

1583/16

I-1610/16

भारतीय गैर न्यायिक  
भारत INDIA

रु. 500



FIVE HUNDRED  
RUPEES

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

G 203677

340744/16

21/09/16

6-468

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

Addl. District Sub-Registrar  
Bidhannagar, (Salt Lake City)

22 SEP 2016

6

### DECLARATION FOR AMALGAMATION

THIS DECLARATION OF AMALGAMATION AGREEMENT made on this 21st day of September, Two Thousand Sixteen (2016).

#### BETWEEN

**SRI SANDIP KUMAR AGARWAL**, son of Jagadish Prasad Agarwal, residing at P-19/1 C.I.T Road, Scheme VII (M), P.S. Maniktala, Kolkata-700054, hereinafter referred to as the 'LAND OWNER' (which term expression shall unless excluded by or repugnant for the context be deemed to mean and include his heirs, executors, successors, administrators, legal representatives and assigns ) of the FIRST PART.

Contd.....P/2.

नं 1873 चा 09.09.16 500  
 जेता नमः..... Maya Devi Agarwal  
 टाप्प तेजार बाबर..... P-1911 C.I.T. ROAD  
 बिधान नगर (सन्टलेक सिटी) ए. डि. ए. ए. ए. Manik Tala Kol-54  
 मोटे टाप्प त्रय ता.....  
 चालान नं..... मेटे कत टाका बरिन.....  
 29 AUG 2016  
 990000

Judy Kr. Agarwal.




Judy Kr. Agarwal.




- Mad: Agarwal  
 (MAYA DEVI AGARWAL)



Addl. District Sub-Registrar  
 Bidhannagar, (Salt Lake City)

21 SEP 2016

Jagdish Prasad Agarwal  
 S/O Late Ram Kr. Agarwal  
 P-1911 C.I.T. Rd. Sch VII M  
 Kakrapuchi, K.K. Kol-700054.  
 P.S. Manicktolla.  
 Occupation - Retire.



(2)

**A N D**

**SMT MAYA DEVI AGARWAL**, wife of Jagadish Prasad Agarwal, residing at P-19/1 C.I.T Road, Scheme VII (M), P.S. Maniktala, Kolkata- 700054, hereinafter referred to as the '**LAND OWNER**' (which term expression shall unless excluded by or repugnant for the context be deemed to mean and include her heirs, executors, successors administrators, legal representatives and assigns ) of the SECOND PART.

**WHEREAS** by virtue of a registered deed of gift being No. **8887** for the year 2009, recorded in Book No. I, Volume No. 18 Pages from 11831 to 11845, being No. **08887** for the year 2009 in the office of Additional Registrar of Assurance-II of Kolkata, from Government of West Bengal, Sri Sandip Kumar Agarwal, being the done therein, became the absolute owner of a plot of land measuring about 37 decimal homestead land comprised in R.S. Plot Nos. 2365, 2368, 2369, recorded in Khatian No. 7405, **Mouza – Gopalpur**, J.L. No.2, P.S. Airport, District- North 24-Parganas within holding no. RGM 6/177, BL-F, ward no. 6<sup>2</sup> under the Rajarhat Gopalpur Municipality, more fully and particularly described in the schedule A hereunder written.

**AND WHEREAS** by virtue of a registered deed of Sale dated June 3, 1964 and duly registered in the office of the Sub-Registrar, Cossipore, Dum Dum in Book No. I, Volume No. 66, Pages from 53 to 56 being No. 4318 for the year 1964, the Second Party purchased ALL THAT piece and parcel of land measuring 11 Cottahs 13 Chittacks 30 sq. ft. more or less out of 1 Bigha 3 Cottahs 11 Chittacks 15 sq. ft. comprised in Dag No. 2370, Mouza – Gopalpur, J.L. No. 2, Touzi No. 299, Khatian No.389 under P.S. Airport, Municipality Rajarhat-Gopalpur together with structures constructed thereon from the Vendor named therein;

Contd.....P/3.

(3)

**AND WHEREAS** by another Deed of Release dated August 29, 1985 duly registered in the office of the Registrar of Assurances, Kolkata in Book No. 1, Volume No. 268, Pages from 462 to 469 being No. 12633 for the year 1985, the Releasor named therein, released all his right, title and interest in ALL THAT remaining piece and parcel of land measuring 11 Cottahs 13 Chittacks 30 sq. ft. more or less out of 1 Bigha 3 Cottahs 11 Chittacks 15 sq. ft. comprised in Dag No.2370, Mouza – Gopalpur, J.L. No. 2, Touzi No. 299, previous Khatian No.389, new Khatian no. 3367 under P.S. Airport, Municipality Rajarhat-Gopalpur together with structures constructed thereon in favor of the Second Party herein, therein referred to as the Releasee.

**AND WHEREAS** the Second Party thus became the absolute owner of a plot of land measuring about 0.39 Decimal homestead land comprised in R.S. & L.R. Dag No. 2370, recorded in Khatian No. 10259, Mouza- Gopalpur, J.L. No.2, P.S.- Airport, District North 24-Parganas within holding no.02, of ward no.6 under the Rajarhat Gopalpur Municipality, more fully and particularly described in the schedule B hereunder written.

**AND WHEREAS** the declarants are enjoying their property since 2009 jointly but due to some residential problem the declarants have decided to demolish the existing structure and amalgamate their individual land into one unit so that the area of land may be extended otherwise there would be a legal problem to get a sanction multistoried building plan from local authority.

**AND WHEREAS** to avoid legal problems and to regularize the matter the parties of First Part, Second Part, herein have agreed and decided to make a multistoried building on their plot of lands as particularly described in the schedule hereunder written with the following terms and conditions :-

1. THAT the parties of the first part, second part, shall give their respective plot of lands as described in the schedule hereunder written for making a

Contd.....P/4.



(4)

- multistoried building in residential/ at systems and both parties accordingly agreed to prepare a building plan on the aforesaid land more fully described in the schedule A, B, hereunder written for submitting before the competent authority for its sanction.
2. THAT the declarants herein have declared that they agreed and decided to make a multistoried building upon amalgamated 2 (two) separate plots of land of them on the basis of building plan sanctioned by the local authority.
  3. THAT it is agreed by and between the parties that the aforesaid plot of land as described in the schedule hereunder written shall be an amalgamated plot of land and the parties shall have right title and interest over the amalgamated plot of land as joint possession and all the parties hereto shall be entitled to enjoy the same proportionately .
  4. THAT it is recorded that no one of the parties hereto shall claim over the amalgamated property as individual rights over the properties as described in the schedule hereunder written will be the amalgamated property.
  5. THAT the parties of the first part, second part, herein shall construct jointly a multistoried building with the developer on their amalgamated property and enjoy their proportionate share as per their agreed terms and conditions.
  6. THAT the parties of the first part, second part, herein shall hold possess enjoy the said plot of lands as described in the schedule A, B, hereunder written jointly without any interruption.

**Schedule A of the Property**

ALL THAT a plot of land measuring about 37 Decimal homestead land comprised in R.S. & L.R. Plot Nos. 2365, 2368 & 2369 of Mouza – Gopalpur, J.L. No.2, P.S. Airport, District North 24-Parganas within holding no.RGM

Contd.....P/5.

(5)

6/177, BL-F, of ward no.3(New) under the Bidhan Nagar Municipal Corporation  
Near Tetultala Bus Stop, butted and bounded by: -

- on the North :- Mayadevi Agarwal, R.S./L.R. Plot No. 2370,  
on the South :- R.S./L.R. Plot No. 3140, 3365/3919 (Durga Pal & Others).  
on the East :- 30Ft. width, 91C bus road.  
on the west :- Other Land.

**Schedule B of the Property**

ALL THAT a plot of land measuring about 39 Decimal homestead land  
comprised in R.S. & L.R. Dag No. 2370, of Mouza – Gopalpur, J.L. No. 2, P.S.  
Airport, District North 24-Parganas within holding no.02, of ward no.3(New)  
under the Bidhan Nagar Municipal Corporation Near Tetultala Bus Stop, butted  
and bounded by:-

- on the North :- Panchu Gopal Ghosh & Others land,  
on the south :- Land of Sandip Kumar Agaiwal Plot no.2365, 2368 & 2369.  
on the East :- 30Ft. width, 91C bus road.  
on the West :- Panchu Gopal Ghosh & Others land.

**Schedule C of the Property (Amalgamated Property)**

01 dec. of land out of 37 dec. of land under plot no. 2369 of Sri Sandip Kumar  
Agarwal is hereby exchanged to 01 dec. of land out of 39 dec. of land under  
plot no. 2370 of Smt Maya Devi Agarwal to create right title and interest over  
the other plot of land required for this deed of amalgamation.

ALL THAT a plot of land measuring about 76 decimal land comprised in R.S. &  
L.R. Dag Nos. 2365, 2368, 2369, & 2370, of Mouza – Gopalpur, J.L. No.2, P.S.  
Airport, District North 24-Parganas within holding no.RGM6/177/BL-F, 02, of  
ward no.3 (New) under the Bidhan Nagar Municipal Corporation near Tetultala  
Bus Stop, butted and bounded by: -

Contd.....P/6.



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(6)

- On the North :- R.S./L.R. Dag No. 2364.  
On the South :- R.S./L.R. Dag No. 3140 & 3365/3919.  
On the East :- 30Ft. width 91C bus road.  
On the West :- R.S./L.R. Dag No. 2364.

**IN WITNESS WHEREOF** the parties of the first part, second part, herein sets and subscribed their respective hands, seal on the day, month and year first above written.

**WITNESSES**

1. Jagdish Prasad Agarwal.  
P-19/11 CVT Rd. Sch VII M  
Kakugadu. KHKote. Poosli.

Jagdish Kr. Agarwal.

Signature of Declarant of First Part

2. Souzav Thakur  
40 Sublingohu Thakur  
Ran Krishnapur (E), Barasat  
Kol-124

M.D. AGARWAL (MAYADEVI AGARWAL)

Signature of Declarant of Second Part

**Drafted and Prepared by**  
Bhabanara Krishna Rao  
Advocate  
High Court, Calcutta  
P-563/547/89

83/H Govt. of West Bengal  
 Directorate of Registration & Stamp Revenue  
 e-Challan

IN: 19-201617-002364600-1 Payment Mode Online Payment  
 GRN Date: 20/09/2016 11:32:55 Bank: HDFC Bank  
 BRN: 257120316 BRN Date: 20/09/2016 11:52:29

7-1610/16

DEPOSITOR'S DETAILS

Name: ANTRIX INFRASTRUCTURE PVT. LTD. Id No.: 15041000340744/3/2016  
 (Dusry No./Quary Year)  
 Contact No.: Mobile No.: +91 9831001334  
 E-mail: info@antrixinfra.com  
 Address: P-19/1, C.I.T ROAD, SCHEME - VII(M), KOL-700054  
 Applicant Name: Mr S Thakur  
 Office Name:  
 Office Address:  
 Status of Depositor: Others  
 Purpose of payment / Remarks: Exchange, Exchange Payment No 3



PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	15041000340744/3/2016	Property Registration- Registration Fees	0030-03-104-001-16	13346
2	15041000340744/3/2016	Property Registration- Stamp duty	0030-02-103-003-02	72247
<b>Total</b>				<b>85593</b>

In Words: Rupees Eighty Five Thousand Five Hundred Ninety Three only

J. K. Agawal.  
 M. Agawal











Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. BIDHAN NAGAR, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15041000340744/2016

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri Sandip Kumar Agarwal P-19/1, C. I. T. Road, Scheme V I I M, P.O.- Kankurgachi, P.S.- Manicktola, District- Kolkata, West Bengal, India, PIN - 700054	Parties to Exchange			<i>Sandip K. Agarwal</i> 21/09/2016.
2	Smt Maya Devi Agarwal P-19/1, C. I. T. Road, Scheme V I I M, P.O.- Kankurgachi, P.S.- Manicktola, District- Kolkata, West Bengal, India, PIN - 700054	Parties to Exchange			<i>MD Agarwal</i> 21.09.16
Sl No.	Name and Address of Identifier	Identifier of		Signature with date	
1	Mr J P Agarwal Son of Shri Ram Prasad Agarwal P-19/1, C. I. T. Road, Scheme V I I M, P.O.- Kankurgachi, P.S.- Manicktola, District-Kolkata, West Bengal, India, PIN - 700054	Shri Sandip Kumar Agarwal, Smt Maya Devi Agarwal		<i>Jayprakash Prasad Agarwal</i> 21/09/16	



(Goutam Sinha Roy)  
ADDITIONAL DISTRICT  
SUB-REGISTRAR  
OFFICE OF THE A.D.S.R.  
BIDHAN NAGAR

PERMANENT ACCOUNT NUMBER  
ADMPA3225G



SANDIP KUMAR AGARWAL

FATHER'S NAME  
JAGDISH PRASAD AGARWAL

DATE OF BIRTH  
02-03-1972

*Sandip*

*Chitra*

COMMISSIONER OF INCOME TAX, W.B.

*S. K. Agarwal.*





  
**ELECTION COMMISSION OF INDIA**  
ভারতের নির্বাচন কমিশন

IDENTITY CARD

WB/22/159/348711

পরিচয় পত্র

Duplicate

প্রতিরূপ



Elector's Name **Maya Debi Agarwal**

নির্বাচকের নাম **ময়া দেবী আগরওয়াল**

Husband's Name **Jagdish Agarwal**

স্বামীর নাম **জগদীশ আগরওয়াল**

Sex **F**

লিঙ্গ **স্ত্রী**

Age as on 1.1.2005 **59**

১.১.২০০৫ এ বয়স **৫৯**

*M. D. Agarwal*

Address:  
P/15/1 C.I.T. SCHEME NO.-VII-M Kolkata 700054

ঠিকানা:  
প/১৫/১ বি.সি.টি.স্কিম নং-৭-এম কলকাতা ৭০০০৫৪

Facsimile Signature  
Electoral Registration Officer  
নির্বাচক নিবন্ধন অফিসার  
Assembly Constituency: 159-Maniktola  
বিধানসভা নির্বাচন কেন্দ্র: ১৫৯-মানিকতলা  
District: Kolkata  
Date: 22.01.2006





ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

WB / 22 / 159 / 348714

পরিচয় পত্র



Elector's Name নির্বাচকের নাম	Agarwal Jagdish Pd. আগরওয়াল জগদীশ পদ.
Father/Mother/ Husband's Name পিতা/মাতা/স্বামীর নাম	Ramkumar রামকুমার
Sex লিঙ্গ	M পুং
Age as on 1.1.1995 ১.১.১৯৯৫-এ বয়স	53 ৫৩

Jagdish Prasad Agarwal.

Address

BI-P,  
FI-18/1 CIT Scheme No.-VII-M(VIP Rd), Calcutta.

বিক্রম  
ফ্লট-পিএস-১৯/১ সিআইটি স্কিম,  
বি-১৮/১-এম, (ভিআইপি রোড), কলিকতা।



Facsimile Signature  
Electoral Registration Officer  
নির্বাচন-নিবন্ধন অধিকারিক

For 159,-Maniktola  
Assembly Constituency

১৫৯,-মানিকতলা  
বিধানসভা নির্বাচন কেন্দ্র

Place Calcutta

স্থান কলিকতা

Date 13.09.95

তারিখ ১৩.০৯.৯৫





### Major Information of the Deed

Deed No :	I-1504-01610/2016		Date of Registration	9/22/2016 1:47:54 PM
Query No / Year	1504-1000340744/2016		Office where deed is registered	
Query Date	14/09/2016 4:57:46 PM		A.D.S.R. BIDHAN NAGAR, District: North 24-Parganas	
Applicant Name, Address & Other Details	S Thakûr 3 A, Rammohan Mullick Garden Lane, Thana : Bellaghata, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9836330162, Status :Others			
Transaction	[0601] Exchange, Exchange		Additional Transaction	
Set Forth value	Rs. 2/-		[4305] Other than immovable Property, Declaration [No of Declaration : 2]	
Stampduty Paid(SD)	Rs. 72,747/- (Article:31)		Market Value	
Remarks	M.V. of the property of Greatest Value Rs 12,12,121/- Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip.(Urban area)		Rs. 24,24,242/-	
			Registration Fee Paid	
			Rs. 13,346/- (Article:A(1), E)	

### Land Details :

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Old 91 Route (Kalkhali Road), Mouza: Gopalpur

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2369		Bastu	Shali	1 Dec	1/-	12,12,121/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L2	LR-2370		Bastu	Shali	1 Dec	1/-	12,12,121/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
<b>TOTAL :</b>					2Dec	2 /-	24,24,242 /-	
<b>Grand Total :</b>					2Dec	2 /-	24,24,242 /-	

### Parties to Exchange Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	<b>Shri Sandip Kumar Agarwal</b> Son of Jagadish Prasad Agarwal Executed by: Self, Date of Execution: 21/09/2016 , Admitted by: Self, Date of Admission: 21/09/2016 ,Place : Pvt. Residence			

19/1, C. I. T. Road, Scheme V I I M, P.O:- Kankurgachi, P.S:- Manicktola, District:-Kolkata, West Bengal, India, PIN - 700054 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Status :Individual

2 **Smt Maya Devi Agarwal**

Wife of Jagadish Prasad Agarwal P-19/1, C. I. T. Road, Scheme V I I M, P.O:- Kankurgachi, P.S:- Manicktola, District:-Kolkata, West Bengal, India, PIN - 700054 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, Status :Individual, Executed by: Self, Date of Execution: 21/09/2016 , Admitted by: Self, Date of Admission: 21/09/2016 ,Place : Pvt. Residence

**Identifier Details :**

Name & address
Mr J P Agarwal Son of Shri Ram Prasad Agarwal P-19/1, C. I. T. Road, Scheme V I I M, P.O:- Kankurgachi, P.S:- Manicktola, District:-Kolkata, West Bengal, India, PIN - 700054, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Identifier Of Shri Sandip Kumar Agarwal, Smt Maya Devi Agarwal

**Share of Property After Exchange**

Sch No.	Name of the Donor of Settlement	Party Number	Transferred Area	Transferred Area in(%)	Share in Market Value (In Rs.)
L1	Shri Sandip Kumar Agarwal	1	0.5 Dec	0.5 Dec	6,06,061/-
L1	Smt Maya Devi Agarwal	2	0.5 Dec	0.5 Dec	6,06,061/-
L2	Shri Sandip Kumar Agarwal	1	0.5 Dec	0.5 Dec	6,06,061/-
L2	Smt Maya Devi Agarwal	2	0.5 Dec	0.5 Dec	6,06,061/-

**Endorsement For Deed Number : I - 150401610 / 2016**

On 14-09-2016

**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 24,24,242/-. MV of the property of Greatest Value Rs 12,12,121/-

*Goutam Sinha Roy*

Goutam Sinha Roy  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BIDHAN NAGAR  
North 24-Parganas, West Bengal



09-2016

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

resented for registration at 18:40 hrs on 21-09-2016, at the Private residence by Shri Sandip Kumar Agarwal , one of the Executants.

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

Execution is admitted on 21/09/2016 by 1. Shri Sandip Kumar Agarwal, Son of Jagadish Prasad Agarwal, P-19/1, C. I. T. Road, Scheme V I I M, P.O: Kankurgachi, Thana: Manicktola, , Kolkata, WEST BENGAL, India, PIN - 700054, by caste Hindu, by Profession Others, 2. Smt Maya Devi Agarwal, Wife of Jagadish Prasad Agarwal, P-19/1, C. I. T. Road, Scheme V I I M, P.O: Kankurgachi, Thana: Manicktola, , Kolkata, WEST BENGAL, India, PIN - 700054, by caste Hindu, by Profession Others

Indetified by Mr J P Agarwal, , Son of Shri Ram Prasad Agarwal, P-19/1, C. I. T. Road, Scheme V I I M, P.O: Kankurgachi, Thana: Manicktola, , Kolkata, WEST BENGAL, India, PIN - 700054, by caste Hindu, by profession Others

Goutam Sinha Roy

ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BIDHAN NAGAR

North 24-Parganas, West Bengal

On 22-09-2016

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 : 31 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 13,346/- ( A(1) = Rs 13,332/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 13,346/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/09/2016 11:52AM with Govt. Ref. No: 192016170023646001 on 20-09-2016, Amount Rs: 13,346/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 257120316 on 20-09-2016, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 72,747/- and Stamp Duty paid by Stamp Rs 500/-, by online = Rs 72,247/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1803, Amount: Rs.500/-, Date of Purchase: 09/09/2016, Vendor name: M Dutta Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/09/2016 11:52AM with Govt. Ref. No: 192016170023646001 on 20-09-2016, Amount Rs: 72,247/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 257120316 on 20-09-2016, Head of Account 0030-02-103-003-02





Goutam Sinha Roy

ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BIDHAN NAGAR

North 24-Parganas, West Bengal












SIGNATURE OF THE  
PRESENTANT/  
EXECUTANT/SELLER/  
BUYER/CAIMENT  
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908  
N.B. - LH BOX- SMALL TO THUMB PRINTS  
R.H. BOX- THUMB TO SMALL PRINTS

 <i>Jaiy kr. Agarwal.</i>	LH					
	RH.					

*Jaiy kr. Agarwal.*

ATTESTED :-

 <i>M.D. Agarwal</i>	LH					
	RH.					

ATTESTED :- *M.D. Agarwal (MAYA DEVI AGARWAL)*

PHOTO	LH					
	RH.					

ATTESTED :-



