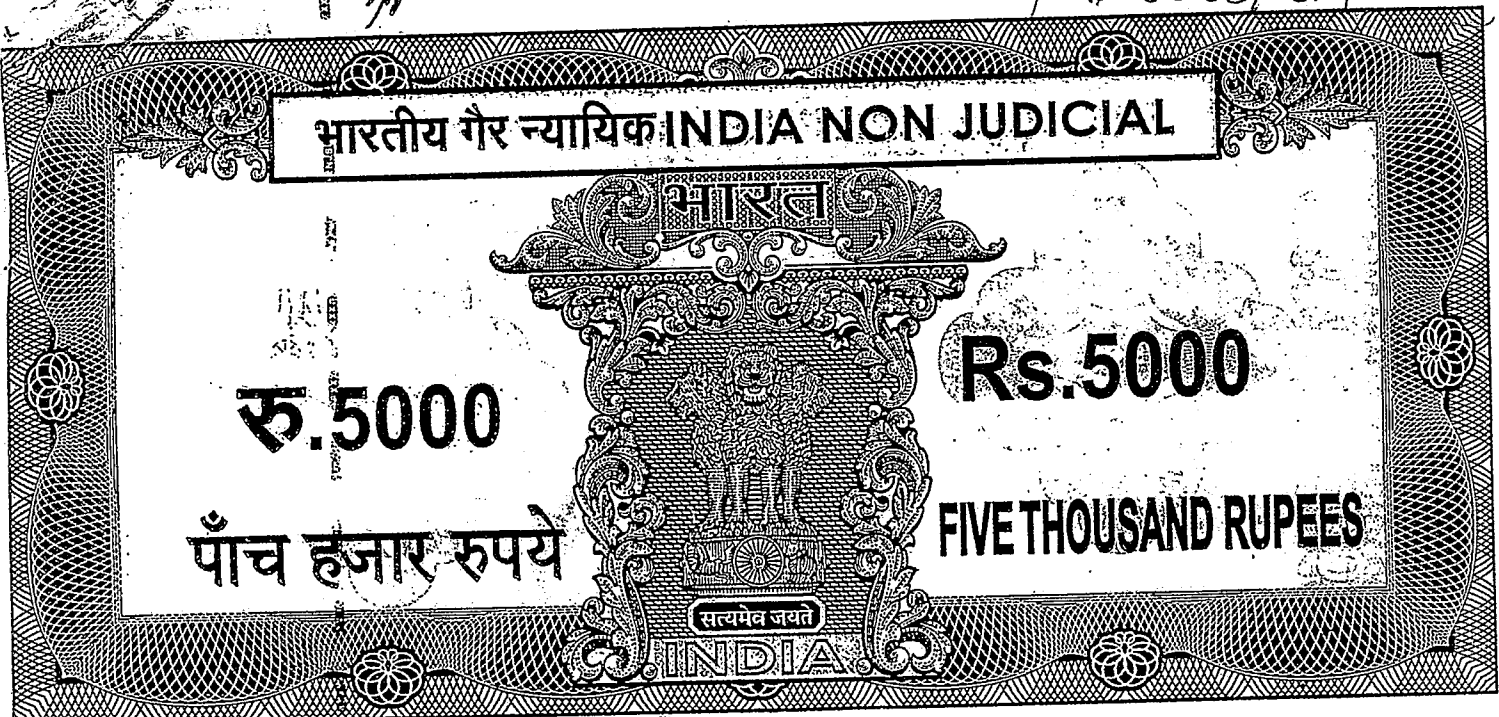
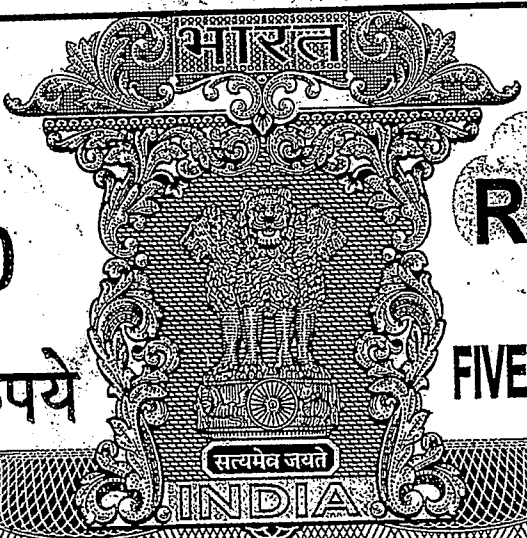


3560

I-3658/2021



भारतीय गैर न्यायिक INDIA NON JUDICIAL



रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

G 494538

06/08/21
 10:51 AM
 Q-1386059/21

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

Additional District Sub-Registrar,
 Garia South 24 Parganas

6 AUG 2021

DEED OF AMALGAMATION

THIS DEED OF AMALGAMATION is made this the 6th day of August, 2021

AMONGS

Contd ... P/2.

নং-31 02.08.2021
মূল্য 5000/-
খরিদদার M/S. Surakha Construction
সং- Madha Balia Garia, Kolkata-700084

শঙ্কর কুমার সরকার
স্ট্যাম্প ডেপুটি
সোনারপুর এ্যা.ডি.এস.আর. অফিস
দঃ ২৪ পরগণা







Additional District Sub-Registrar,
Garia South 24 Parganas

06 AUG 2021

Samar Das
Advocate
High Court, Calcutta

SMT. REKHA SARDAR (PAN - AZIPS2742J), wife of Sri Surath Sardar, by Nationality - India, by faith - Hindu, by occupation - Business, residing at "Rekha Neer" 37, Nafar Chandra Naskar Road, Post Office - Garia, Police Station - Sonarpur presently Narendrapur, District - South 24 Parganas, Kolkata - 700084, M : 9088232909 hereinafter called and referred to as the **FIRST PARTY/OWNER** (which term or expression shall, unless excluded by or repugnant to the subject or context, be deemed to mean and include its/ her heirs, executors, administrators, successors, legal representatives and/ or assigns) of the **FIRST PART**;

AND

(1) **SRI SURATH SARDAR (PAN : AQQPS5976F)**, son of Sri Mahim Sardar,
(2) **SRI SAMIR SARDAR (PAN : DOBPS7793A)**, son of Sri Surath Sardar, both by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at "Rekha Neer", 37, Nafar Chandra Naskar Road, Post Office - Garia, Police Station - Sonarpur presently Narendrapur, District - South 24 Parganas, Kolkata - 700084, M : 9830873456 hereinafter called and referred to as the **SECOND PARTIES/OWNER** (which term or expression shall, unless excluded by or repugnant to the subject or context, be deemed to mean and include their heirs, executors, administrators, successors, legal representatives and/ or assigns) of the **SECOND PART**.

AND

(1) **SMT. SHANKARI BASU (PAN : AVKPB5557G)**, wife of Late Manindra Nath Basu, by faith - Hindu, by occupation - Housewife, residing at Madhya Balia, Post Office - Garia, Police Station - Sonarpur, Kolkata - 700084, (2) **KUMARI BULA BASU (PAN : ATZPB7908E)**, daughter of Late Manindra Nath Basu, by faith - Hindu, by occupation - Service, residing at Madhya Balia, Post Office - Garia, Police Station - Sonarpur, Kolkata - 700084, (3) **SMT. BANANI DAS BARMAN (PAN : AVGPD1469F)**, wife of Prabir Das Barman and

Contd ... P/3.



Additional District Sub-Registrar,
Garia South 24 Parganas

0 6 AUG 2021

daughter of Late Manindra Nath Basu, by faith - Hindu, by occupation - Housewife, residing at Monorama Apartment, 1No. South Road, Police Station - Jadavpur, Kolkata - 700032, (4) **SMT. BABY DUTTA MAZUMDER (PAN : ANSPD0244J)**, wife of Subhasis Dutta Mazumder and daughter of Late Manindra Nath Basu, by faith - Hindu, by occupation - Service, residing at 138, Sreerampur Road, Post Office - Garia, Police Station - Patuli, Kolkata - 700084, (5) **SRI JYOTIRMAY BOSE (PAN : ALWPB8500F)**, son of Late Manindra Nath Bose, by faith - Hindu, by occupation - Service, residing at Madhya Balia, Post Office - Garia, Police Station - Sonarpur, Kolkata - 700084, and (6) **SRI BISWANATH BOSE (PAN : APHPB1913K)**, son of Late Manindra Nath Bose, by faith - Hindu, by occupation - Service, residing at Madhya Balia, Post Office - Garia, Police Station - Sonarpur, Kolkata - 700084, M : 9051148984, hereinafter called and referred to as the **THIRD PARTIES/OWNER** (which term or expression shall, unless excluded by or repugnant to the subject or context, be deemed to mean and include their heirs, executors, administrators, successors, legal representatives and/ or assigns) of the **THIRD PART** being represented by their true and lawful constituted attorney, **M/S. SURAKHA CONSTRUCTION (PAN : ACGFS2283P)**, a partnership firm having its office at Surakha Apartment, Ground Floor, 492, Madhya Balia, Balia Main Road, Post Office - Garia, Police Station - Sonarpur, Kolkata - 700084, represented by its Partners namely (1) **SRI SURATH SARDAR (PAN : AQQPS5976F)**, son Sri Mahim Sardar, (2) **SRI SAMIR SARDAR (PAN : DOBPS7793A)**, son of Sri Surath Sardar, both by faith - Hindu, both by occupation - Business, both presently residing at "Rekha Neer", 37, Nafar Chandra Naskar Road, Post Office - Garia, Police Station - Sonarpur, Kolkata - 700084.

WHEREAS Rekha Sardar, the First Party/ Owner herein purchased a piece and parcel of land measuring **0.5 decimals** i.e. more or less 5 Chittaks lying situated at and comprised in L.R. Dag No. 190 appertaining to L.R. Khatian No. 20 corresponding to R.S. Dag No. 177/285 under R.S. Khatian

Contd . . . P/4.



(Handwritten signature)

Additional District Sub-Registrar,
Garia South 24 Parganas

06 AUG 2021

No. 124 of Mouza - Garagachha, J.L. No. 45, Ward No. 1 of the Rajpur - Sonarpur Municipality, Police Station - Sonarpur now Narendrapur, District - South 24 Parganas from its erstwhile owner, Anukul Mondal by virtue of a Deed of Sale registered at the office of the A.D.S.R., Garia, South 24 Parganas and recorded in Book No. I, Volume No. 1629-2018, Pages from 112117 to 112137, Being No. 162903604 for the year 2018 and since then the said Rekha Sardar has been in possession and enjoyment of the said property, specifically described in the **First Schedule hereunder written**, till now without any hindrance and encumbrance and got mutated the said property in her name in the record of the B.L.&L.R.O., Sonarpur, South 24 Parganas and the said property recorded in her name containing L.R. Khatian No. 615 appertaining to L.R. Dag No. 190 of Mouza - Garagachha, J.L. No. 45, P.S. - Sonarpur now Narendrapur, Dist. - South 24 Parganas in L.R.R.O.R.

AND WHEREAS Surath Sardar and Samir Sardar, the Second Parties/ Owner herein again Purchased a piece and parcel of **2.5 decimals shali land equivalent to 1 Cottahs 8 Chittaks shali land in L.R. Dag No. 189 appertaining to L.R. Khatian Nos. 569, 570 and 571** corresponding to R.S. Dag No. 177 and **1.5 decimals shali land equivalent to 15 Chittaks shali land in L.R. Dag No. 190 appertaining to L.R. Khatian Nos. 569, 570 and 571** corresponding to R.S. Dag No. 177/285 **altogether measuring more or less 4 decimals i.e. 2 Cottahs 7 Chittaks land of Mouza - Garagachha, J.L. No. 45, Post Office - Garia, Police Station - Sonarpur** presently Narendrapur, District - South 24 Parganas, Kolkata - 700084 by virtue of a Deed of Sale registered at the office of A.D.S.R. Garia, South 24 Parganas, and recorded in Book No. I, Volume No. 1629-2019, Pages No. 152399 to 152430, Being No. 162904566 for the Year 2019, and since then the said Surath Sardar and Samir Sardar have been in possession and enjoyment of the said property, specifically described in the **Second Schedule hereunder written** till now without any hindrance and encumbrance and got mutated the said property in their name in the record of the B.L.&L.R.O., Sonarpur,

Contd ... P/5.



[Handwritten signature]

Additional District Sub-Registrar,
Garia South 24 Parganas

0 6 AUG 2021

South 24 Parganas and the said property recorded in their name containing L.R. Khatian Nos. 617 and 618 appertaining to L.R. Dag Nos. 189 and 190 of Mouza - Garagachha, J.L. No. 45, P.S. - Sonarpur now Narendrapur, Dist. - South 24 Parganas in L.R.R.O.R.

AND WHEREAS on the other hand, one Duranta Mondal, Asanta Mondal were the owners of 20 decimals Sali land at C.S. Dag No. 173 under C.S. Khatian No. 83 inter alia other plots of land of Mouza - Garagachha, J.L. No. 45, Touji No. 56, Revenue Survey No. 41, Police Station - Sonarpur, District - 24 Parganas presently South 24 Parganas. Subsequently, said Asanta Mondal died bachelor and as such said Duranta Mondal became the sole and absolute owner of 16 Anna share in the landed property and other property.

AND WHEREAS during possession and enjoyment of the said landed property inter-alia other property which is specifically described in the Third Schedule hereunder written the Said Duranta Mondal sold, transferred and handed over the aforesaid 20 decimals land at R.S. Dag No. 178 under R.S. Khatian No. 117 corresponding to C.S. Dag No. 173 under C.S. Khatian No. 83 inter alia other plot of land of Mouza - Garagachha to Monindra Nath Basu (now deceased), son of Indu Bhusan Basu, by virtue of Deed of Sale written in Bengali, registered at the office of Sub - Registrar at Baruipur being recorded in Book No. I, Volume No. 60, copied at Pages 166 to 171, Being No. 3999 for the year 1963. Since purchase the said Monindra Nath Basu had been in possession and enjoyment of the said property and got recorded his name in the L.R.R.O.R. containing L.R. Khatian No. 153 appertaining to L.R. Dag No. 191 corresponding to R.S. Dag No. 178 under R.S. Khatian No. 117 of Mouza - Garagachha, J.L. No. 45. Police Station - Sonarpur, District - South 24 Parganas.



Additional District Sub-Registrar,
Garia South 24 Parganas

06 AUG 2021

AND WHEREAS the said Monindra Nath Basu alias Monindra Nath Bose died intestate leaving behind his wife, Shankari Basu, three daughters namely Bula Basu, Smt. Banani Das Barman, Smt. Baby Dutta Mazumder and two sons, Sri Jyotirmay Bose and Sri Biswanath Bose who got the said property by way of inheritance and they got mutated their names in the department of B.L.&L.R.O., Sonarpur, South 24 Parganas and the said property recorded in L.R.R.O.R. as 20 decimals land L.R. Dag No. 191 appertaining to L.R. Khatian Nos. 582 to 587 in their names.

AND WHEREAS being the owners of the aforesaid land Shankari Basu, Bula Basu, Smt. Banani Das Barman, Smt. Baby Dutta Mazumder, Sri Jyotirmay Bose and Sri Biswanath Bose, the Third Parties/ Owners herein entered into a Development Agreement with Surakha Construction for construction of building upon the aforesaid plot of land which was registered at the office of the A.D.S.R., Garia, South 24 Parganas and recorded in Book No. I, Volume No. 1629-2018, Pages from 95378 to 95418, Being No. 162903069 for the year 2018 and as such the Second Parties herein empowered the said M/s. Surakha Construction to construct building upon the property described in the Third Schedule hereunder written and to sell developers allocation in the said building together with power to execute and register Deed of Amalgamation of the said property with other properties and the said power of attorney was duly registered at the office of the A.D.S.R., Garia, South 24 Parganas and recorded in Book No. I, Volume No. 1629-2018, Pages from 95419 to 95446, Being No. 162903074 for the year 2018 and by strength of the aforesaid power of attorney the said M/s. Surakha Construction execute this Deed of Amalgamation on behalf of the Third Parties herein.

Contd . . . P/7.



[Handwritten signature]

Additional District Sub-Registrar,
Garia South 24 Parganas

06 AUG 2021

AND WHEREAS in the manner aforesaid all the parties being the owners of their respective properties agreed to amalgamate the property into a single property specifically described in the **Fourth Schedule** hereunder written and stated in the table herein below -

PARTY	R.S. Dag No.	L.R. Dag No.	L.R. Khatian No.	Area of land decimals	Area of Land in		
					K.	Ch.	Sft.
FIRST PARTY	177/2 85	190	615	0.5		5	00
SECOND PARTIES	177/2 85	190	617 & 618	1.5		15	00
	177	189	617, 618	2.5	1	8	00
THIRD PARTIES	178	191	582 to 587	20	12	1	00
TOTAL AMALGAMATED PROPERTY				24.5	14	13	00

of Garagachha, J.L. No. 45, Ward No. 1 of the Rajpur - Sonarpur Municipality, Police Station - Sonarpur now Narendrapur, District - South 24 Parganas, Kolkata - 700084.

NOW THIS DEED OF AMALGAMATION WITNESSETH as follows :-

That in pursuance of the aforesaid mutual understanding and in consideration of the mutual benefit and better use and enjoyment of the parties hereto agreed to enter this Deed of Amalgamation to amalgamate their properties mentioned in First Schedule, Second Schedule and Third Schedule hereunder written into a single property specifically described in the **FOURTH SCHEDULE** hereunder written and marked by red border line in the sketch map/ site plan attached herewith.

Contd ... P/8.



(Handwritten signature)

Additional District Sub-Registrar,
Garia South 24 Parganas

06 AUG 2021

IT IS HEREBY AGREED AND DECLARED that each party hereto has good right, full power and absolute authority and indefeasible title to amalgamate the property by this Deed AND each party shall at all time hereafter peaceably and jointly hold, possess and enjoy the same without any claim, demand or interruption by the other and will execute every such paper of assurance and further do execute and perform every such acts, deeds or things as shall reasonably be required for the true intent and meaning of these presents AND FURTHER THAT the parties hereto covenant with each other that the said separate plots of land shall henceforth be deemed to be one compact singular plot, having no existence of separate plots and the parties hereto or their respective legal heirs, representatives have or shall have no intention to separate the said compact singular amalgamated plot even in future too for their respective personal benefits and interest and they shall jointly enjoy the said amalgamated plot as one and undivided single Holding as more fully and particularly mentioned in the Fourth Schedule hereunder written.

AND FURTHER THAT the parties hereto shall have the right to construct building jointly or to enter into Agreement and to sell, convey and transfer and/ or in any way encumber and/ or deal in respect of the said amalgamated property jointly in any manner as they think fit and proper at their discretion and the ownership of the respective parties in respect of the amalgamated property shall remain unchanged as it was before but due to the equity in the considered value no monetary transaction between the parties are taking place.

Contd . . . P/9.



[Handwritten signature]

Additional District Sub-Registrar,
Garia South 24 Parganas

06 AUG 2021

FIRST SCHEDULE AS ABOVE REFERRED TO

(i.e. property of the First Party herein)

ALL THAT piece and parcel of land measuring **0.5 decimals** i.e. more or less 5 Chittaks lying situated at and comprised in L.R. Dag No. 190 appertaining to L.R. Khatian No. 615 corresponding to R.S. Dag No. 177/285 under R.S. Khatian No. 124 of Mouza - Garagachha, J.L. No. 45, Ward No. 1 of the Rajpur - Sonarpur Municipality, Police Station - Sonarpur now Narendrapur, District - South 24 Parganas.

SECOND SCHEDULE AS ABOVE REFERRED TO

(i.e. property of the Second Parties herein)

ALL THAT piece and parcel of **2.5 decimals shali land equivalent to 1 Cottahs 8 Chittaks shali** in L.R. Dag No. 189 appertaining to L.R. Khatian Nos. 617 and 618 corresponding to R.S. Dag No. 177 and **1.5 decimals shali land equivalent to 15 Chittaks shali land** in L.R. Dag No. 190 appertaining to L.R. Khatian Nos. 617 and 618 corresponding to R.S. Dag No. 177/285 altogether measuring more or less **4 decimals i.e. 2 Cottahs 7 Chittaks land** of Mouza - Garagachha, J.L. No. 45, Post Office - Garia, Police Station - Sonarpur presently Narendrapur, District - South 24 Parganas, Kolkata - 700084.

THIRD SCHEDULE AS ABOVE REFERRED TO

(i.e. property of the Third Parties herein)

ALL THAT piece and parcel of 20 decimals land at L.R. Dag No. 191 appertaining to L.R. Khatian No. 153 corresponding to R.S. Dag No. 178 under R.S. Khatian No. 117 of Mouza - Garagachha J.L. No. 45. Police Station - Sonarpur, District - South 24 Parganas, Kolkata - 700084.

Contd ... P/10.



[Handwritten signature]

Additional District Sub-Registrar,
Garia South 24 Parganas

0 6 AUG 2021

FOURTH SCHEDULE AS ABOVE REFERRED TO

(i.e. the total Amalgamated property)

ALL THAT piece and parcel of 24 decimals i.e. 14 Cottahs 13 Chittaks land specifically stated in the table herein below -

PARTY	R.S. Dag No.	L.R. Dag No.	L.R. Khatian No.	Area of land decimals	Area of Land in		
					K.	Ch.	Sft.
FIRST PARTY	177/285	190	615	0.5		5	00
SECOND PARTIES	177/285	190	617 & 618	1.5		15	00
	177	189	617, 618	2.5	1	8	00
THIRD PARTIES	178	191	582, 583, 584, 585, 586 & 587	20	12	1	00
TOTAL AMALGAMATED PROPERTY				24.5	14	13	00

of Mouza - Garagachha, J.L. No. 45, Ward No. 1 of the Rajpur - Sonarpur Municipality, Police Station - Sonarpur now Narendrapur, District - South 24 Parganas, Kolkata - 700084. The said property is morefully delineated by RED verge line in the sketch map/ site plan attached herewith which is deemed to be a part and parcel of this indenture. The said property is butted and bounded as follows -

- On the North : More or less 16 feet wide Garagachha Patuli link road;
On the South : Plot of R.S. Dag No. 188;
On the East : Plot of R.S. Dag No. 179 and 180;
On the West : Plot of R.S. Dag No. 176.

Contd ... P/11.



(Handwritten signature)

Additional District Sub-Registrar,
Garia South 24 Parganas

06 AUG 2021

IN WITNESSETH WHEREOF the parties hereto have set and subscribed their respective hands, seals and signature this the day, month and year first above written.

WITNESSES :

1) *Samar Das*
Advocate

Rekha Sardar

Signature of the First Party

2) *Subrata Halder*
Sonarpur, KOL-700150

Sureth Sarda

Sami Sarda

Signature of the Second Parties

DRAFTED & PREPARED BY :

Samar Das
SAMAR DAS,

Advocate,
High Court, Calcutta.
Enrollment No. WB/91/05.

For SURAKHA CONSTRUCTION:

Sureth Sarda *Sami Sarda*
Partner Partner

as the attorney for -
Shankari Basu
Bula Basu
Banani Das Barman
Baloy Dutta Marumder
Jyotirmoy Bose
Biswanath Bose

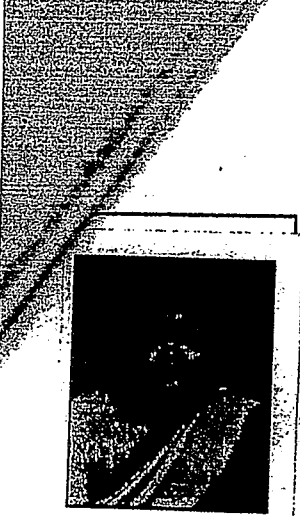
Signature of the Third Parties



(Handwritten signature)

Additional District Sub-Registrar,
Garia South 24 Parganas

06 AUG 2021



Left Hand

Right Hand

Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger

NAME : SMT. REKHA SARDAR

SIGNATURE : *Rekha Sardar*



Left Hand

Right Hand

Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger

NAME : SRI SURATH SARDAR

SIGNATURE : *Surath Sardar*



Left Hand

Right Hand

Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger

NAME : SRI SAMIR SARDAR

SIGNATURE : *Samir Sardar*

Handwritten text or stamp, partially illegible.



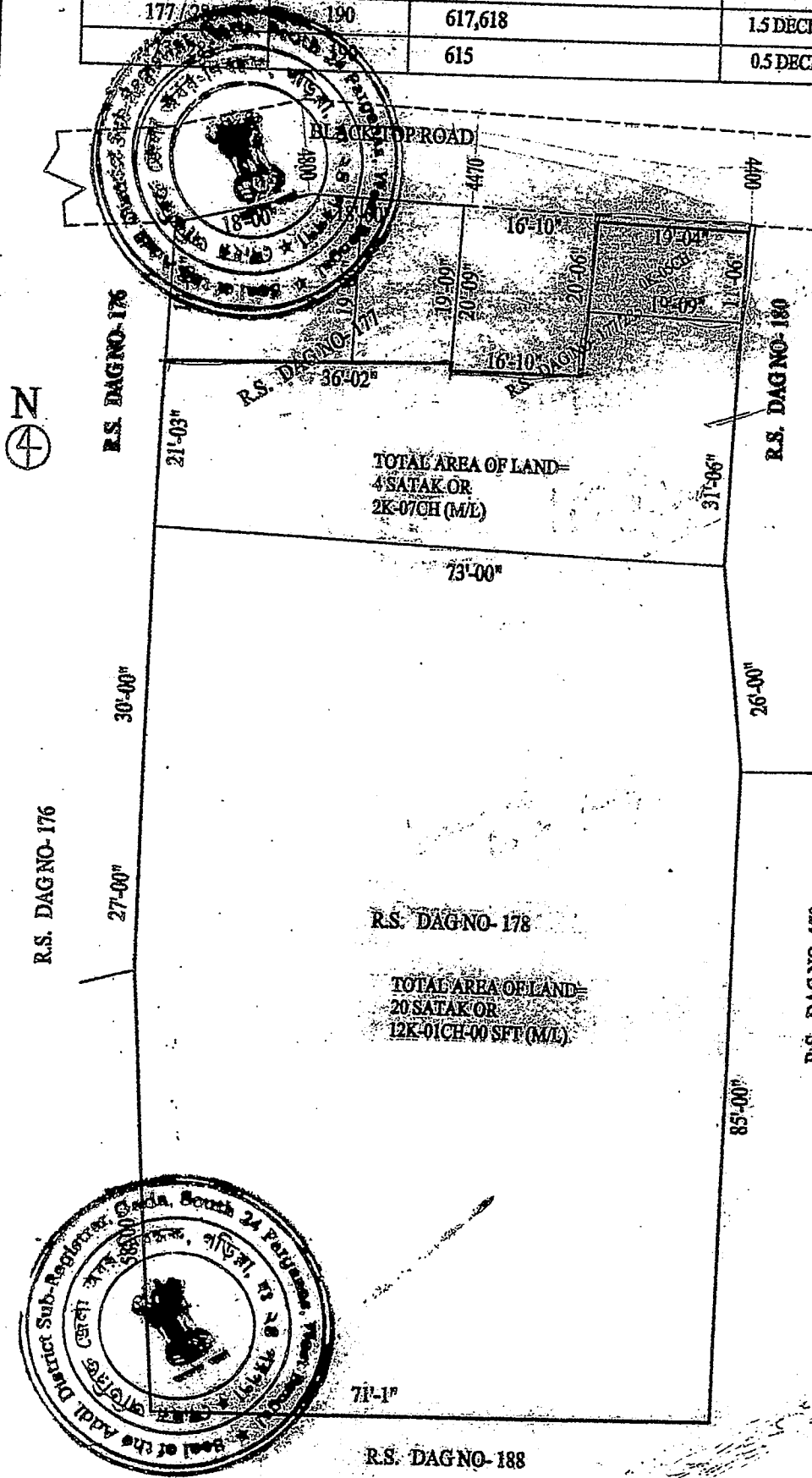
[Handwritten signature]

Additional District Sub-Registrar,
Garia South 24 Parganas

06 AUG 2021

AMALGAMATION PLAN OF LAND OF PART OF R.S. DAG NO-177, 178, L.R. DAG NO-189,190,191, L.R. KHATIAN NO- 582, 583, 584, 585, 586, 587, 617,618,615 MOUZA- GARAGACHA, J.L. NO-45, P.S.- SONARPUR, DISTRICT- 24 PARGANAS SOUTH, UNDER RAJPUR SONARPUR MUNICIPALITY, WARD-01, SCALE- 20'-00" = 1"

R.S. DAG	L.R. DAG	L.R. KHATIAN	LAND AREA	DEED NO	TOTAL LAND AREA = 24.5 DECIMAL = 14 K-13 CH- 00 SFT
178	191	582, 583, 584, 585, 586, 587	20 DECIMAL	3999-1963	
177	189	617,618	2.5 DECIMAL	4566-2019	
177/28	190	617,618	1.5 DECIMAL	4566-2019	
		615	0.5 DECIMAL	3604-2018	



Rekha Sarda.

Santh Sarda

Samir Sarda

For SURAKHA CONSTRUCTION
Santh Sarda Samir Sarda

Partner Partner

- as the attorney for
- ① Shankari Basu
 - ② Bula Basu
 - ③ Banani Das Barman
 - ④ Baby Datta Mazumder
 - ⑤ Tyotirmoy Bose
 - ⑥ Brijwanath Bose

Santanu Sarda.

SANTANU SARDAR
CIVIL ENGINEER (B.TECH)
E.B.S. NO- 942(CLASS-II)
RAJPUR-SONARPUR MUNICIPALITY

DRAWN BY



[Handwritten signature]

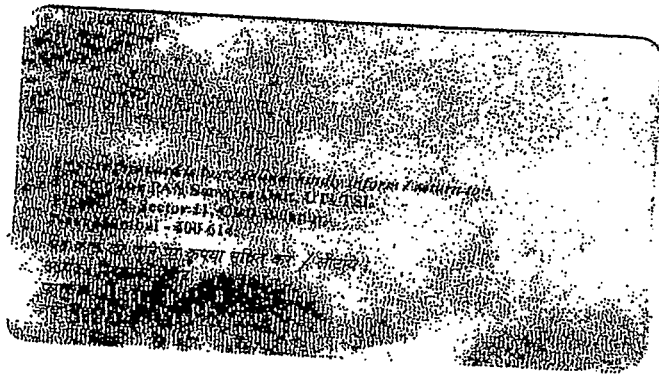
Additional District Sub-Registrar,
Garia South 24 Parganas

06 AUG 2021



Rekha Sardar.

Rekha Sardar



શ્રી સુરથ સર્દાર / PERMANENT ACCOUNT NUMBER
AQQPS5976F



સુરથ સર્દાર
SURATH SARDAR

શ્રી સુરથ સર્દારના પિતાનું નામ
MAHIM CHANDRA SARDAR

જન્મ તારીખ
1965

Stating

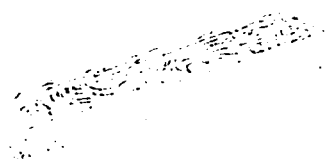
Surath Sardar

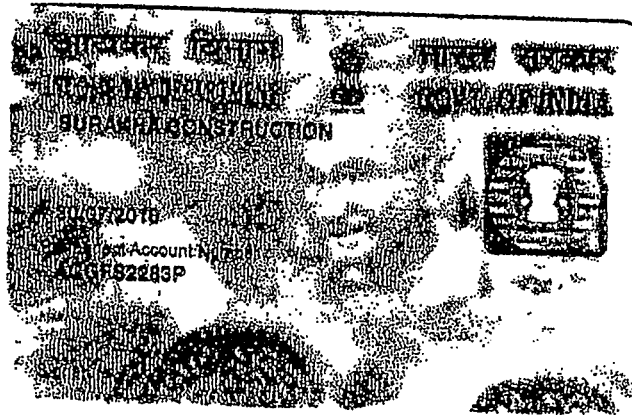
Surath Sardar

સુરથ સર્દાર



Samir Sarbar





For SURAKHA CONSTRUCTION
Sumit Singh *Samir Sanjay*
Partner Partner



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

GRN Details

GRN: 192021220045153951 Payment Mode: Online Payment
GRN Date: 05/08/2021 20:27:18 Bank/Gateway: UCO Bank
BRN : 27465942 BRN Date: 05/08/2021 20:08:08
Payment Status: Successful Payment Ref. No: 2001386050/3/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: SURAKHA CONSTRUCTION
Address: Balia Main Road Garia, Kolkata - 700084
Mobile: 9051148984
Contact No: 9903423220
Depositor Status: Buyer/Claimants
Query No: 2001386050
Applicant's Name: Mr Samar Das
Identification No: 2001386050/3/2021
Remarks: Merger/Demerger, Amalgamation (Other than company amalgamation)
Payment No 3

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001386050/3/2021	Property Registration- Stamp duty	0030-02-103-003-02	75202
2	2001386050/3/2021	Property Registration- Registration Fees	0030-03-104-001-16	160378
Total				235580

IN WORDS: TWO LAKH THIRTY FIVE THOUSAND FIVE HUNDRED EIGHTY ONLY.

Major Information of the Deed

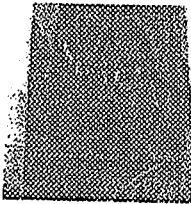

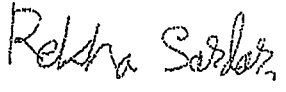
Deed No.	I-1629-03658/2021	Date of Registration	06/08/2021
Query No./Year	1629-2001386050/2021	Office where deed is registered	
Query Date	05/08/2021 11:25:29 AM	1629-2001386050/2021	
Applicant Name, Address & Other Details	Samar Das High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 7003317851, 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. 1,60,36,371/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 80,202/- (Article:23)	Rs. 1,60,378/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

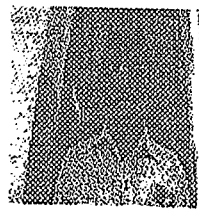
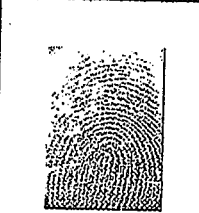
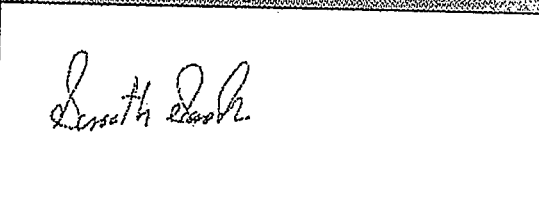
District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Garagachha Patuli Link Road, Mouza: Garagachha, , Ward No: 1 JI No: 45, , GARAGACHHA Pin Code : 700084

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-190 (RS :-177/285)	LR-615, (RS:-124\0)	Bastu	Shali	0.5 Dec		3,27,273/-	Property is on Road
L2	LR-190 (RS :-)	LR-617	Bastu	Shali	1.5 Dec		9,81,819/-	Property is on Road
L3	LR-189 (RS :-)	LR-618	Bastu	Shali	2.5 Dec		16,36,365/-	Property is on Road
L4	LR-191 (RS :-)	LR-582	Bastu	Shali	20 Dec		1,30,90,914/-	Property is on Road
		TOTAL :			24.5Dec	0 /-	160,36,371 /-	
	Grand Total :				24.5Dec	0 /-	160,36,371 /-	

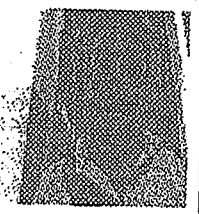
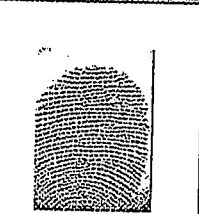
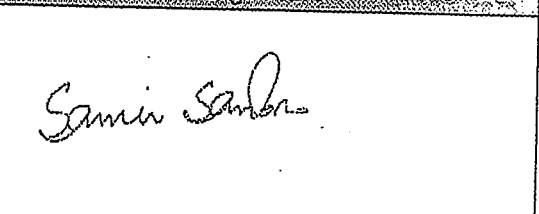
Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs Rekha Sardar Wife of Mr Surath Sardar Executed by: Self, Date of Execution: 06/08/2021 , Admitted by: Self, Date of Admission: 06/08/2021 ,Place : Office			
		06/08/2021	LTI 06/08/2021	06/08/2021

Rekha Neer 37, Nafar Chandra Naskar Road, City:- , P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AZxxxxxx2J,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 06/08/2021 , Admitted by: Self, Date of Admission: 06/08/2021 ,Place : Office

2	Name	Photo	Finger Print	Signature
	Mr Surath Sardar Son of Mr Mahim Sardar Executed by: Self, Date of Execution: 06/08/2021 , Admitted by: Self, Date of Admission: 06/08/2021 ,Place : Office			
	06/08/2021	LTI 06/08/2021	06/08/2021	

Rekha Neer 37, Nafar Chandra Naskar Road, City:- , P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AQxxxxxx6F,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 06/08/2021 , Admitted by: Self, Date of Admission: 06/08/2021 ,Place : Office

3	Name	Photo	Finger Print	Signature
	Mr Samir Sardar Son of Mr Surath Sardar Executed by: Self, Date of Execution: 06/08/2021 , Admitted by: Self, Date of Admission: 06/08/2021 ,Place : Office			
	06/08/2021	LTI 06/08/2021	06/08/2021	

Rekha Neer 37, Nafar Chandra Naskar Road, City:- , P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: HINDU, Occupation: Business, Citizen of: India, PAN No.:: DOxxxxxx3A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 06/08/2021 , Admitted by: Self, Date of Admission: 06/08/2021 ,Place : Office

Buyer Details :

S/ No	Name Address Photo Finger print and Signature
1	Mrs Shankari Basu Wife of Late Manindra Nath Basu Madhya Balia, City:- , P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AVxxxxxx7G,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney
2	Miss Bula Basu Daughter of Late Manindra Nath Basu Madhya Balia, City:- , P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ATxxxxxx8E,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney
3	Mrs Banani Das Barman Wife of Mr Prabir Das Barman Monorama Apartment, 1No. South Road, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AVxxxxxx9F,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney
4	Mrs Baby Dutta Mazumder Wife of Mr Subhasis Dutta Mazumder 138, Sreerampur Road, City:- , P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ANxxxxxx4J,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney

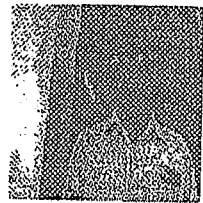

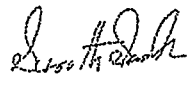
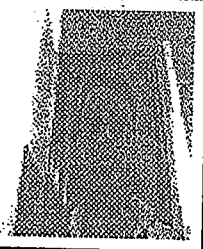

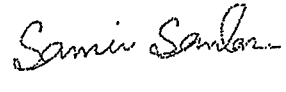
Mr Jyotirmay Bose

Son of Late Manindra Nath Bose Madhya Balia, City:- , P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ALxxxxx0F,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney

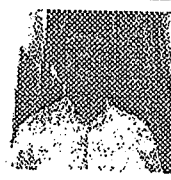

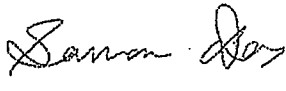
6 Mr Biswanath Bose

Son of Late Manindra Nath Bose Madhya Balia, City:- , P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: APxxxxx3K,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney

Attorney Details :

Sl No	Name	Address	Photo	Finger print	Signature
1	Mr Surath Sardar Son of Mr Mahim Sardar Date of Execution - 06/08/2021, , Admitted by: Self, Date of Admission: 06/08/2021, Place of Admission of Execution: Office				
			Aug 6 2021 11:02AM	LTI 06/08/2021	06/08/2021
	Partner, SURAKHA CONSTRUCTION , Surakha Apart.,Ground Floor,492, Madhya Balia,Balia Main Rd., City:- , P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 , Rekha Neer 37, Nafar Chandra Naskar Road, City:- , P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AQxxxxxx6F,Aadhaar No Not Provided by UIDAI Status : Attorney, Attorney of : Mrs Shankari Basu, Miss Bula Basu, Mrs Banani Das Barman, Mrs Baby Dutta Mazumder, Mr Jyotirmay Bose, Mr Biswanath Bose				
2	Mr Samir Sardar (Presentant) Son of Mr Surath Sardar Date of Execution - 06/08/2021, , Admitted by: Self, Date of Admission: 06/08/2021, Place of Admission of Execution: Office				
			Aug 6 2021 11:03AM	LTI 06/08/2021	06/08/2021
	Partner, SURAKHA CONSTRUCTION , Surakha Apart.,Ground Floor,492, Madhya Balia,Balia Main Rd., City:- , P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 , Rekha Neer 37, Nafar Chandra Naskar Road, City:- , P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: DOxxxxxx3A,Aadhaar No Not Provided by UIDAI Status : Attorney, Attorney of : Mrs Shankari Basu, Miss Bula Basu, Mrs Banani Das Barman, Mrs Baby Dutta Mazumder, Mr Jyotirmay Bose, Mr Biswanath Bose				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Samar Das Son of Mr S G Das High Court, Calcutta, City:- Kolkata, , P.O:- GPO, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001			

06/08/2021

06/08/2021

06/08/2021

Officer Of Mrs Rekha Sardar, Mr Surath Sardar, Mr Samir Sardar, Mr Surath Sardar, Mr Samir Sardar

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Rekha Sardar	Mrs Shankari Basu-0.0277778 Dec, Miss Bula Basu-0.0277778 Dec, Mrs Banani Das Barman-0.0277778 Dec, Mrs Baby Dutta Mazumder-0.0277778 Dec, Mr Jyotirmay Bose-0.0277778 Dec, Mr Biswanath Bose-0.0277778 Dec
2	Mr Surath Sardar	Mrs Shankari Basu-0.0277778 Dec, Miss Bula Basu-0.0277778 Dec, Mrs Banani Das Barman-0.0277778 Dec, Mrs Baby Dutta Mazumder-0.0277778 Dec, Mr Jyotirmay Bose-0.0277778 Dec, Mr Biswanath Bose-0.0277778 Dec
3	Mr Samir Sardar	Mrs Shankari Basu-0.0277778 Dec, Miss Bula Basu-0.0277778 Dec, Mrs Banani Das Barman-0.0277778 Dec, Mrs Baby Dutta Mazumder-0.0277778 Dec, Mr Jyotirmay Bose-0.0277778 Dec, Mr Biswanath Bose-0.0277778 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mrs Rekha Sardar	Mrs Shankari Basu-0.0833333 Dec, Miss Bula Basu-0.0833333 Dec, Mrs Banani Das Barman-0.0833333 Dec, Mrs Baby Dutta Mazumder-0.0833333 Dec, Mr Jyotirmay Bose-0.0833333 Dec, Mr Biswanath Bose-0.0833333 Dec
2	Mr Surath Sardar	Mrs Shankari Basu-0.0833333 Dec, Miss Bula Basu-0.0833333 Dec, Mrs Banani Das Barman-0.0833333 Dec, Mrs Baby Dutta Mazumder-0.0833333 Dec, Mr Jyotirmay Bose-0.0833333 Dec, Mr Biswanath Bose-0.0833333 Dec
3	Mr Samir Sardar	Mrs Shankari Basu-0.0833333 Dec, Miss Bula Basu-0.0833333 Dec, Mrs Banani Das Barman-0.0833333 Dec, Mrs Baby Dutta Mazumder-0.0833333 Dec, Mr Jyotirmay Bose-0.0833333 Dec, Mr Biswanath Bose-0.0833333 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mrs Rekha Sardar	Mrs Shankari Basu-0.138889 Dec, Miss Bula Basu-0.138889 Dec, Mrs Banani Das Barman-0.138889 Dec, Mrs Baby Dutta Mazumder-0.138889 Dec, Mr Jyotirmay Bose-0.138889 Dec, Mr Biswanath Bose-0.138889 Dec
2	Mr Surath Sardar	Mrs Shankari Basu-0.138889 Dec, Miss Bula Basu-0.138889 Dec, Mrs Banani Das Barman-0.138889 Dec, Mrs Baby Dutta Mazumder-0.138889 Dec, Mr Jyotirmay Bose-0.138889 Dec, Mr Biswanath Bose-0.138889 Dec
3	Mr Samir Sardar	Mrs Shankari Basu-0.138889 Dec, Miss Bula Basu-0.138889 Dec, Mrs Banani Das Barman-0.138889 Dec, Mrs Baby Dutta Mazumder-0.138889 Dec, Mr Jyotirmay Bose-0.138889 Dec, Mr Biswanath Bose-0.138889 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Mrs Rekha Sardar	Mrs Shankari Basu-1.11111 Dec, Miss Bula Basu-1.11111 Dec, Mrs Banani Das Barman-1.11111 Dec, Mrs Baby Dutta Mazumder-1.11111 Dec, Mr Jyotirmay Bose-1.11111 Dec, Mr Biswanath Bose-1.11111 Dec
2	Mr Surath Sardar	Mrs Shankari Basu-1.11111 Dec, Miss Bula Basu-1.11111 Dec, Mrs Banani Das Barman-1.11111 Dec, Mrs Baby Dutta Mazumder-1.11111 Dec, Mr Jyotirmay Bose-1.11111 Dec, Mr Biswanath Bose-1.11111 Dec
3	Mr Samir Sardar	Mrs Shankari Basu-1.11111 Dec, Miss Bula Basu-1.11111 Dec, Mrs Banani Das Barman-1.11111 Dec, Mrs Baby Dutta Mazumder-1.11111 Dec, Mr Jyotirmay Bose-1.11111 Dec, Mr Biswanath Bose-1.11111 Dec

and Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Garagachha Patuli Link Road,
Mouza: Garagachha, , Ward No: 1 JI No: 45, , GARAGACHHA Pin Code : 700084

Sch No	Plot & Khatian Number	Details of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 190, LR Khatian No:- 615	Owner:রেকা সরদার , Gurdian:সুরথ সরদার, Address:লিজ , Classification:শালি, Area:0.01000000 Acre,	Mrs Rekha Sardar
L2	LR Plot No:- 190, LR Khatian No:- 617	Owner:সুরথ সরদার, Gurdian:সহিম , Address:লিজ , Classification:শালি, Area:0.01000000 Acre,	Mr Surath Sardar
L3	LR Plot No:- 189, LR Khatian No:- 618	Owner:সমীর সরদার, Gurdian:সুরথ , Address:লিজ , Classification:শালি, Area:0.01000000 Acre,	Mr Samir Sardar
L4	LR Plot No:- 191, LR Khatian No:- 582	Owner:বেবি দত্ত মজুমদার, Gurdian:সুভাষিণী , Address:লিজ , Classification:শালি, Area:0.03000000 Acre,	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 162903658 / 2021

On 05-08-2021

Certificate of Market Value (WB RUMI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,60,36,371/-

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

On 06-08-2021

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 : 2 of Indian Stamp Act 1899.

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

Presented for registration at 10:51 hrs on 06-08-2021, at the Office of the A.D.S.R. GARIA by Mr Samir Sardar ,

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

Execution is admitted on 06/08/2021 by 1. Mrs Rekha Sardar, Wife of Mr Surath Sardar, Rekha Neer 37, Nafar Chandra Naskar Road, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, caste Hindu, by Profession Business, 2. Mr Surath Sardar, Son of Mr Mahim Sardar, Rekha Neer 37, Nafar Chandra Naskar Road, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, caste Hindu, by Profession Business, 3. Mr Samir Sardar, Son of Mr Surath Sardar, Rekha Neer 37, Nafar Chand Naskar Road, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business

Identified by Mr Samar Das, , Son of Mr S G Das, High Court, Calcutta, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Executed by Attorney

1. Execution by Mr Surath Sardar, Partner, SURAKHA CONSTRUCTION (Partnership Firm), Surakha Apart., Grou Floor, 492, Madhya Balia, Balia Main Rd., City:- , P.O:- Garia, P.S:- Sonarpur, District:- South 24-Parganas, West Beng India, PIN:- 700084 as the constituted attorney of 1. Mrs Shankari Basu Madhya Balia, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, 2. Miss Bula Basu Madhya Balia, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, 3. Mrs Banani Das Barman Monorama Apartment, 1No. South Road, P.O: Jadavpur University, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, 4. Mrs Baby Dutta Mazumder 138, Sreerampur Road, P.O: Garia, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, 5. Mr Jyotirmay Bose Madhya Balia, P.O: Garia, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700084, 6. Mr Biswanath Bose Madhya Balia, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084 is admitted by him

Identified by Mr Samar Das, , Son of Mr S G Das, High Court, Calcutta, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

2. Execution by Mr Samir Sardar, Partner, SURAKHA CONSTRUCTION (Partnership Firm), Surakha Apart., Grou Floor, 492, Madhya Balia, Balia Main Rd., City:- , P.O:- Garia, P.S:- Sonarpur, District:- South 24-Parganas, West Beng India, PIN:- 700084 as the constituted attorney of 1. Mrs Shankari Basu Madhya Balia, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, 2. Miss Bula Basu Madhya Balia, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, 3. Mrs Banani Das Barman Monorama Apartment, 1No. South Road, P.O: Jadavpur University, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, 4. Mrs Baby Dutta Mazumder 138, Sreerampur Road, P.O: Garia, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, 5. Mr Jyotirmay Bose Madhya Balia, P.O: Garia, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700084, 6. Mr Biswanath Bose Madhya Balia, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084 is admitted by him

Identified by Mr Samar Das, , Son of Mr S G Das, High Court, Calcutta, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,60,378/- (A(1) = Rs 1,60,364/- ,E = Rs 14/) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,60,378/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 05/08/2021 8:27PM with Govt. Ref. No: 192021220045153951 on 05-08-2021, Amount Rs: 1,60,378/-,
Bank: UCO Bank (UCBA0000190), Ref. No. 27465942 on 05-08-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 80,202/- and Stamp Duty paid by Stamp Rs 5,000,
by online = Rs 75,202/-

Description of Stamp

1. Stamp Type: Impressed, Serial no 31, Amount: Rs.5,000/-, Date of Purchase: 02/08/2021, Vendor name: SANKAR
KUMAR SARKAR

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 05/08/2021 8:27PM with Govt. Ref. No: 192021220045153951 on 05-08-2021, Amount Rs: 75,202/-, Bank
UCO Bank (UCBA0000190), Ref. No. 27465942 on 05-08-2021, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1629-2021, Page from 138634 to 138660
being No 162903658 for the year 2021.**



Digitally signed by KRISHNENDU
TALUKDAR
Date: 2021.08.06 11:22:12 +05:30
Reason: Digital Signing of Deed.

(Krishnendu Talukdar) 2021/08/06 11:22:12 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
West Bengal.

(This document is digitally signed.)