

3159/23

I-3135/23



पश्चिमबंग पश्चिम बंगाल WEST BENGAL @ 12/929 482/23 K 265389

12.20
11-4-23

Certified that the document is admitted to registration. The Signature sheet and the endowment sheets attached with this document are the part of this document.

Soumitra
Addl. District Sub-Registrar
Baruipur, South 24 Parganas

11 APR 2023

DEED OF AMALGAMATION

THIS DEED OF AMALGAMATION made on this 11th day of April, 2023 (Two Thousand Twenty Three)

BETWEEN

MADW

SHRI DINABANDHU NASKAR, PAN - AQZPN2264Q, Aadhaar - 7116 4174 8155, Mobile No. 9903079534, son of Purnendu Sekhar Naskar, by faith Hindu (Poundra), Nationality - Indian, by occupation - Business, residing at 15D, Sitanath Banerjee Road, Subuddhipur Padmapukur, P.O. & P.S. - Baruipur, Dist - South 24 Parganas, Kolkata - 700144, hereinafter called to as the **DECLARENTS** (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

AND

SHRI MANOJ KUMAR MONDAL, PAN - BSGPM8012F, Aadhaar - 6392 9056 4381, Mobile No. 9239203431, son of Arabinda Mondal, by faith Hindu (Poundra), Nationality - Indian, by occupation - Business, residing at 15D, Sitanath Banerjee Road, Subuddhipur Padmapukur, P.O. & P.S. - Baruipur, Dist - South 24 Parganas, Kolkata - 700144, hereinafter called to as the **DECLARENTS** (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART**.

WHEREAS the land comprised in R.S. Dag No. 135, under R.S. Khatian No. 20 of Mouza - Salepur, J.L. No. 33, within the limit of Hariharpur Gram Panchayet, P.S.- Baruipur, Dist. South 24 Parganas, originally belonged to Amulya Ratan Ghosh having 16 Annas share who got the property by amicable partition took place just before Revisional Settlement Record of Rights. Accordingly his name was duly recorded in column No. 23 of R.S.R.O.R.

Manoj

AND WHEREAS the said Amulya Ratan Ghosh was in exclusive possession exercising his various acts of possession of the said land of R.S. Dag No. 135 being in urgent need of money sold and transferred entire land measuring 76 decimals of R.S. Dag No. 135 for valuable consideration by virtue of a sale deed dated on 02.12.1963 registered at Baruipur Sub-Registry Office entered in Book No. I, Volume No. 145, Pages 76 to 81, Being No. 12015 for the year 1963 to Pranab Kumar Marick and delivered possession exclusively.

AND WHEREAS on the basis of said purchase the said Pranab Kumar Marick became absolute owner of land measuring 76 decimals comprised of R.S. & L.R. Dag No. 135, under R.S. Khatian No. 20, L.R. Khatian 357 of Mouza - Salepur, J.L. No. 33, within the limit of Hariharpur Gram Panchayet, P.S.- Baruipur, Dist. South 24 Parganas, as 16 Annas share and his name was duly and correctly recorded in L.R.R.O.R. Khatian No. 357 of Mouza - Salepur, P.S. - Baruipur, District - South 24 Parganas.

AND WHEREAS the said Pranab Kumar Marick being in urgent need of money sold and transferred the land measuring 02 cottah 01 chittaks 23 sqft. demarcatedly of R.S. & L.R. Dag No. 135 to Dinabandhu Naskar the Declarants/First Part herein by a registered sale deed executed on 19.01.2005, registered on 28.06.2005, at Baruipur A.D.S.R. Office entered in Book No. I, Volume No. 70, Pages 211 to 219, Being No. 3265 for the year 2005.

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AND WHEREAS on the basis of purchase Dinabandhu Naskar the Declarants/First Part of land measuring measuring 02 cottah 01 chittaks 23 sqft. of R.S. & L.R. Dag No. 135 mutated his name at B.L. & L.R.O. in L.R. Khatian No. 877/1 and paid rent and taxes to the concern Authority, described in Schedule 'A' hereunder.

AND WHEREAS after transferred the said Pranab Kumar Marick being in urgent need of money sold and transferred the land measuring 02 cottah 01 chittaks 23 sqft. demarcatedly of R.S. & L.R. Dag No. 135 to Manoj Kumar Mondal the Declarants/Second Part herein by a registered sale deed dated executed on 19.01.2005, registered on 18.10.2005, at Baruipur A.D.S.R. Office entered in Book No. I, Volume No. 103, Pages 111 to 119, Being No. 4778 for the year 2005.

AND WHEREAS on the basis of purchase Manoj Kumar Mondal the Declarants/Second Part of land measuring measuring 02 cottah 01 chittaks 23 sqft. of R.S. & L.R. Dag No. 135 mutated his name at B.L. & L.R.O. in L.R. Khatian No. 879 and paid rent and taxes to the concern Authority, described in Schedule 'B' hereunder.

AND WHEREAS the First and Second parties of this aforesaid deed are the absolute owners of the 'C' schedule Property and they have physical possession therein and have good marketable title & physical possession over the schedule land without any dispute and disturbance from any person whatsoever and free from all encumbrances.

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AND WHEREAS the aforesaid two separate plots of land are contiguous adjacent, interlinked, interconnected and also under the jurisdiction of the Hariharpur Gram Panchayet under P.S. Baruipur, Kolkata - 700145, and the declarants herein have been possessing the said plots along with common areas and common pathways of land with any interruption of others, as total (02 Cottah 01 Chittaks 23 Sqft + 02 Cottah 01 Chittaks 23 Sqft) = 04 Cottah 03 Chittaks 01 Sqft of land by existing common boundary wall.

AND WHEREAS for their better enjoyment as per share on the two groups of declarants, the group shall enjoy their ownership and no title is being transferred between the declarants, the declarants herein intend to amalgamate their aforesaid two respective plots into a single Plot and accordingly for avoiding future litigation about the same, all the Declarants herein jointly execute this deed of declaration under the following terms and conditions.

NOW THIS DEED WITNESSETH AS FOLLOWS :-

1. That upon execution of this present all the Declarants herein, amalgamates their aforesaid two separate plots of land i.e. i) measuring 02 Cottah 01 Chittaks 23 Sqft land morefully and particularly described in the schedule "A" herein bellow a single plot of land, ii) measuring 02 Cottah 01 Chittaks 23 Sqft Of land morefully and particularly described in the schedule "B" herein bellow a single plot of land and after amalgamation the two seperate plots comes under the preview into single unit particularly described in the schedule "C" herein Bellow.
2. For their better enjoyment in future, over their respective plots into a single plot of land, the Declarants herein amalgamates the said two respective plots of land into a single plot of land.

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3. That henceforth the property of the schedule "A" & "B" herein bellow shall be treated as a single plot under the jurisdiction of the Hariharpur Gram Panchayet, P.S. Baruipur, Kolkata - 700145, Dist. South 24 Parganas, morefully and particularly described in schedule "C" below. The declarants herein shall become jointly absolute owner and shall have proportionate undivided share in respect of the entire "C" Schedule property.
4. That the declarants herein they mutated their names with the assessment register of Hariharpur Gram Panchayet as well as in the records of the land revenue department Govt. Of West Bengal as the joint absolute owner of the said amalgamated plot of land" described in schedule "C" below.
5. That the declarants herein shall do every such acts, deeds and things shall reasonably be required for future or more perfectly amalgamating the "C" Schedule property.
6. That the declarants herein shall never raise any objection, before the Hariharpur Gram Panchayet or any other authority in the case of amalgamation of the schedule "A", schedule & "B" Property into a single Plot described in schedule "C" herein bellow.
7. That the declarants herein of this deed shall pay the proportionate share of rents and taxes to the concerned offices in the respect of the amalgamated "C" Schedule property.

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THE SCHEDULE "A" ABOVE REFERRED TO
(PROPERTY OF THE FIRST PART)

ALL THAT piece and parcel of Shali at present Bastu land measuring **02 cottah 01 chittaks 23 sqft.** out of 76 decimals comprised in **R.S. & L.R. Dag No. 135,** under R.S. Khatian No. 20, L.R. Khatian No. 357, **present L.R. Khatian No. - 877/1** of **Mouza - Salepur,** J.L. No. - 33, Re. Sa. No. 76, Touzi No. 266, within the limit of Hariharpur Gram Panchayet, P.S.- Baruipur, Dist. South 24 Parganas.

THE SCHEDULE "B" ABOVE REFERRED TO
(PROPERTY OF THE SECOND PART)

ALL THAT piece and parcel of Shali at present Bastu land measuring **02 cottah 01 chittaks 23 sqft.** out of 76 decimals comprised in **R.S. & L.R. Dag No. 135,** under R.S. Khatian No. 20, L.R. Khatian No. 357, **present L.R. Khatian No. - 879** of **Mouza - Salepur,** J.L. No. - 33, Re. Sa. No. 76, Touzi No. 266, within the limit of Hariharpur Gram Panchayet, P.S.- Baruipur, Dist. South 24 Parganas.

THE SCHEDULE "C" ABOVE REFERRED TO
(THE AMALGAMATED PROPERTY)

ALL THAT piece and parcel of Shali at present Bastu Total land measuring (02 Cottah 01 Chittaks 23 Sqft + 02 Cottah 01 Chittaks 23 Sqft) = **04 Cottah 03 Chittaks 01 Sqft** of land comprised in **R.S. & L.R. Dag No. 135,** under R.S. Khatian No. 20, L.R. Khatian No. 357, **present L.R. Khatian No. - 877/1 & 879** of **Mouza - Salepur,** J.L. No. - 33, Re. Sa. No. 76, Touzi No. 266, within the limit of Hariharpur Gram Panchayet, P.S.- Baruipur, Dist. South 24 Parganas.

Adw

Butted and bounded by :-

- On the North: 11' ft. wide Common passage and Drain.
 On the South: Part of R.S. Dag no. - 135.
 On the East: 12' ft. wide Common passage and Drain.
 On the West: 11' ft. wide Common passage and Drain.

IN WITNESS WHEREOF the Declarants hereto and hereunto have set and subscribed their representative hands and seal on this day, month and year first above written.

WITNESSES:-

1) Sujit Kumar Das
Madarat, Barui Pur


1) Dinabandhu Mondal

2) Argha Sen Chowdhury
Madarat, Barui Pur

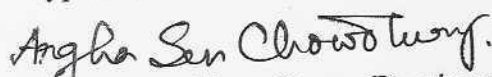
2) Manoj. Ks. Mondal












Signature of Declarants












Drafted by :


 MD. HANIF, Advocate
 Barui Pur Civil & Criminal Court
 En. No. WB/484/2001

Typed by :


 Argha Sen Chowdhury, Barui Pur.

Claimant / Presentant		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>Dinabanshu Kumar</i> <i>Dinabanshu Kumar</i> Signature.....	Left Hand					
	Right Hand					

Claimant / Executant		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>Manoj Kr. Mondal</i> <i>Manoj Kr. Mondal</i> Signature.....	Left Hand					
	Right Hand					

Claimant / Executant		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Signature.....	Left Hand					
	Right Hand					



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



110420232001385761

GRIPS Payment Detail

GRIPS Payment ID: 110420232001385761 **Payment Init. Date:** 11/04/2023 11:15:26
Total Amount: 36988 **No of GRN:** 1
Bank/Gateway: State Bank of India **Payment Mode:** Online Payment
BRN: IK0CERFHZ1 **BRN Date:** 11/04/2023 11:16:50
Payment Status: Successful **Payment Init. From:** GRIPS Portal

Depositor Details

Depositor's Name: MANOJ KUMAR MONDAL
Mobile: 8910431316

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240013857621	Directorate of Registration & Stamp Revenue	36988
Total			36988

IN WORDS: THIRTY SIX THOUSAND NINE HUNDRED EIGHTY EIGHT ONLY.
DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.



11/04/23



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



192023240013857621

GRN Details

GRN: 192023240013857621 Payment Mode: Online Payment
GRN Date: 11/04/2023 11:15:26 Bank/Gateway: State Bank of India
BRN : IK0CERFHZ1 BRN Date: 11/04/2023 11:16:50
GRIPS Payment ID: 110420232001385761 Payment Init. Date: 11/04/2023 11:15:26
Payment Status: Successful Payment Ref. No: 2000929482/2/2023
[Query No*/Query Year]

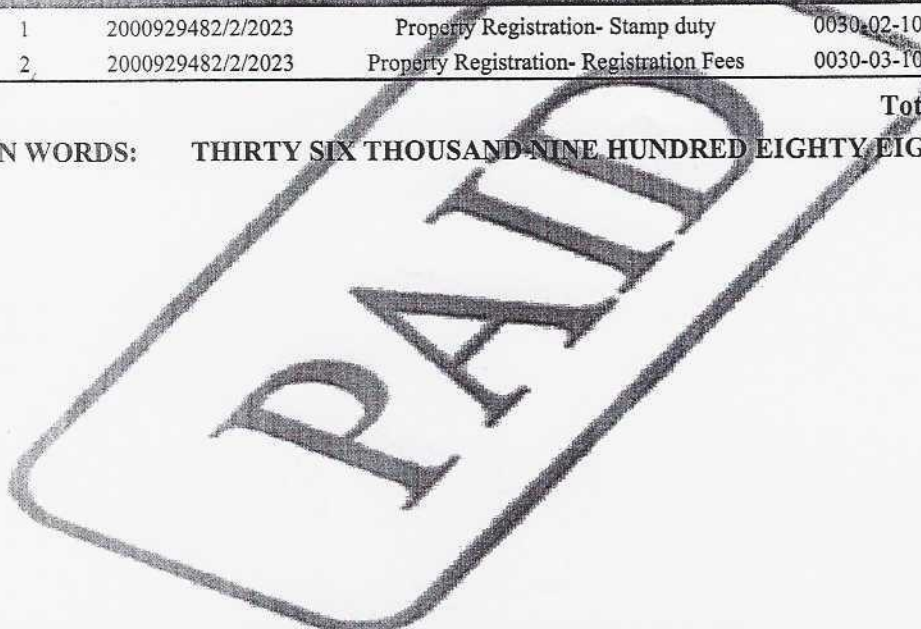
Depositor Details

Depositor's Name: MANOJ KUMAR MONDAL
Address: 15 D SITANATH BANERJEE ROAD, SUBUDDHIPUR PADMAPUKUR
, P S BARUIPUR , West Bengal, 700144
Mobile: 8910431316
Depositor Status: Buyer/Claimants
Query No: 2000929482
Applicant's Name: Mr Md Hanif
Identification No: 2000929482/2/2023
Remarks: Merger/Demerger, Amalgamation (Other than company amalgamation)
Period From (dd/mm/yyyy): 11/04/2023
Period To (dd/mm/yyyy): 11/04/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000929482/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	8996
2	2000929482/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	27992
			Total	36988

IN WORDS: THIRTY SIX THOUSAND NINE HUNDRED EIGHTY EIGHT ONLY.



1/11/23

Major Information of the Deed



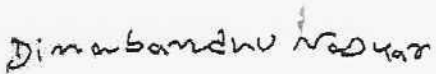
Deed No :	I-1611-03135/2023	Date of Registration	11/04/2023
Deed No / Year	1611-2000929482/2023	Office where deed is registered	
Deed Date	10/04/2023 4:54:44 PM	A.D.S.R. BARUIPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	Md Hanif Thana : Baruipur, District : South 24-Parganas, WEST BENGAL, Mobile No. : 8910431316, Status :Advocate		
Transaction	Additional Transaction		
[1301] Merger/Demerger, Amalgamation (Other than company amalgamation)			
Set Forth value	Market Value		
Rs. 5,00,000/-	Rs. 27,99,226/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 13,996/- (Article:23)	Rs. 27,992/- (Article:A(1))		
Remarks			

Land Details :



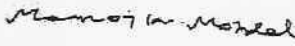
District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: HARIHARPUR, Mouza: Shalepur, JI No: 33, Pin Code : 700145

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-135	RS-20	Bastu	Shali	2 Katha 1 Chatak 23 Sq Ft	2,50,000/-	13,99,613/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L2	RS-135	RS-20	Bastu	Shali	2 Katha 1 Chatak 23 Sq Ft	2,50,000/-	13,99,613/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
		TOTAL :			6.9117Dec	5,00,000 /-	27,99,226 /-	
		Grand Total :			6.9117Dec	5,00,000 /-	27,99,226 /-	

Details :

Name,Address,Photo,Finger print and Signature			
Name	Photo	Finger Print	Signature
Shri Dinabandhu Naskar (Presentant) Son of Purnendu Sekhar Naskar Executed by: Self, Date of Execution: 11/04/2023 , Admitted by: Self, Date of Admission: 11/04/2023 ,Place : Office	 11/04/2023	 LTI 11/04/2023	 11/04/2023
15D, Sitanath Banerjee Road, Subuddhipur Padmapukur, City:- , P.O:- Baruipur, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700144 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: aqxxxxxx4q, Aadhaar No: 71xxxxxxxx8155, Status :Individual, Executed by: Self, Date of Execution: 11/04/2023 , Admitted by: Self, Date of Admission: 11/04/2023 ,Place : Office			

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Manoj Kumar Mondal Son of Arabinda Mondal Executed by: Self, Date of Execution: 11/04/2023 , Admitted by: Self, Date of Admission: 11/04/2023 ,Place : Office	 11/04/2023	 LTI 11/04/2023	 11/04/2023
Son of Arabinda Mondal 15D, Sitanath Banerjee Road, Subuddhipur Padmapukur, City:- , P.O:- Baruipur, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700144 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: bsxxxxxx2f, Aadhaar No: 63xxxxxxxx4381, Status :Individual, Executed by: Self, Date of Execution: 11/04/2023 , Admitted by: Self, Date of Admission: 11/04/2023 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Sujit Kumar Das Son of Late Sunil Kumar Das Madarat, City:- , P.O:- Madarat, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743610	 11/04/2023	 11/04/2023	 11/04/2023
Identifier Of Shri Dinabandhu Naskar, Shri Manoj Kumar Mondal			

Transfer of property for L1		
No	From	To. with area (Name-Area)
	Shri Dinabandhu Naskar	Shri Manoj Kumar Mondal-3.45583 Dec
Transfer of property for L2		
No	From	To. with area (Name-Area)
	Shri Dinabandhu Naskar	Shri Manoj Kumar Mondal-3.45583 Dec

1/10/2023

11-04-2023

Category 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 Indian Stamp Act 1899.

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

Presented for registration at 12:20 hrs on 11-04-2023, at the Office of the A.D.S.R. BARUIPUR by Shri Dinabandhu Naskar ,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 27,99,226/-

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

Execution is admitted on 11/04/2023 by 1. Shri Dinabandhu Naskar, Son of Purnendu Sekhar Naskar, 15D, Sitanath Banerjee Road, Subuddhipur Padmapukur, P.O: Baruipur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by Profession Business, 2. Shri Manoj Kumar Mondal, Son of Arabinda Mondal, 15D, Sitanath Banerjee Road, Subuddhipur Padmapukur, P.O: Baruipur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by Profession Business

Indetified by Sujit Kumar Das, , Son of Late Sunil Kumar Das, Madarat, P.O: Madarat, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743610, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 27,992.00/- (A(1) = Rs 27,992.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 27,992/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/04/2023 11:16AM with Govt. Ref. No: 192023240013857621 on 11-04-2023, Amount Rs: 27,992/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CERFHZ1 on 11-04-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 13,996/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 8,996/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-

2. Stamp: Type: Impressed, Serial no 1229, Amount: Rs.5,000.00/-, Date of Purchase: 10/04/2023, Vendor name: S MONDAL

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/04/2023 11:16AM with Govt. Ref. No: 192023240013857621 on 11-04-2023, Amount Rs: 8,996/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CERFHZ1 on 11-04-2023, Head of Account 0030-02-103-003-02

S. Mandal

Subhrangshu Shekhar Mandal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARUIPUR
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1611-2023, Page from 68593 to 68609

being No 161103135 for the year 2023.



S. Mandal

Digitally signed by SUBHRANGSHU
SHEKHAR MANDAL
Date: 2023.04.12 11:21:36 +05:30
Reason: Digital Signing of Deed.

(Subhrangshu Shekhar Mandal) 2023/04/12 11:21:36 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARUIPUR
West Bengal.

(This document is digitally signed.)