAS by another Deed of Gift, dated 20. 02. 2017, duly Registered in the office of the A.D.S.R. Ranihati and recorded in Book No. 1, Volume NO. 0503-2017, Pages from 12807 to 12828, Being No. 050304593, for the year year 2017, the said Tulika Ghosh granted, transferred conveyed and bestowed by way of Gift her undivided $\frac{1}{5}$ th. share

of land to her brother said Goutom Kumar Roy out of her natural love and affection.

AND WHEREAS by a separate deed of Gift date 01. 10. 2020, duly registered in the office of the D.S.R.-II Howrah and recorded in Book No. I, Volume No. 0513-2020, pages from 133069 to 133093, Being No. 051303854 for the year 2020, the said Manoj Gopal Roy granted, transferred conveyed and bestowed by way of Gift his undivided 1000 Sft land out of which 500 Sq.ft. of land from Dag Nos. 698 and 500 Sft. from Dag No. 704 to his Nephews said Goutam Kumar Roy & Pijus Roy out of his natural love and affection.

AND WHEREAS afterwards said Lipika Seal, Pijus Roy , Goutam Kumar Roy and Manoj Gopal Roy go their names recorded and/or mutated in the office of B. L & I.R.O. concerned in respect of land measuring 17 Decimals more or less in L.R.Kh.Nos 2754, 2754, 2752, 2747, 2877 & 979 respectively of L.R. Dag Nos. 698 & 704 at Mouza – Andul on payment of rents thereof.

AND WHEREAS by a Deed of Sale dated 22. 11. 1956, duly registered in the office the Dist. Sub- Registrar of Howrah and recorded in book No.I, being DeedNo. 2857 for the year 1956, one Mahamaya Debi purchased all that the piece and parcel of demarcated land measuring 8 decimals out of 16

decimal land, lying and situated at Mouza – Andul, J.L.No. 29, R.S. Dag no. 647, appertaining to R.S. Kh. No. 59 under P.S. Domjur, Dist. Howrah from the then owner Debi Prasad Roy for a valuable consideration mentioned therein.

AND WHEREAS by virtue of aforesaid purchase, the said Smt. Mahamaya Debi, since deceased became the absolute owner of the said land measuring about 8 decimals and lawfully seized and possessed of the said land without any interruption from others.

AND WHEREAS while the said Smt Mahamaya Debi enjoying and occupying the said land measuring 8 Decimal more or less and died intestate on 10. 01. 1995 leaving behind her only daughter Sudipta Banerjee as her only legal heirs and successors who inherited the said property as per Hindu Succession Act, 1956.

AND WHEREAS by way of inheritance the said Sudipta Banerjee became the absolute owner of the said land left by deceased Mahamaya Debi and lawfully seized and possessed of the said land by mutating her name in the office of the B.L. & L.R.O. concern in respect of land measuring about 8 decimal more or less in L.R. Kh. No. 2013, L.R. Dag No. 698 at Mouza Andul on payment of rents thereof.

AND WHEREAS by a deed of Gift dated 31. 12. 2019, duly registered in the office of the D.S.R.-I Howrah and recorded in Book No. I, Volume No. 0501-2019, pages from 421 to 444, Being No. 050106883 for the year 2019, the said Sudipta Banerjee granted, transferred conveyed and bestowed by way of Gift of 2.666 decimals out of 8 decimals of land together with a bricks built structure of 470 Sft. to her Daughter Amrita Koner out of her natural love and affection.

AND WHEREAS by another deed of Gift dated 31. 12. 2019, duly registered in the office of the D.S.R.-I Howrah and recorded in Book No. I, Volume No. 0501-2019, pages from 445 to 468, Being No. 050106884 for the year 2019, the said Sudipta Banerjee granted, transferred conveyed and bestowed by way of Gift of 2.666 decimals out of 8 decimals of land together with a bricks built structure of 470 Sft. to her younger Daughter Ansumita Banerjee out of her natural love and affection.

AND WHEREAS in the manner stated above, said Sudipta Banerjee, Amrita Koner and Anshumita Banerjee became the joint owners of the said land measuring 8 decimals more or less lying and situate at L.R. Dag No.698, L. R. Kh. No. 2013, J.L.No. 29, Mouza-Andul, P.S. Sankrail, Dist. Howrah and their name recorded and/or mutated in the office of the B. L. & L.R.O. concerned in respect of land measuring 8 Decimals in L.R. Kh. Nos. 2013, 2856 & 2859 respectively of L.R. Dag No. 698 at Mouza -Andul on payment of rents thereof.

AND WHEREAS in the manner above, said owners herein became the joint owners of the said land measuring 25 decimals more or less lying and situate at L.R. Dag No. 698 & 704, L. R. Kh. No. 2013, 2747, 2752, 2753, 2754, 2856, 2859, 2877, 3210, 3211, 3212, J.L.No. 29, Mouza-Andul, P.S. Sankrail, Dist. Howrah and their name recorded and/or mutated in the office of the B. L. & L.R.O. Office.

1. That the Declarants are Joint owners and occupiers of bastu Land measuring an area about 16.00 Decimal in respect of R.S. Dag No. 637, L.R. Dag No. 698, L. R. Kh. Nos. 3210, 3211, 3212, 2013, 2747, 2752, 2753, 2754, 2856, 2859 & 2877, J.L.No. 29, Mouza-Andul, P.S. Sankrail, Dist. Howrah, the same is more fully described in the SCHEDULE 'A' hereto.
2. That the Declarants are Joint owners and occupiers of bastu Land measuring an area about 09.00 Decimal in respect of R.S. Dag No. 643, L.R. Dag No. 704, L. R. Kh. Nos. 3210, 3211, 3212, 2747, 2752, 2753, 2754 & 2877, J.L.No. 29, Mouza-Andul, P.S. Sankrail, Dist. Howrah, the same is more fully described in the SCHEDULE 'B' hereto.

3. Declarants hereto for better enjoyment of his respective above mentioned property at present measuring about 25.00 Decimal in respect of R.S. Dag Nos. 637 & 643, L.R. Dag Nos. 698 & 704, L. R. Kh. Nos. 3210, 3211, 3212, 2013, 2747, 2752, 2753, 2754, 2856, 2859 & 2877, J.L.No. 29, Mouza-Andul, P.S. Sankrail, Dist. Howrah, intend to their aforesaid properties amalgamated as a compact unit of DAG which is described in the Schedule 'C' hereto.

NOW THIS DEED OF DECLARATION WITNESSETH: - that in the circumstances herein below stated it is hereby agreed and declared by the Declarants as follows:-

1. That in pursuance of this deed of declaration hereto the Declarants the beneficiary owner and occupiers of all that piece and parcel of land area 25.00 Decimal in respect of R.S. Dag Nos. 637 & 643, L.R. Dag Nos. 698 & 704, L. R. Kh. Nos. 3210, 3211, 3212, 2013, 2747, 2752, 2753, 2754, 2856, 2859 & 2877, J.L.No. 29, Mouza-Andul, P.S. Sankrail, Dist. Howrah and and thus enjoying the same by paying usual rents and taxes to the said Appropriate Authorities with exclusive rights of ownership thereto.
2. That the Declarant hereby declares that the said properties described in the Schedule 'A' & 'B' are with the self same unit having the

compact block are absolute possessed by the Declarant free from all encumbrances.

3. That it is hereby agreed and declared by the Declarant hereto that the schedule 'A' & 'B' property shall henceforth be treated as one holding are lying and situated adjacent to each other. To Hold and To HAVE in the manner as described in the Schedule 'C' hereunder and delineated in the Map annexed thereto.
4. That the Declarant hereto further declares that in pursuance of this Declaration the property mentioned in the Schedule "A" will be amalgamated with the property mentioned in the Schedule "B" and also the Declarant will enjoy the same as owner and occupier without any obstruction and/or litigation claim of demand whatsoever.
5. 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 Howrah Zilla Parished.

SCHEDULE 'A'

ALL THAT the piece and parcel of Bastu Land measuring an area about 16.00 Decimal in respect of R.S. Dag No. 637, L.R. Dag No. 698, L. R. Kh. Nos. 3210, 3211, 3212, 2013, 2747, 2752, 2753, 2754, 2856, 2859 & 2877, J.L.No. 29, Mouza-Andul, P.S. Sankrail, Dist. Howrah.

SCHEDULE 'B'

ALL THAT the piece and parcel of Bastu Land measuring an area about 09.00 Decimal in respect of R.S. Dag No. 643, L.R. Dag No. 704, L. R. Kh. Nos. 3210, 3211, 3212, 2747, 2752, 2753, 2754 & 2877, J.L.No. 29, Mouza-Andul, P.S. Sankrail, Dist. Howrah.

SCHEDULE 'C'

(Amalgamated Property)

ALL THAT the piece and parcel of Bastu Land measuring an area about 25.00 Decimal in respect of R.S. Dag Nos. 637 & 643, L.R. Dag Nos. 698 & 704, L. R. Kh. Nos. 3210, 3211, 3212, 2013, 2747, 2752, 2753, 2754, 2856, 2859 & 2877, J.L.No. 29, Mouza-Andul, P.S. Sankrail, Dist. Howrah, which is butted and bounded as follows:-

On the North: 38' - 0", 65' - 6"

On the South: 98' - 0".

On the East: 76' - 5", 59' - 8"

On the West: 129' - 8".

and butted and bounded by :

On the North: Open Land & Two storied building.

On the South: R.S. Dag No. 636.

On the East: 11' - 6" Wide Panchayet Road & R.S. Dag No. 637/988, 644.

On the West: Dag Nos. 638 & 642.

IN WITNESSES WHEREOF the Declarant hereto has set and subscribed in his Respective hands and seals on this day month and year first above written.

WITNESSES :-

1. *S. Das*
Howrah

SARFA CONSTRUCTION PRIVATE LIMITED
Md. Sabit
Director

DECLARANT.

2. *Tapan Chatterjee*
Howrah.

Drafted by me.

Maniklal Chakraborty
Advocate.
Judges' Court Howrah
F-910/2004, M-9432472888

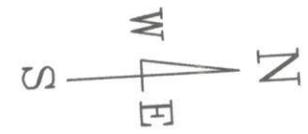
Typed by me.

Tapan Chatterjee

AMALGAMATION SITE PLAN

R.S. DAG NO-637 & 643, L.R. DAG NO.-698 & 704,
 NO.-2013,2747,2752,2753,2754,2856,2859,2877,3210,3211
 MOUZA-ANDUL, J.L. NO-29,P.S.-SANKRAIL,DIST-HOWRAH.

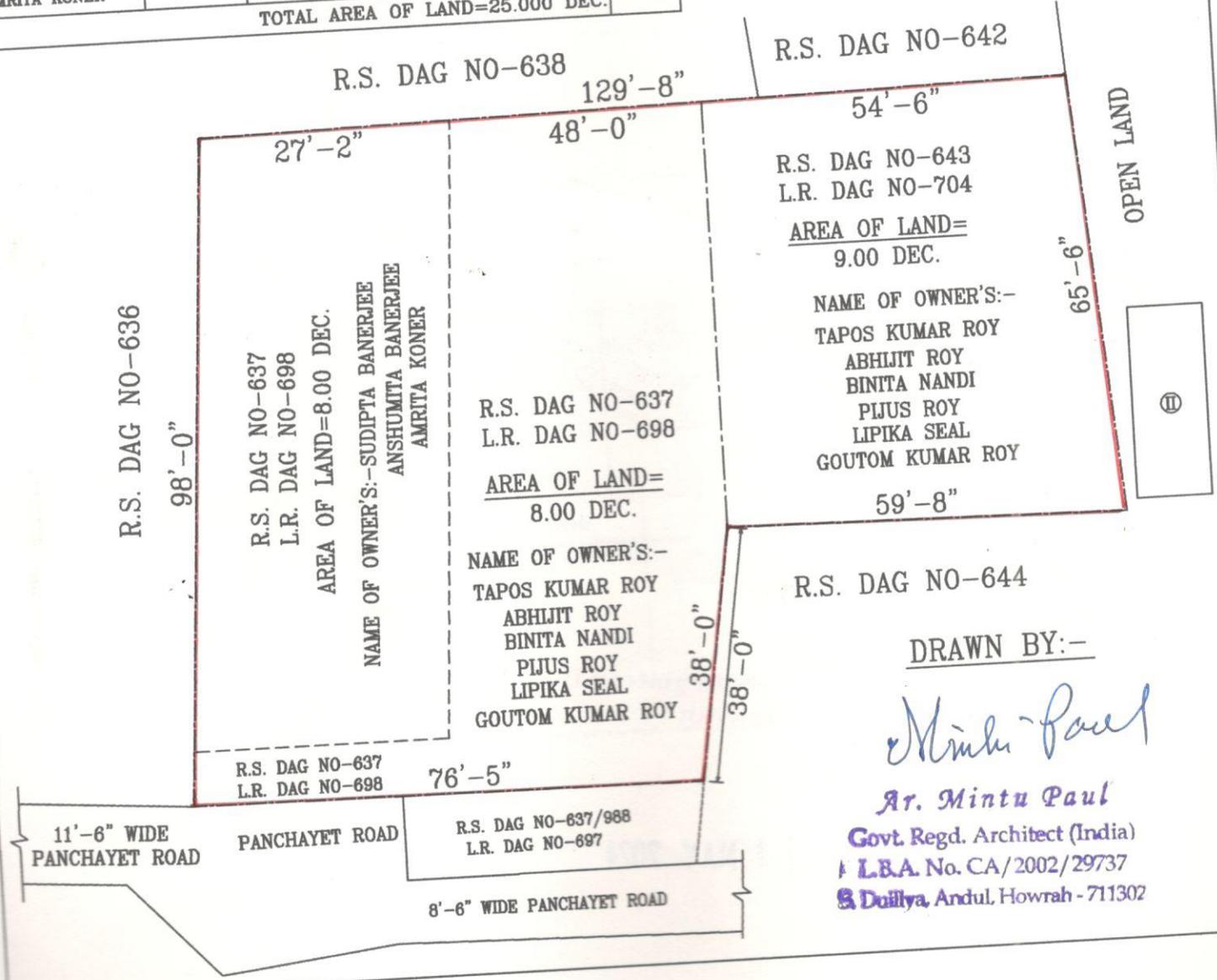
SCALE-1"=24'-0"



OWNER'S	L.R. NO.	DEED NO.	L.R. DAG	AREA OF LAND	COLOUR
GOUTOM KUMAR ROY	2747	050300593/2017	698	0.800 DEC.	AREA SHOWN IN RED BORDER
			704	0.900 DEC.	
	050304670/2017	698	0.800 DEC.		
		704	0.900 DEC.		
	2752	INHERITANCE	698	0.800 DEC.	
			704	0.900 DEC.	
2877	051303854/2020	698	0.570 DEC.		
		704	0.570 DEC.		
PIJUS ROY	2753	INHERITANCE	698	0.800 DEC.	
			704	0.900 DEC.	
		051303854/2020	698	0.570 DEC.	
			704	0.570 DEC.	
LIPIKA SEAL	2754	INHERITANCE	698	0.800 DEC.	
			704	0.900 DEC.	
TAPOS KUMAR ROY	3211	INHERITANCE	698	0.953 DEC.	
			704	1.120 DEC.	
ABHIJIT ROY	3210	INHERITANCE	698	0.953 DEC.	
			704	1.120 DEC.	
BINITA NANDI	2754	INHERITANCE	698	0.953 DEC.	
			704	1.119 DEC.	
SUDIPTA BANERJEE	2013	INHERITANCE	698	2.670 DEC.	
ANSHUMITA BANERJEE	2856	050106884/2019	698	2.666 DEC.	
AMRITA KONER	2859	050106883/2019	698	2.666 DEC.	
TOTAL AREA OF LAND=25.000 DEC.					

REPRESENTED BY THEIR CONSTITUTED ATTORNEY-
 "M/S. SARFA CONSTRUCTION PRIVATE LIMITED"
 REPRESENTED BY ITS MANAGING DIRECTOR-
 MR. SAJID MOHAMMED

SARFA CONSTRUCTION PRIVATE LIMITED
Md. Sajid
 Director



DRAWN BY:-
Mintu Paul
 Ar. Mintu Paul
 Govt. Regd. Architect (India)
 L.B.A. No. CA/2002/29737
 Dulliya, Andul, Howrah - 711302

FORM FOR TEN FINGER IMPRESSION

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

Signature Md. Sajid

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 _____



GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS

Central Registration Centre

Certificate of Incorporation

[Pursuant to sub-section (2) of section 7 and sub-section (1) of section 8 of the Companies Act, 2013 (18 of 2013) and rule 18 of the Companies (Incorporation) Rules, 2014]

I hereby certify that SARFA CONSTRUCTION PRIVATE LIMITED is incorporated on this Eleventh day of April Two thousand twenty-two under the Companies Act, 2013 (18 of 2013) and that the company is limited by shares.

The Corporate Identity Number of the company is U45201WB2022PTC252941.

The Permanent Account Number (PAN) of the company is ABICS2482A *

The Tax Deduction and Collection Account Number (TAN) of the company is CALS55991F *

Given under my hand at Manesar this Eleventh day of April Two thousand twenty-two .



Digital Signature Certificate
Mr. VIJAYA SIMHA REDDY YANNAM

For and on behalf of the Jurisdictional Registrar of Companies
Registrar of Companies
Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the company on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the company can be verified on www.mca.gov.in

Mailing Address as per record available in Registrar of Companies office:

SARFA CONSTRUCTION PRIVATE LIMITED
1ST, FR-FL-1D, PODDAR SARKAR PARA., ARABINDA SARANI,
LP-494/28/3, HOWRAH, Howrah, West Bengal, India, 711109



* as issued by the Income Tax Department

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



192024250054087208

GRN Details

GRN: 192024250054087208 Payment Mode: SBI Epay
GRN Date: 21/05/2024 11:55:19 Bank/Gateway: SBIPay Payment Gateway
BRN : 3293050855355 BRN Date: 21/05/2024 11:55:36
Gateway Ref ID: IGARHDDCI8 Method: State Bank of India NB
GRIPS Payment ID: 210520242005408719 Payment Init. Date: 21/05/2024 11:55:19
Payment Status: Successful Payment Ref. No: 2001144827/2/2024
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mrs Sudipta Bandyopadhyay And Others
Address: Sankrail, Howrah - 711302
Mobile: 9830864813
Period From (dd/mm/yyyy): 21/05/2024
Period To (dd/mm/yyyy): 21/05/2024
Payment Ref ID: 2001144827/2/2024
Dept Ref ID/DRN: 2001144827/2/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001144827/2/2024	Property Registration- Stamp duty	0030-02-103-003-02	51772 ✓
2	2001144827/2/2024	Property Registration- Registration Fees	0030-03-104-001-16	103545 ✓
			Total	155317

IN WORDS: ONE LAKH FIFTY FIVE THOUSAND THREE HUNDRED SEVENTEEN ONLY.

PAID

Major Information of the Deed

Deed No :	I-0513-03101/2024	Date of Registration	21/05/2024
Query No / Year	0513-2001144827/2024	Office where deed is registered	
Query Date	07/05/2024 9:03:16 AM	D.S.R. - II HOWRAH, District: Howrah	
Applicant Name, Address & Other Details	S Nandi Howrah,Thana : Howrah, District : Howrah, WEST BENGAL, PIN - 711101, Mobile No. : 9830864813, Status :Solicitor firm		
Transaction	Additional Transaction		
[1301] Merger/Demerger, Amalgamation (Other than company amalgamation)			
Set Forth value	Market Value		
Rs. 3/-	Rs. 1,03,54,500/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 51,792/- (Article:23)	Rs. 1,03,577/- (Article:A(1))		
Remarks			

Land Details :

District: Howrah, P.S:- Sankrail, Gram Panchayat: ANDUL, Mouza: Andul, JI No: 29, Pin Code : 711302

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-698 (RS :-)	LR-3210	Bastu	Bastu	16 Dec	1/-	75,60,000/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L2	LR-704 (RS :-)	LR-3211	Bastu	Bastu	9 Dec	2/-	27,94,500/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
		TOTAL :			25Dec	3 /-	103,54,500 /-	
	Grand Total :				25Dec	3 /-	103,54,500 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Tapos Kumar Roy Son of Late Manoj Gopal Roy Andul Purbapara, City:- Howrah, P.O:- Andul Mouri, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.:: agxxxxxx4d, Aadhaar No: 66xxxxxxxx3010, Status :Individual, Executed by: Attorney, Executed by: Attorney
2	Mr Abhijit Roy Son of Late Manoj Gopal Roy Andul Purba Para, City:- Howrah, P.O:- Andul Mouri, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.:: AGxxxxxx7N, Aadhaar No: 85xxxxxxxx9752, Status :Individual, Executed by: Attorney, Executed by: Attorney

3	Mrs Binita Nandi Wife of Mr Dilip Nandi Andul Purbapara, City:- Howrah, P.O:- Andul Mouri, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.:: AAxxxxxx3D, Aadhaar No: 67xxxxxxxx0121, Status :Individual, Executed by: Attorney, Executed by: Attorney
4	Mr Pijus Roy Son of Late Panchu Gopal Roy Andul Purba Para, City:- Howrah, P.O:- Andul Mouri, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.:: BCxxxxxx0E, Aadhaar No: 45xxxxxxxx6551, Status :Individual, Executed by: Attorney, Executed by: Attorney
5	Mr Goutom Kumar Roy Son of Late Panchu Gopal Roy Andul Purba Para, City:- Howrah, P.O:- Andul Mouri, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.:: ACxxxxxx5J, Aadhaar No: 34xxxxxxxx8790, Status :Individual, Executed by: Attorney, Executed by: Attorney
6	Mrs Lipika Seal Daughter of Mr Prabhat KUMar Seal 19, Chandicharan Ghosh Road, City:- Not Specified, P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.:: NYxxxxxx0Q, Aadhaar No: 43xxxxxxxx7661, Status :Individual, Executed by: Attorney, Executed by: Attorney

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mrs Sudipta Bandyopadhyay, (Alias: Mr Sudipta Banerjee) Wife of Mr Amal Banerjee Andul Purba Para, City:- Howrah, P.O:- Andul Mouri, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.:: AXxxxxxx5Q, Aadhaar No: 93xxxxxxxx3119, Status :Individual, Executed by: Attorney
2	Mrs Amrita Koner Wife of Mr Ayas Kanto Konerr Andul Purba Para, City:- Howrah, P.O:- Andul Mouri, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.:: ATxxxxxx7M, Aadhaar No: 60xxxxxxxx5745, Status :Individual, Executed by: Attorney
3	Mrs Anshumita Banerjee Daughter of Mr Amal Banerjee Andul Purba Para, City:- Howrah, P.O:- Andul Mouri, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.:: AWxxxxxx9R, Aadhaar No: 82xxxxxxxx8363, Status :Individual, Executed by: Attorney

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Sajid Mohammed (Presentant) Son of Late Md Hanif Date of Execution - 21/05/2024, , Admitted by: Self, Date of Admission: 21/05/2024, Place of Admission of Execution: Office		 Captured	
		May 21 2024 2:12PM	LTI 21/05/2024	21/05/2024

director, Safra Construction Private Limited , Podra, City:- Howrah, P.O:- Podra, P.S:-Sankrail, District:- Howrah, West Bengal, India, PIN:- 711109 , Podra, City:- Howrah, P.O:- Podra, P.S:-Sankrail, District:- Howrah, West Bengal, India, PIN:- 711109, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.:: BQxxxxxx7P, Aadhaar No: 21xxxxxxxx3973 Status : Attorney, Attorney of : Mr Tapos Kumar Roy, Mr Abhijit Roy, Mrs Binita Nandi, Mr Pijus Roy, Mr Goutom Kumar Roy, Mrs Lipika Seal, Mrs Sudipta Bandyopadhyay, Mrs Amrita Koner, Mrs Anshumita Banerjee

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sandip Nandi Son of Mr S Nandi Howrah, City:- Howrah, P.O:- Howrah, P.S:-Howrah, District:-Howrah, West Bengal, India, PIN:- 711101		 Captured	
	21/05/2024	21/05/2024	21/05/2024

Identifier Of Mr Sajid Mohammed

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Tapos Kumar Roy	Mrs Sudipta Bandyopadhyay-0.888889 Dec,Mrs Amrita Koner-0.888889 Dec,Mrs Anshumita Banerjee-0.888889 Dec
2	Mr Abhijit Roy	Mrs Sudipta Bandyopadhyay-0.888889 Dec,Mrs Amrita Koner-0.888889 Dec,Mrs Anshumita Banerjee-0.888889 Dec
3	Mrs Binita Nandi	Mrs Sudipta Bandyopadhyay-0.888889 Dec,Mrs Amrita Koner-0.888889 Dec,Mrs Anshumita Banerjee-0.888889 Dec
4	Mr Pijus Roy	Mrs Sudipta Bandyopadhyay-0.888889 Dec,Mrs Amrita Koner-0.888889 Dec,Mrs Anshumita Banerjee-0.888889 Dec
5	Mr Goutom Kumar Roy	Mrs Sudipta Bandyopadhyay-0.888889 Dec,Mrs Amrita Koner-0.888889 Dec,Mrs Anshumita Banerjee-0.888889 Dec
6	Mrs Lipika Seal	Mrs Sudipta Bandyopadhyay-0.888889 Dec,Mrs Amrita Koner-0.888889 Dec,Mrs Anshumita Banerjee-0.888889 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Tapos Kumar Roy	Mrs Sudipta Bandyopadhyay-0.5 Dec,Mrs Amrita Koner-0.5 Dec,Mrs Anshumita Banerjee-0.5 Dec
2	Mr Abhijit Roy	Mrs Sudipta Bandyopadhyay-0.5 Dec,Mrs Amrita Koner-0.5 Dec,Mrs Anshumita Banerjee-0.5 Dec
3	Mrs Binita Nandi	Mrs Sudipta Bandyopadhyay-0.5 Dec,Mrs Amrita Koner-0.5 Dec,Mrs Anshumita Banerjee-0.5 Dec
4	Mr Pijus Roy	Mrs Sudipta Bandyopadhyay-0.5 Dec,Mrs Amrita Koner-0.5 Dec,Mrs Anshumita Banerjee-0.5 Dec
5	Mr Goutom Kumar Roy	Mrs Sudipta Bandyopadhyay-0.5 Dec,Mrs Amrita Koner-0.5 Dec,Mrs Anshumita Banerjee-0.5 Dec
6	Mrs Lipika Seal	Mrs Sudipta Bandyopadhyay-0.5 Dec,Mrs Amrita Koner-0.5 Dec,Mrs Anshumita Banerjee-0.5 Dec

Land Details as per Land Record

District: Howrah, P.S:- Sankrail, Gram Panchayat: ANDUL, Mouza: Andul, JI No: 29, Pin Code : 711302

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 698, LR Khatian No:- 3210	Owner:অভিজিত রায় রায়, Gurdian:মনোজ গোপাল রায়, Address:আন্দুল পূর্বপাড়া , Classification:বাস, Area:0.02000000 Acre,	Mr Tapos Kumar Roy
L2	LR Plot No:- 704, LR Khatian No:- 3211	Owner:তাপস কুমার রায়, Gurdian:মনোজ গোপাল রায়, Address:আন্দুল পূর্বপাড়া , Classification:বাস, Area:0.02000000 Acre,	Mr Abhijit Roy

Endorsement For Deed Number : I - 051303101 / 2024

On 21-05-2024

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 13:09 hrs on 21-05-2024, at the Office of the D.S.R. - II HOWRAH by Mr Sajid Mohammed .

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 1,03,54,500/-

Executed by Attorney

Execution by Mr Sajid Mohammed, director, Safra Construction Private Limited, Podra, City:- Howrah, P.O:- Podra, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711109 as constituted attorney for 1. Mr Tapos Kumar Roy Andul Purbapara, P.O: Andul Mouri, Thana: Sankrail, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711302, 2. Mr Abhijit Roy Andul Purba Para, P.O: Andul Mouri, Thana: Sankrail, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711302, 3. Mrs Binita Nandi Andul Purbapara, P.O: Andul Mouri, Thana: Sankrail, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711302, 4. Mr Pijus Roy Andul Purba Para, P.O: Andul Mouri, Thana: Sankrail, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711302, 5. Mr Goutom Kumar Roy Andul Purba Para, P.O: Andul Mouri, Thana: Sankrail, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711302, 6. Mrs Lipika Seal 19, Chandicharan Ghosh Road, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, 7. Mrs Sudipta Bandyopadhyay, Mr Sudipta Banerjee Andul Purba Para, P.O: Andul Mouri, Thana: Sankrail, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711302, 8. Mrs Amrita Koner Andul Purba Para, P.O: Andul Mouri, Thana: Sankrail, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711302, 9. Mrs Anshumita Banerjee Andul Purba Para, P.O: Andul Mouri, Thana: Sankrail, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711302 is admitted by him

Indetified by Mr Sandip Nandi, , Son of Mr S Nandi, Howrah, P.O: Howrah, Thana: Howrah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,03,577.00/- (A(1) = Rs 1,03,545.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 1,03,545/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/05/2024 11:55AM with Govt. Ref. No: 192024250054087208 on 21-05-2024, Amount Rs: 1,03,545/-, Bank: SBI EPay (SBlePay), Ref. No: 3293050855355 on 21-05-2024, Head of Account 0030-03-104-001-16

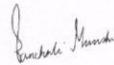
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 51,772/- and Stamp Duty paid by Stamp Rs 20.00/-, by online = Rs 51,772/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 8038, Amount: Rs.20.00/-, Date of Purchase: 27/02/2024, Vendor name: Probal Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/05/2024 11:55AM with Govt. Ref. No: 192024250054087208 on 21-05-2024, Amount Rs: 51,772/-, Bank: SBI EPay (SBlePay), Ref. No. 3293050855355 on 21-05-2024, Head of Account 0030-02-103-003-02



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

ificate of Registration under section 60 and Rule 69.
gistered in Book - I
lume number 0513-2024, Page from 88323 to 88347
eing No 051303101 for the year 2024.



Panchali Munshi

Digitally signed by Panchali Munshi
Date: 2024.05.21 15:10:58 +05:30
Reason: Digital Signing of Deed.

(Panchali Munshi) 21/05/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II HOWRAH
West Bengal.