

8859/2023

I-7632/23



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



N 315789

2/1393 087/23

12-32
07/06/23

Additional Registrar of Assurances
Kolkata

Where the Document is admitted to
Registration the Signature Sheet and the
endorsement shall be attached to this document
as a part of it.

Additional Registrar
of Assurances II Kolkata.

07 JUN 2023

DEED OF AMALGAMATION

THIS DEED OF AMALGAMATION is made on this 07th day of June in the year TWO THOUSAND AND TWENTY-THREE (2023).

BETWEEN

158687

NAME..... S. CHATTERJEE
ADD..... C. C. Court
= 7 JUN 2023
S. CHATTERJEE
Licensed Stamp Vendor
C. C. Court
2 & K. S. Roy Road, Kol-2

Subha. Das
a/c.

07 JUN 2023

~~JUN 2023~~



1



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



GRIPS Payment Detail

GRIPS Payment ID:	060620232008535894	Payment Init. Date:	06/06/2023 12:51:34
Total Amount:	362441	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	6123987273838	BRN Date:	06/06/2023 12:52:10
Payment Status:	Successful	Payment Init. From:	Department Portal

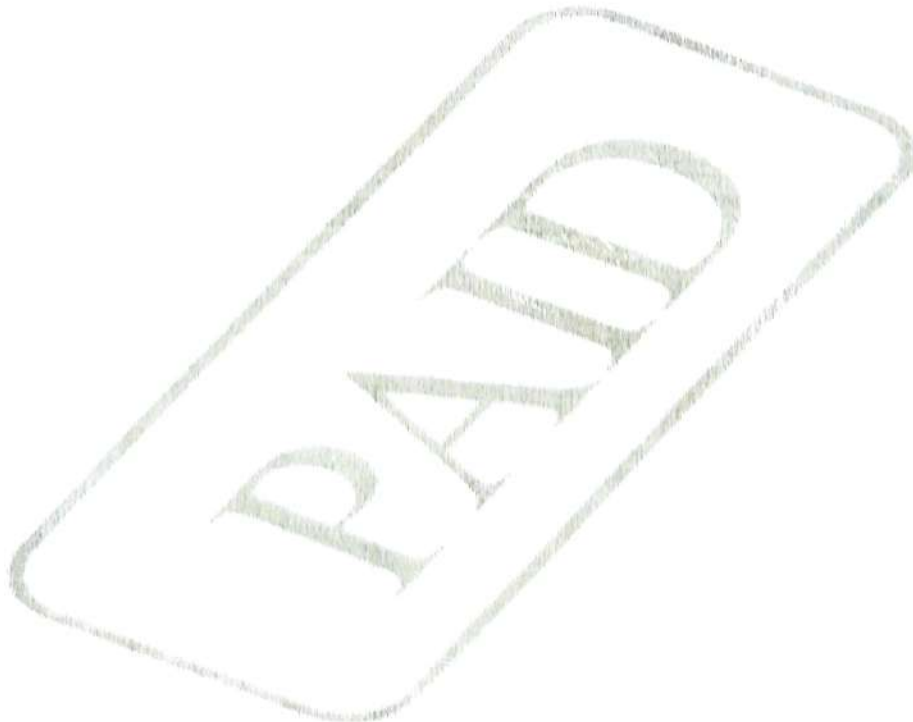
Depositor Details

Depositor's Name: Mr SHYAM SUNDAR SARAOGI
Mobile: 9433011644

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240085358958	Directorate of Registration & Stamp Revenue	362441
Total			362441

IN WORDS: THREE LAKH SIXTY TWO THOUSAND FOUR HUNDRED FORTY ONE ONLY.
DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.





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



GRN Details

GRN: 192023240085358958 Payment Mode: NRI Payee
GRN Date: 06/06/2023 12:51:34 Bank/Gateway: National Payment Gateway
BRN : 6123987273838 BRN Date: 06/06/2023 12:52:19
Gateway Ref ID: 85279173 Method: Included Bank NRI
GRIPS Payment ID: 060620232008535894 Payment Init. Date: 06/06/2023 12:51:34
Payment Status: Successful Payment Ref. No: 2001393087112023
(Copy from Copy Book)

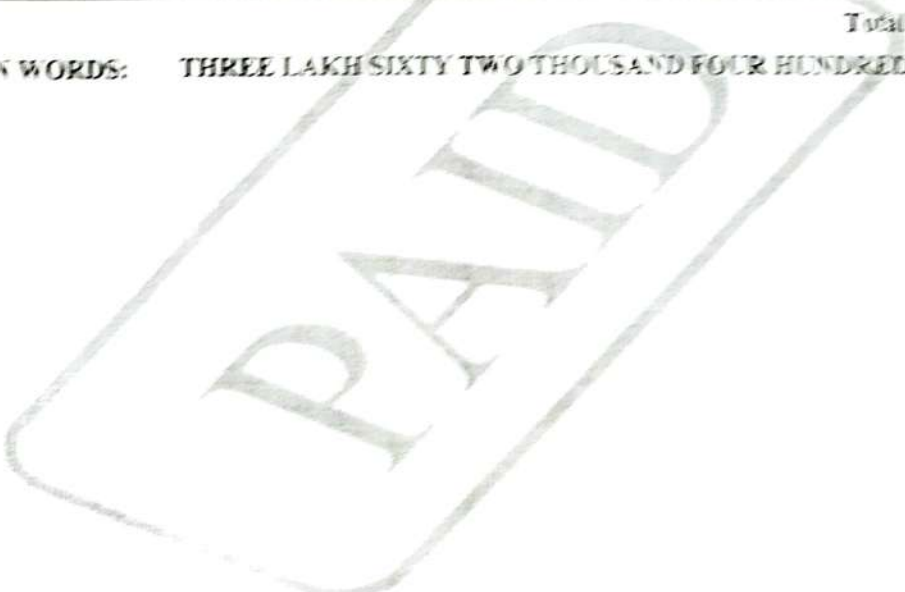
Depositor Details

Depositor's Name: Mr SHYAM SUNDAR SARAOJI
Address: 19 HEM CHANDRA NASKAR ROAD
Mobile: 9433011644
EMail: ramnivasrao@rediffmail.com
Period From (dd/mm/yyyy): 06/06/2023
Period To (dd/mm/yyyy): 06/06/2023
Payment Ref ID: 2001393087112023
Dept Ref ID/DRN: 2001393087112023

Payment Details

Sl.No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001393087112023	Property Registration- Stamp duty	MS1-12-MS-MS-12	10800
2	2001393087112023	Property Registration- Registration Fee	MS1-12-MS-MS-12	24641
			Total	35441

IN WORDS: THREE LAKH SIXTY TWO THOUSAND FOUR HUNDRED FORTY ONE ONLY.





Government of West Bengal
Office of the A.R.A. - II KOLKATA, District: Kolkata
W.B. FORM NO. 1504

Query No / Year	19022001393087/2023	Serial No/Year	1902008859/2023
Transaction id	0001541463	Date of Receipt	07/06/2023 5.27PM
Deed No / Year	I - 190207632 / 2023		
Presentant Name	Mr Ashwin Tekriwal		
Seller	Shyam Sundar Saraogi HUF , Ramsisaria Realtors Private Limited		
Buyer	Shri Shridhar Pathak,Shri Ram Chandra Sharma		
Transaction	[1301] Merger/Demerger, Amalgamation (Other than company amalgamation)		
Additional Transaction	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Total Setforth Value	Rs. 0/-	Market Value	Rs. 2,41,60,500/-
Stamp Duty Paid	Rs. 100/-	Stamp Duty Articles	23
Registration Fees Paid	Rs. 84/-	Fees Articles	A(1), E, I, M(a), M(b)
Standard User Charge	300/-	Requisition Form Fee	50/-
Remarks			

Stamp Duty Paid (Break up as below)

By Stamp					
Stamp Type	Treasury or Vendor	Treasury or Vendor Name	Stamp Serial No	Purchase Date	Amount in Rs.
Impressed	Vendor	S Chatterjee	158687	07/06/2023	100/-

Registration Fees Paid (Break up as below)

By Cash		Amount in Rs.
Amount Paid		84/-

Other Fees Paid (Break up as below)

By Cash		Amount in Rs.
Standard User Charge		300/-
Requisition Form Fee		50/-

***Total Amount Received by Cash Rs. 434/-**

(Satyajit Biswas)

SHYAM SUNDAR SARAOGI (HUF), PAN No. **AALHS3408R**, represented by Karta, **MR. SHYAM SUNDER SARAOGI**, son of Late Ram Niwas Saraogi, by Religion – Hindu, by occupation – Business, aged about 64 years, by Nationality – Indian, PAN No. **AKUPS5239H**, **AADHAAR NO. 3549 1628 1143** by faith Hindu, by Nationality Indian, and by occupation Business, residing at 19, Hem Chandra Nasker Road, Belegkata, Kolkata – 700 010, hereinafter identified, called and referred to as the “**OWNER**” (which expression shall unless excluded by or repugnant to the context hereof be deemed to mean and include their respective heirs, heiresses, executors, successors, legal representatives, nominees and/or successors-in-interest) of the **PARTY OF THE FIRST PART**. represented bynamely **MR. ASHWIN TEKRIWAL** (PAN **ABMPT0199C**), (**AADHAAR NO. 9524 2611 5582**) Son of Mr. Dwarika Prasad Tekriwal, by Religion – Hindu, by occupation – Business, by Nationality – Indian, residing at P-227, Lake Town, Block B, Post Office and Police Station Lake Town, being the Director of the Constituted Attorney **M/S. RAMSISARIA REALTORS PRIVATE LIMITED**, (**PAN NO. AAGCR2852J**) a Private Limited Company incorporated in accordance with the provisions of the Companies Act, 1956, having it’s registered office at 167, Old China Bazar Street, 2nd Floor, Suit No. 14, Post Office Hare Street, Police Station Hare Street, Kolkata 700 001, under refuge of registered Development & Power of Attorney dated 4th day of May, 2023, registered in the office of Additional Registrar of Assurance IV, recorded in Book No. I, Volume No. 1904-2023, Pages from 323877 to 323928, being Deed No. 190406753 for the year 2023.

Ashwin Tekriwal

A N D

1. SRI SHRIDHAR PATHAK (PAN AHUPP2324F), (AADHAAR NO. 3019 3901 8124), son of Late Mata Charan Pathak, by faith Hindu, by Nationality Indian, by occupation Business, residing at Premises No. 3F/1, Kanu Lal Lane, Police Station Posta, Kolkata 700 007, **2. SHRI RAM CHANDRA SHARMA (PAN ALBPS1200L), (AADHAAR NO. 2189 4033 8797)**, son of Chhedilal Sharma, by faith Hindu, by Nationality Indian, by occupation Business, residing at Flat No. 3B, 3RD Floor, P-711, Lake Town, Block A, Police Station Lake Town, Kolkata 700 089, hereinafter identified, called and referred to as the “**OWNER**”(which expression shall unless excluded by or

repugnant to the context hereof be deemed to mean and include their respective heirs, heiresses, executors, successors, legal representatives, nominees and/or successors-in-interest) of the **PARTY OF THESECOND PART**, represented by namely **MR. ASHWIN TEKRIWAL (PAN ABMPT0199C), (AADHAAR NO. 9524 2611 5582)** Son of Mr. Dwarika Prasad Tekriwal, by Religion – Hindu, by occupation – Business, by Nationality – Indian, residing at P-227, Lake Town, Block B, Post Office and Police Station Lake Town, being the Director of the Constituted Attorney **M/S. RAMSISARIA REALTORS PRIVATE LIMITED , (PAN NO. AAGCR2852J)** a Private Limited Company incorporated in accordance with the provisions of the Companies Act, 1956, having it's registered office at 167, Old China Bazar Street, 2nd Floor, Suit No. 14, Post Office Hare Street, Police Station Hare Street, Kolkata 700 001, under refuge of registered Development & Power of Attorney dated 4th day of May, 2023, registered in the office of Additional Registrar of Assurance, ^{IV,} recorded in Book No. I, Volume No. 1904-2023, Pages from 334512 to 334555, being Deed No. 190407059 for the year 2023.

LOT- A

WHEREAS by virtue of Deed of Conveyance dated 12th August, 1960, registered at the office of the Sub Registrar Cossipore, Dum Dum, recorded in Book No. I, Volume No. 97, Pages from 195 to 198, Being Deed No. 6810, for the year 1960, made between **THE GOVERNOR OF STATE OF WEST BENGAL as Vendor and Prabodh Kumar Bhowmick, as Purchaser**, the said Governor of the State of West Bengal, sold, transferred and conveyed **ALL THAT** piece and parcel of rent free land being Plot No. 727, of the development scheme of Government of West Bengal, measuring an area about 2 Cottah 8 Chittack, lying and situated at Mouza Patipukur, under C.S Dag No. 412, J.L. No. 24, Sub Registry Office Cossipore Dum Dum, Police Station Dum Dum, at Present Lake Town, District 24 Parganas, herein after referred to as **LOT A** property, written hereunder, unto and in favour of Prabodh Kumar Bhowmick.

AND WHEREAS the said Prabodh Kumar Bhowmick during his lifetime constructed a structure, measuring about 2460 Square Feet. The said Prabodh Kumar Bhowmick died intestate on 05.02.2003, leaving behind and/or survived by his Wife namely Latika Bhowmick and Two sons namely Pradip Kumar Bhowmick and Pratim Bhaumik and one married daughter namely Samita Manna, who virtually as per the provisions

Dayabhaga School of Hindu Law, but way of Inheritance in terms of the provisions of Hindu Succession Act, 1956, became the absolute joint owners, well seized and possessed of and sufficiently entitled to **ALL THAT** piece and parcel of rent free land being Plot/Premises No. 727, of the development scheme of Government of West Bengal, at Lake Town, Block A, measuring an area about 2 Cottah 8 Chittack, together with Ground + 1st + 2nd Floor Building, measuring about 2460 Square Feet, (Cemented floor), lying and situated at Mouza Patipukur, under C.S Dag No. 412, J.L. No. 24, Sub Holding No. 1131, old Holding No. 597, Registry Office Cossipore Dum Dum, at present Additional District Sub Registrar Bidhannagar, Police Station Dum Dum, at Present Lake Town, District 24 Parganas, Kolkata 700 089, herein after referred to as **LOT A** property, written hereunder.

AND WHEREAS the said Latika Bhowmick wife of Prabodh Kumar Bhowmick died on 13.04.2017 leaving behind and/or survived by her Two sons namely Pradip Kumar Bhowmick and Pratim Bhaumik and one married daughter namely Samita Manna, who virtually as per the provisions Dayabhaga School of Hindu Law, but way of Inheritance in terms of the provisions of Hindu Succession Act, 1956 and they mutated in the records of South Dum Dum Municipality under Holding No. 1131, old Holding No. 597, Lake Town, being Premises No. 727, Lake Town Block A, Kolkata 700 089, and they have been paying taxes regularly.

AND WHEREAS thus the said Pradip Kumar Bhowmick, Pratim Bhaumik and Samita Manna became the recorded absolute owners, well seized and possessed of and sufficiently entitled to the **LOT A** property being **ALL THAT** piece and parcel of rent free land being Plot/Premises No. 727, at Lake Town, Block A, of the development scheme of Government of West Bengal, measuring an area about 2 Cottah 8 Chittack, together with Ground + 1st + 2nd Floor Building, measuring about 2460 Square Feet, (Cemented floor), lying and situated at Mouza Patipukur, under C.S Dag No. 412, R.S. Dag No. 412 and corresponding to L.R. Dag No. 643, J.L. No. 24, Sub Holding No. 1131, old Holding No. 597, Registry Office Cossipore Dum Dum, at present Additional District Sub Registrar Bidhannagar, Police Station Dum Dum, at Present Lake Town, District 24 Parganas, Kolkata 700 089, Ward No. 30, within the ambit of South Dum

Dum Municipality, District North 24 Parganas, herein after referred to as **LOT A** property, written hereunder.

AND WHEREAS by virtue of a Deed Conveyance dated 26th, September, 2022 said Pradip Kumar Bhowmick, Pratim Bhaumik and Samita Manna sold, transferred, conveyed, assigned and assured **ALL THAT** piece and parcel of rent free land being Plot/Premises No. 727, at Lake Town, Block A, of the development scheme of Government of West Bengal, measuring an area about 2 Cottah 8 Chittack, together with Ground + 1st + 2nd Floor Building, measuring about 2460 Square Feet, (Cemented floor), lying and situated at Mouza Patipukur, under C.S Dag No. 412, C.S Dag No. 412, R.S. Dag No. 412 and corresponding to L.R. Dag No. 643, J.L. No. 24, Sub Holding No. 1131, old Holding No. 597, Registry Office Cossipore Dum Dum, at present Additional District Sub Registrar Bidhannagar, Police Station Dum Dum, at Present Lake Town, District 24 Parganas, Kolkata 700 089, Ward No. 30, within the ambit of South Dum Dum Municipality, District North 24 Parganas, hereinafter referred to as the said **LOT A** property unto and in favour of **SHYAM SUNDER SARAOGI (HUF)** as Purchaser and the said Deed was duly registered in the office of Additional District of Assurance, recorded in Book No. I, Volume No. 1504-2022. Page from 183587 to 183617, being Deed No. 150404425 for the year 2022.

AND WHEREAS the Said Shyam Sundar Saraogi HUF entered into Development Agreement and Power of Attorney on 4th, May, 2023 with **M/S. RAMSISARIA REALTORS PRIVATE LIMITED, (PAN NO. AAGCR2852J)** a Private Limited Company incorporated in accordance with the provisions of the Companies Act, 1956, having it's registered office at 167, Old China Bazar Street, 2nd Floor, Suit No. 14, Post Office Hare Street, Police Station Hare Street, Kolkata 700 001 for the purpose of Development and construction of new building over the **Lot A** Property, as per the sanctioned building plan to be sanctioned by South Dum Dum Municipality. The Said Development Agreement and Power of Attorney was registered in the office of Additional Registrar of Assurance IV, recorded in Book No. I, Volume No. 1904-2023, Pages from 323877 to 323928, being Deed No. 190406753 for the year 2023.

LOT B

WHEREAS by a registered Deed of Indenture dated 15th day of September, 2011, one Anirudhha Pradhan, Madhumita Patra and Malaya Pradhan collectively purchased **ALL THAT** piece and parcel of Land measuring an are about 2 Cottah 8 Chittack more or less, lying and situated at Plot No. 728 Lake Town, Block A, Municipal Holding No. 1132 (formerly 598), Police Station Lake Town, Kolkata 700 089, Mouza Patipukur, J.L. No. 24, comprised in C.S. Dag No. 425, District 24 Parganas, North, within the jurisdiction of South Dum Dum Municipality, from Governor of West Bengal which was duly registered at the office of the Additional Registrar of Assurances II, Kolkata, recorded in Book No. I, CD Volume No. 46 at Pages 2548 to 2565, Being No. 12025 for the year 2011, from the Governor of the State of West Bengal.

AND WHEREAS the said Anirudhha Pradhan, Madhumita Patra and Malaya Pradhan collectively sold, transferred and conveyed **ALL THAT** piece and parcel of Land measuring an are about 2 Cottah 8 Chittack more or less, lying and situated at Plot No. 728 Lake Town, Block A, Municipal Holding No. 1132 (formerly 598), Police Station Lake Town, Kolkata 700 089, Mouza Patipukur, J.L. No. 24, comprised in C.S. Dag No. 425, District 24 Parganas, North, within the jurisdiction of South Dum Dum Municipality, herein after referred to as **LOT B** property, unto and in favour of **Shridhar Pathak and Ram Chandra Sharma** herein by way of registered Deed of Conveyance dated 21st day of October, 2011, registered at the office of the Additional District Sub Registrar Bidhannagar, recorded in Book No. I, CD Volume No. 20, Pages from 9635 to 9651, Being No. 12193 for the year 2011.

AND WHEREAS said Shridhar Pathak and Ram Chandra Sharma thus became the sole and absolute owners, well seized and possessed of and sufficiently entitled to **ALL THAT** piece and parcel of Land measuring an are about 2 Cottah 8 Chittack more or less, lying and situated at Plot No. 728 Lake Town, Block A, Municipal Holding No. 1132 (formerly 598), Police Station Lake Town, Kolkata 700 089, Mouza Patipukur, J.L. No. 24, comprised in C.S. Dag No. 425, District 24 Parganas, North, within the jurisdiction of South Dum Dum Municipality, herein after referred to as **LOT B** property, **each having undivided ½ share comprised therein.**

AND WHEREAS said Shridhar Pathak and Ram Chandra Sharma while seized, possessed and otherwise well and sufficiently entitled to and enjoyed the said **LOT B** property as the absolute owner entered into a Development Agreement on 4th May,

Ashwin Technical

2023 with **M/S. RAMSISARIA REALTORS PRIVATE LIMITED**, represented by one of its Director **MR. Shyam Sunder Saraogi**, for development of the **LOT B** property and to construct a multi Storied building on the land at the cost and expenses of the said Developer as per the sanctioned building plan to be sanctioned by South Dum Dum Municipality. and the said Development & Power of Attorney dated 4th day of May, 2023, registered in the office of Additional Registrar of Assurance^{IV}, recorded in Book No. I, Volume No. 1904-2023, Pages from 334512 to 334555, being Deed No. 190407059 for the year 2023

That the above-mentioned parties had entered into this Deed of Amalgamation in order to Amalgamate the aforesaid two properties(**LOT - A and LOT- B**) along with the common areas and common passage alongwith the ingress and egress of the said land of **LOT - A and LOT- B** as morefully mentioned in the **LOT-C AMAGLGAMATED PROPERTY of SECOND SCHEDULE** hereunder written to construct the multi-storeyed building in the said premises as morefully mentioned in the **LOT- C AMAGLGAMATED PROPERTY OF SECOND SCHEDULE** hereunder written.

FIRST SCHEDULE ABOVE REFERRED TO

PROPERTY OF LOT-A

ALL THAT piece and parcel of rent free Bastu land being Plot/Premises No. 727, at Lake Town, Block A, of the development scheme of Government of West Bengal, measuring an area about 2 Cottah 8 Chittack, together with Ground + 1st + 2nd Floor Building, measuring about 2460 Square Feet, (Cemented floor), in segregation (Ground Floor measuring about 980 Square Feet), (First Floor measuring about 980 Square Feet), (Second Floor measuring about 500 Square Feet) lying and situated at Mouza Patipukur, under C.S Dag No. 412, C.S Dag No. 412, R.S. Dag No. 412 and corresponding to L.R. Dag No. 643, J.L. No. 24, Sub Holding No. 1131, old Holding No. 597, Registry Office Cossipore Dum Dum, at present Additional District Sub Registrar Bidhannagar, Police Station Dum Dum, at Present Lake Town, District 24 Parganas, Kolkata 700 089, Ward No. 30, within the ambit of South Dum Dum Municipality, District North 24 Parganas and butted and bounded as follows:-

ON THE NORTH : By Plot No. 726

ON THE SOUTH : By Plot No. 728
ON THE EAST : By Plot No. 718
ON THE WEST :By 40' Municipal Road

PROPERTY OF LOT-B

ALL THAT piece and parcel of Bastu Land measuring an are about 2 Cottah 8 Chittack more or less, lying and situated at Plot/Premises No. 728 Lake Town, Block A, Municipal Holding No. 1132 (formerly 598), Police Station Lake Town, Kolkata 700 089, Mouza Patipukur, J.L. No. 24, comprised in C.S. Dag No. 425, L.R. Plot No. 973, District 24 Parganas, North, within the jurisdiction of South Dum Dum Municipality and butted and bounded as follows:-

ON THE NORTH :By Plot No. 727
ON THE SOUTH :By Plot No. 729
ON THE EAST :By Plot No. 717
ON THE WEST :By 40' Road

SECOND SCHEDULE ABOVE REFERRED TO

AMALGAMATED PROPERTY OF LOT-C

ALL THAT piece and parcel of land measuring an area of 5 Cottah 0 Chittaks more or less, together with Ground + 1st + 2nd Floor Building, measuring about 2460 Square Feet, (Cemented floor), in segregation (Ground Floor measuring about 980 Square Feet), (First Floor measuring about 980 Square Feet), (Second Floor measuring about 500 Square Feet)lying and situated at Mouza Patipukur, under C.S Dag No. 412,R.S. Dag No. 412 and corresponding to L.R. Dag No. 643, ^{and} C.S Dag No. 425, L.R. Plot No. 973, J.L. No. 24, Sub Holding No. 1131,1132, old Holding No. 597, 598, Premises No. 727 & 728 Lake Town, Block – A, Additional District Sub Registrar Bidhannagar, Police Station Lake Town, District 24 Parganas, Kolkata 700 089, Ward No. 30, within the ambit of South Dum Dum Municipality, District North 24 Parganas and butted and bounded as follows:-

ON THE NORTH: By plot No. 726
ON THE SOUTH: By Plot No. 729
ON THE EAST: By Plot No. 717 & 718
ON THE WEST : By 40' Road

IN WITNESS WHEREOF the parties hereto hereunto set and subscribed their respective hands and seals the day month and year first above written.

SIGNED SEALED AND DELIVERED by the **First Party** above named at Kolkata in the presence of:

Ashwin Tewari

- 1) [Signature] Advocate
Tara road, Ghatla
- 2) Sukdeb mal.
Chengal, Uluberia
Howrah 711308

SIGNED SEALED AND DELIVERED by the **Second Party** above named at Kolkata in the presence of:

Ashwin Tewari

1) [Signature]

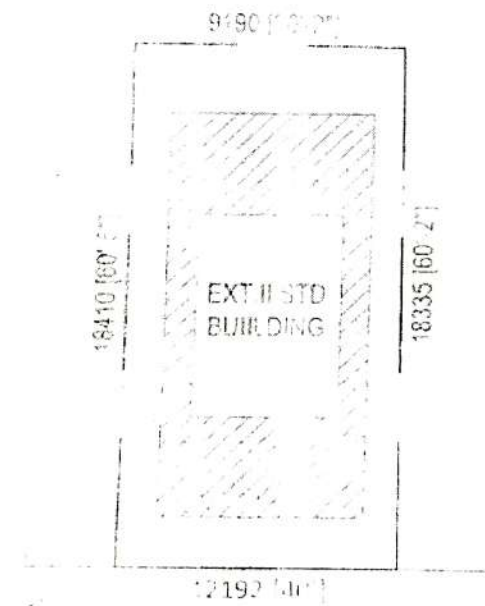
2) Sukdeb mal

Prepared & Drafted By:

[Signature]
Advocate
Tara road, Ghatla
Identified by (WS/240/2006)

ALL THAT piece and parcel of land measuring an area about 2 Cottah 8 Chittack, together with Ground + 1st + 2nd Floor Building, measuring about 2460 Square Feet, (Cemented Floor) Lying and situated at Plot/Premises No. 727, at Lake Town, Block A, Mouza Patipukur, under C.S Dag No. 412, R.S. Dag No. 412, corresponding to L.R. Dag No. 643, J.L. No. 24, (New) Holding No. 1131, (old) Holding No. 597, District 24 Parganas, Kolkata 700 089, within the Jurisdiction of South Dum Dum Municipality.

LOT- A
2 COTTAH, 8 CHITTACK, 00 SQUARE FEET



INDUS SARIA HERITORS PRIVATE LIMITED

Ashwin Tekmal

Director

2192 (60')

ROAD

SITE PLAN

SCALE 1:1000

ALL THAT piece and parcel of Bary Land measuring an are about 2 Cottah 8 Chittack, more or less, lying and situated at Parganas No. 723 Lake Town, Block A, Municipal Holding No. 1132 (formerly 598), Police Station Lake Town, Kolkata 700 089, Mouza Kalipukur, J.L. No. 24, comprised in S.D. Dag No. 42, District 24 Parganas, North, within the jurisdiction of South Dum Dum Municipality.

LOT - B
2 COTTAH, 8 CHITTACK, 00 SQUARE FEET



PREPARED BY

Ashwin Tekwial

Director

SITE PLAN

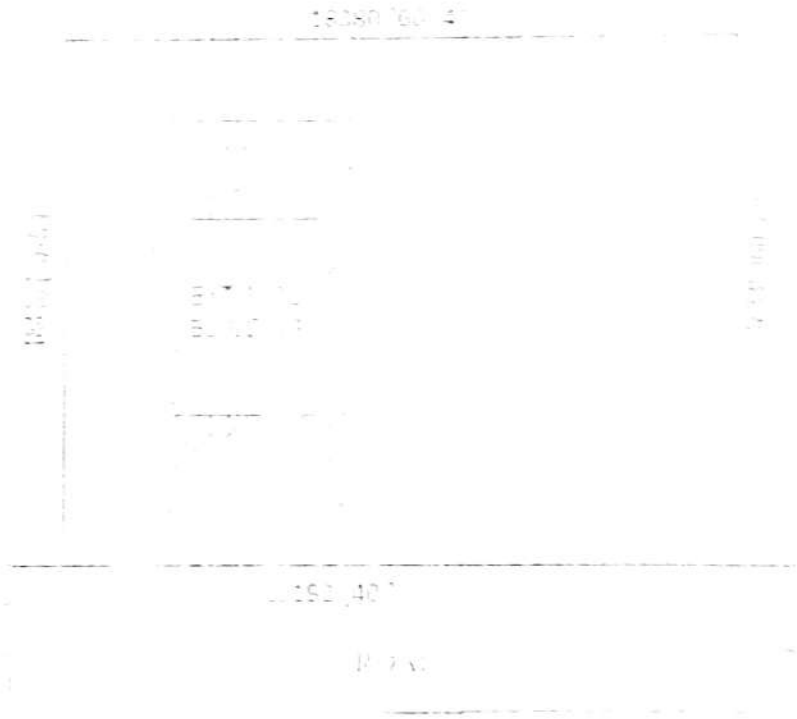
ALL THAT piece of land situated in sub-area of 5 lots in a plot area of 1000 sq. ft. more or less, bounded by the following: North by the road, East by the road, West by the road, South by the road, and entered in the records of the Municipal Corporation, Kolkata, under No. 425 of 24, Sub-section No. 1112, of 11 Holding No. 597, 598, 599, Premises No. 727 & 728 Lake Town, Block - A, Additional District Sub Registrar Bidhanagar, Police Station Lake Town, Circle 24 Parkans, Kolkata 700 084, Ward No. 31, within the boundaries of the Municipal Corporation, District North 24 Parganas.

100 C

AMALGAMATED PROPERTY

LOT A	2.8.00
LOT B	2.8.00
LOT C	5.0.00

[Handwritten signature]



2 T.P. No. 100 C

Ashwin Kumar

SPECIMEN FORM FOR TEN FINGER PRINTS



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Ashwin Tekwel

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature _____

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature _____

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
RAMSISARIA REALTORS PRIVATE
LIMITED

27/02/2013

Permanent Account Number

AAGCR2852J

1-4000013

RAMSISARIA REALTORS PRIVATE LIMITED

Ashwin Tewari

Director



ভারত সরকার
Unique Identification Authority of India
Government of India

ভালিকাতুকির আই ডি / Enrollment No. 2189/71249/00675

To

অশ্বিন টেকরীওয়াল

Ashwin Tekriwal

S/O: Dwarika Prasad Tekriwal

227 LAKETOWN, BLOCK-B

South Dumdum (m)

Lake Town

North 24 Paraganas North 24 Parganas

West Bengal 700089

9830106520

39697273



MD396972737FH

05/05/2017



আপনার আধার সংখ্যা / Your Aadhaar No. :

9524 2611 5582

আমার আধার, আমার পরিচয়



ভারত সরকার

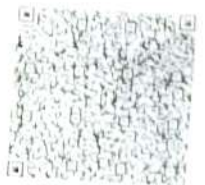
Government of India

অশ্বিন টেকরীওয়াল

Ashwin Tekriwal

জন্মতারিখ / DOB: 21/01/1980

পুরুষ / Male



9524 2611 5582

আমার আধার, আমার পরিচয়

Ashwin Tekriwal

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ABMPT0199C



नाम / Name
ASHWIN TEKRIWAL

पिता का नाम / Father's Name
DWARIKA PRASAD TEKRIWAL

जन्म की तारीख
Date of Birth
21/01/1980

19102070

PAN Application Digitally Signed Date PAN
Valid Until Physically Signed

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटार्न:
आयकर सेवा (आई.एन.एस.डी.)
मंत्रि भवन, मंत्रि स्टरीट,
प्लॉट नं. 341, सर्वे नं. 997 8,
मॉडल कॉलोनी, नज़्द डीप बंगलॉव चौक,
पुणे - 411 016.



If this card is lost / someone's lost card is found,
please inform / return to:

Income Tax PAN Services Unit, NSDI
4th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997 8,
Model Colony, Near Deep Bunglow Chowk,
Pune - 411 016.
Tel: 91-20-271 8080/1 or 91-20-2721 8081
e-mail: nandu@nsdi.ecm

Ashwin Tekriwal

Major Information of the Deed

Deed No :	I-1902-07632/2023	Date of Registration	07/06/2023
Query No / Year	1902-2001393087/2023	Office where deed is registered	
Query Date	30/05/2023 6:46:31 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Dipak Jana 10, K.S. Roy Road, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 6296030799, Status :Solicitor firm		
Transaction	Additional Transaction		
[1301] Merger/Demerger, Amalgamation (Other than company amalgamation)	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
	Rs. 2,41,60,500/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,20,922/- (Article:23)	Rs. 2,41,703/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip. (Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: Lake Town Block-A, Mouza: Patipukur, Premises No: 727, , Ward No: 030 JI No: 24, Pin Code : 700089

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-643 (RS :-)		Bastu	Bastu	2 Katha 8 Chatak		1,12,50,000/-	Width of Approach Road: 40 Ft.,

District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: Lake Town Block-A, Mouza: Patipukur, Premises No: 728, , Ward No: 030 JI No: 24, Pin Code : 700089

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	LR-973 (RS :-)		Bastu	Bastu	2 Katha 8 Chatak		1,12,50,000/-	Width of Approach Road: 40 Ft.,
Grand Total :					8.25Dec	0 /-	225,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2460 Sq Ft.	0/-	16,60,500/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 980 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 980 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		2460 sq ft	0 /-	16,60,500 /-	




Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shyam Sundar Saraogi HUF 19, Hem Chandra Nasker Road, City:- , P.O:- Bellaghata, P.S:-Bellaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010 , PAN No.:: aaxxxxxx8r,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	Ramsisaria Realtors Private Limited 167, Old China Bazar Street, City:- , P.O:- Hare Street, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: aaxxxxxx2j,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative




Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri Shridhar Pathak Son of Late Mata Charan Pathak 3F/1, Kanu Lal Lane, City:- , P.O:- Barabazar, P.S:-Posta, District:-Kolkata, West Bengal, India, PIN:- 700007 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ahxxxxxx4f, Aadhaar No: 30xxxxxxx8124, Status :Individual, Executed by: Attorney
2	Shri Ram Chandra Sharma Son of Chhedilal Sharma P 711, Lake Town, Block A, City:- , P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: alxxxxxx0l, Aadhaar No: 21xxxxxxx8797, Status :Individual, Executed by: Attorney


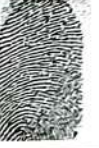

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr Ashwin Tekriwal Son of Mr Dwarika Prasad Tekriwal Date of Execution - 07/06/2023, , Admitted by: Self, Date of Admission: 07/06/2023, Place of Admission of Execution: Office			
		Jun 7 2023 5:21PM	LTI 07/06/2023	07/06/2023
P 227, Lake Town, Block B, City:- , P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: abxxxxxx9c, Aadhaar No: 95xxxxxxx5582 Status : Attorney, Attorney of : Shri Shridhar Pathak, Shri Ram Chandra Sharma				

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Ashwin Tekriwal (Presentant) Son of Mr Dwarika Prasad Tekriwal Date of Execution - 07/06/2023, , Admitted by: Self, Date of Admission: 07/06/2023, Place of Admission of Execution: Office	 Jun 7 2023 5:21PM	 LTI 07/06/2023	 07/06/2023
P 227, Lake Town, Block B, City:- , P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: abxxxxxx9c, Aadhaar No: 95xxxxxxxx5582 Status : Representative, Representative of : Shyam Sundar Saraogi HUF (as), Ramsisaria Realtors Private Limited (as Constituted Attorney)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sukdeb Mal Son of Late Tarani Mal Village Chengail, City:- , P.O:- Chengail, P.S:-Uluberia, District:-Howrah, West Bengal, India, PIN:- 711308			
	07/06/2023	07/06/2023	07/06/2023
Identifier Of Mr Ashwin Tekriwal, Mr Ashwin Tekriwal			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shyam Sundar Saraogi HUF	-1.375 Dec
2		-1.375 Dec
3		-1.375 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shyam Sundar Saraogi HUF	-1.375 Dec
2		-1.375 Dec
3		-1.375 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shyam Sundar Saraogi HUF	Shri Shridhar Pathak-615.00000000 Sq Ft,Shri Ram Chandra Sharma-615.00000000 Sq Ft
2	Ramsisaria Realtors Private Limited	Shri Shridhar Pathak-615.00000000 Sq Ft,Shri Ram Chandra Sharma-615.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: Lake Town Block-A, Mouza: Patipukur, Premises No: 727, , Ward No: 030 JI No: 24, Pin Code : 700089

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 643		Seller is not the recorded Owner as per Applicant.

District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: Lake Town Block-A, Mouza: Patipukur, Premises No: 728, , Ward No: 030 JI No: 24, Pin Code : 700089

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L2	LR Plot No:- 973		Seller is not the recorded Owner as per Applicant.

On 07-06-2023

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

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

Presented for registration at 17:16 hrs on 07-06-2023, at the Office of the A.R.A. - II KOLKATA by Mr Ashwin Tekriwal

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,41,60,500/-

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

Execution is admitted on 07-06-2023 by Mr Ashwin Tekriwal, , Shyam Sundar Saraogi HUF (HUF), 19, Hem Chandra Nasker Road, City:- , P.O:- Beliaghata, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010; Constituted Attorney, Ramsisaria Realtors Private Limited, 167, Old China Bazar Street, City:- , P.O:- Hare Street, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Indetified by Mr Sukdeb Mal, , Son of Late Tarani Mal, Village Chengail, P.O: Chengail, Thana: Uluberia, , Howrah, WEST BENGAL, India, PIN - 711308, by caste Hindu, by profession Service

Executed by Attorney

Execution by Mr Ashwin Tekriwal, , Son of Mr Dwarika Prasad Tekriwal, P 227, Lake Town, Block B, P.O: Lake Town, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by profession Business as constituted attorney for 1. Shri Shridhar Pathak 3F/1, Kanu Lal Lane, P.O: Barabazar, Thana: Posta, , Kolkata, WEST BENGAL, India, PIN - 700007, 2. Shri Ram Chandra Sharma P 711, Lake Town, Block A, P.O: Lake Town, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055 is admitted by him

Indetified by Mr Sukdeb Mal, , Son of Late Tarani Mal, Village Chengail, P.O: Chengail, Thana: Uluberia, , Howrah, WEST BENGAL, India, PIN - 711308, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,41,703.00/- (A(1) = Rs 2,41,605.00/- , E = Rs 14.00/- , I = Rs 55.00/- , M(a) = Rs 25.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 84.00/-, by online = Rs 2,41,619/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/06/2023 12:52PM with Govt. Ref. No: 192023240085358958 on 06-06-2023, Amount Rs: 2,41,619/-, Bank: SBI EPay (SBlePay), Ref. No. 6123987273838 on 06-06-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,20,822/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 1,20,822/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 158687, Amount: Rs.100.00/-, Date of Purchase: 07/06/2023, Vendor name: S Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/06/2023 12:52PM with Govt. Ref. No: 192023240085358958 on 06-06-2023, Amount Rs: 1,20,822/-, Bank: SBI EPay (SBlePay), Ref. No. 6123987273838 on 06-06-2023, Head of Account 0030-02-103-003-02

Satyajit Biswas

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - II KOLKATA

Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2023, Page from 240105 to 240127

being No 190207632 for the year 2023.



Digitally signed by SATYAJIT BISWAS
Date: 2023.06.12 16:07:18 -07:00
Reason: Digital Signing of Deed.

Signature

(Satyajit Biswas) 2023/06/12 04:07:18 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)