2296/21

I - 2278/2021

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL

M 303329

02/09/2021

21161 2571/2021

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)

- 2 SEP 2021

# DEED OF DECLARATION FOR AMALGAMATION OF LAND.

**THIS DEED OF DECLARATION FOR AMALGAMATION OF LAND** made on this 2nd day of September, Two Thousand Twenty-One ( 2021 ) A. D. ;

**BETWEEN**

1. **SRI ARUN KANTI PODDER ( Pan – AFNPP5075J ) and ( Aadhaar No.7933 2684 7053 )**, son of Late Nanigopal Podder, by Faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at Plot No.76, Dum Dum Park, Post Office – Bangur Avenue, Police Station – Lake Town, Kolkata – 700 055 in the District of North 24-Parganas and herein after referred to and called as the " **LANDOWNER / DECLARANT** " ( which terms or expression shall unless, otherwise excluded by or repugnant to the context

No 79666.

Name : Arun Kanti Poddar & Anr.

Address : 76 Dum-Dum Park. Kol- 55.

Rs. 500/-

Kolkata Collectorate
11, Netaji Subhas Rd.,
Kolkata-1

Date 31 AUG 2021

Anal Kr. Saha
Licensed Stamp
Vendor

Seal of the Additional District Sub Registrar
Bidhannagar, North 24 Pgs

Anjan Chowdhury.
S/o: Late Tejendralal Chowdhury
42, Dum Dum Park,
Kolkata- 700055
Other's

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Bidhannagar, (Salt Lake City)

2 SEP 2021

or subject be deemed to mean and include all his legal heirs, executors, representatives, administrators and / or assigns ) of the **FIRST PART** ;

**- A N D -**

**SRI AVIJIT SAHA ( Pan – AVZPS6493D ) and ( Aadhaar No.5501 2140 0629 )**, son of Late Ajit Saha alias Late Ajit Kumar Saha, by Faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at Plot No.76, Dum Dum Park, Post Office – Bangur Avenue, Police Station – Lake Town, Kolkata – 700 055 in the District of North 24-Parganas and herein after referred to and called as the " **LANDOWNER / DECLARANT** " ( which terms or expression shall unless, otherwise excluded by or repugnant to the context or subject be deemed to mean and include all his legal heirs, executors, representatives, administrators and / or assigns ) of the **SECOND PART.**

**W H E R E A S** the Party of the First Part hereof being the Landowner / Declarant hereto namely, Sri Arun Kanti Podder, son of Late Nanigopal Podder, absolutely seized and possessed of and / or otherwise well and sufficiently entitled to all that piece and parcel of Plot of Bastu land ad-measuring an area of 2 ( Two ) Kattahs, 10 ( Ten ) Chittacks and 35 ( Thirty-Five ) Square feet be the same a little more or less together with old Brick built 2 ( Two ) Storeyed building having the total constructed area of 2000 Square feet approximately standing thereon and lying and situate at being the Northern Part and Portion of Plot No.76, Dum Dum Park, Police Station – Lake Town, Kolkata – 700 055 appertaining to Mouza – Shyamnagar ( formerly, Krishnapur ), J. L. No.32 / 20 ( Old No.17 ), R. S. No.180 comprised in C. S. Plot ( Dag ) Nos.2359 and 2368, Municipal Holding No.122 ( old No.79 / 1 ) within the limit of Ward No.28 under the South Dum Dum Municipality, Additional District Sub-Registration Office at Bidhannagar, Salt Lake City in the District of North 24-Parganas and hereinafter referred to as the " said Premises " and more particularly described in the First Schedule written herein after, by virtue of Purchase of the same by or under a registered Deed of Conveyance dated 28th July, 1979, from the then lawful Owners of the said Premises namely, Sri Nanigopal Podder and 8 ( Eight ) Others, against payment of valuable Consideration mentioned there in. The said Deed of Conveyance was

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Bidhannagar, (Salt Lake City

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registered with the Office of the Sub-Registrar at Cossipore, Dum Dum on the said 28th July, 1979 and recorded there in Book No. I, Volume No.110, Pages – 141 to 160, **Being No.5656 for the Year 1979** of the said Office.

**A N D W H E R E A S** the Party of the Second Part hereof being the Landowner / Declarant hereto namely, Sri Avijit Saha, son of Late Ajit Saha alias Late Ajit Kumar Saha, absolutely seized and possessed of and/or otherwise well and sufficiently entitled to all that piece and parcel of Plot of Bastu land ad-measuring an area of 2 ( Two ) Kattahs, 5 ( Five ) Chittacks and 10 ( Ten ) Square feet be the same a little more or less together with old Brick built 2 (Two) Storeyed building having the total constructed area of 2234 Square feet approximately standing thereon and lying and situate at being the Southern Part and Portion of Plot No.76, Dum Dum Park, Police Station – Lake Town, Kolkata – 700 055 appertaining to Mouza – Shyamnagar (formerly, Krishnapur), J. L. No.32 / 20 ( Old No.17 ), R. S. No.180 comprised in C. S. Plot ( Dag ) Nos.2359 and 2368, Municipal Holding No.123 ( old No.79 / 2 ) within the limit of Ward No.28 under the South Dum Dum Municipality, Additional District Sub-Registration Office at Bidhannagar, Salt Lake City in the District of North 24-Parganas and hereinafter referred to as the " said Premises " and more particularly described in the Second Schedule written herein after, by virtue of acquiring the same by or under a registered Indenture dated 10th November, 1990 and subsequent registered Deed of Declaration dated 11th May, 1991 respectively executed by her Mother namely, Smt. Protiva Rani Saha as Donor thereto of the One Part. That both the said Indenture dated 10th November, 1990 and the Deed of Declaration dated 11th May, 1991 were registered with the Office of the Registrar of Assurance, Calcutta and recorded there in Book No. I, **Being No.19994 for the Year 1990 and Being No.7296 for the Year 1991** respectively of the said Office.

**A N D W H E R E A S** the Landowner / Declarant of the First Part and Second Part hereof upon acquiring the lawful right, bonafide interest, marketable title and peaceful Possession of their respective First Schedule and Second Schedule written Plots of land / Premises in the manner stated herein before, presently are in peaceful occupation and enjoyment thereof free from

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North 24 Pgs.

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Bidhannagar, (Salt Lake City

2 SEP 2021

all encumbrances to the exclusion of all other upon mutating their respective names in the Assessment Register of the South Dum Dum Municipality on Payment of requisite Municipal rates and taxes there for till date.

**A N D W H E R E A S** the Landowner / Declarant of the First Part and Second Part hereof as lawful owner of their respective Plot/s of Land/said Premises which are lying adjacent to each other under the self-same Dag ( Plot ) Nos.2359 and 2368 as well as Part and Portion of the self-same Scheme Plot No.76, Dum Dum Park, Police Station - Lake Town, Kolkata - 700 055 felt and realized that, it would be better, convenient and more beneficial for the common interest of both the Landowner / Declarant to amalgamate their said 2 ( Two ) Plots of land as One Single Holding so to facilitate and utilize the total area of 5 ( Five ) Kattahs of land in more gainful manner by constructing there upon a Multi-Storeyed building in accordance with One Single sanctioned Building Plan of the concerned Municipal Authority and accordingly, decided to execute and register the present Deed of Declaration for Amalgamation of their said 2 ( Two ) adjacent Plots of land / said Premises as one Single Holding for the Common interest of both of them in the manner stated as follows.

**NOW THIS DEED OF DECLARATION FOR AMALGAMATION OF LAND WITNESSETH** that, in pursuance of the herein above stated intendment and desire, the Landowner / Declarant of the First Part and Second Part hereof as absolute lawful Owners in respect of their 2 ( Two ) adjoining Plots of land / said Premises more particularly described in the First Schedule and Second Schedule written herein after respectively lying under the self-same Mouza viz. Shyamnagar within the self-same C. S. / R. S. Dag Nos.2359 and 2368 being part and portion of the self-same Scheme Plot No.76, Dum Dum Park, Police Station – Lake Town, Kolkata – 700 055 do hereby jointly and severally on their respective free will and consent as lawful Assessee, Owner and Occupier of their said 2 ( Two ) adjoining Plots of land, for the common interest and benefit of both of them decided and agreed to amalgamate their said 2 ( Two ) Plots of Land as One Single Holding for more better and convenient use of the said amalgamated Plot of Land by erecting a Multi-Storeyed building

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...idhannagar, (Salt Lake City

2 SEP 2021

on the said amalgamated Holding / Premises by availing maximum constructed area in accordance with the Building Plan cause to be sanctioned in the name of the Landowner / Declarant of the First Part and Second Part hereof by the concerned authorities of the South Dum Dum Municipality.

That vide execution and registration of the present Deed of Declaration, the Landowner of the First Part and Second Part hereof also categorically declare that, for the benefit and ensuring common interest, both the Landowner hereof as lawful Assessee, Owner and Occupier on their respective free will and consent agreed and decided to amalgamate their 2 (Two ) adjoining / adjacent Premises / Plots of land containing an area of 2 ( Two ) Kattahs, 10 ( Ten ) Chittacks and 35 ( Thirty-Five ) Square feet of land belonging to Landowner / Declarant of the First Part and Land area of 2 ( Two ) Kattahs, 5 ( Five ) Chittacks and 10 ( Ten ) Square feet belonging to the Landowner / Declarant of the Second Part hereof together with old Building standing thereon and both lying at Mouza – Shyamnagar under the self-same C. S. / R. S. Dag Nos.2359 and 2368 being Part and Portion of the self-same Scheme Plot No.76, Dum Dum Park, Police Station – Lake Town, Kolkata – 700 055 comprising on amalgamation the **total Land area of 5 ( Five ) Kattahs** be the same a little more or less together with 2 ( Two ) Nos. of old Brick built Double Storeyed building having the total constructed area of 2000 Square feet and 2234 Square feet respectively standing thereon and lying and situate at being entirety of Scheme Plot No.76, Dum Dum Park, Police Station – Lake Town, Kolkata – 700 055 within the Municipal limit of Ward No.28 under the South Dum Dum Municipality, Additional District Sub-Registration Office at Bidhannagar, Salt Lake City in the District of North 24-Parganas and hereinafter referred to as the "said amalgamated Premises" and more particularly described in the Third Schedule written hereinafter and to treat the same as 1 ( One ) Single Plot / Holding because such amalgamation is being made with bonafide intent to provide utmost benefit to the Landowner / Declarant of the First Part and Second Part hereof by utilizing the said amalgamated Premises / Plot of Land in more better and gainful manner vide construction of a Multi-Storeyed building thereon in accordance with the sanctioned Building Plan of the concerned South Dum Dum Municipality without causing any harm or disturbance of any nature whatsoever to any neighbouring Plot holder/s.

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Bidhannagar, (Salt Lake City)

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## THE FIRST SCHEDULE OF LAND OF LANDOWNER / DECLARANT OF THE FIRST PART

**ALL THAT** piece and parcel of Plot of Bastu land ad-measuring an area of **2 ( Two ) Kattahs, 10 ( Ten ) Chittacks and 35 ( Thirty-Five ) Square feet** be the same a little more or less together with old Brick built 2 ( Two ) Storeyed building having the total constructed area of 2000 Square feet approximately standing thereon and lying and situate at being the Northern Part and Portion of Plot No.76, Dum Dum Park, Police Station – Lake Town, Kolkata – 700 055 appertaining to Mouza – Shyamnagar ( formerly, Krishnapur ), J. L. No.32 / 20 ( Old No.17 ), R. S. No.180 comprised in C. S. Plot ( Dag ) Nos.2359 and 2368, Municipal Holding No.122 ( old No.79 / 1 ) within the limit of Ward No.28 under the South Dum Dum Municipality, Additional District Sub-Registration Office at Bidhannagar, Salt Lake City in the District of North 24-Parganas.

## THE SECOND SCHEDULE OF LAND OF LANDOWNER / DECLARANT OF THE SECOND PART

**ALL THAT** piece and parcel of Plot of Bastu land ad-measuring an area of **2 ( Two ) Kattahs, 5 ( Five ) Chittacks and 10 ( Ten ) Square feet** be the same a little more or less together with old Brick built 2 (Two) Storeyed building having the total constructed area of 2234 Square feet approximately standing thereon and lying and situate at being the Southern Part and Portion of Plot No.76, Dum Dum Park, Police Station – Lake Town, Kolkata – 700 055 appertaining to Mouza – Shyamnagar ( formerly, Krishnapur ), J. L. No.32 / 20 ( Old No.17 ), R. S. No.180 comprised in C. S. Plot ( Dag ) Nos.2359 and 2368, Municipal Holding No.123 ( old No.79 / 2 ) within the limit of Ward No.28 under the South Dum Dum Municipality, Additional District Sub-Registration Office at Bidhannagar, Salt Lake City in the District of North 24-Parganas.

## THIRD SCHEDULE OF AMALGAMATED LAND REFERRED ABOVE

**ALL THAT** piece and parcel of amalgamated Plot of Bastu Land ad-measuring **total area of 5 ( Five ) Kattahs** be the same a little more or less together with 2 ( Two ) Nos. of old Brick built Double Storeyed building having the

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Additional District Sub-Registrar
Bidhannagar, (Salt Lake City)

2 SEP 2021

Arun Kanti Podder.

total constructed area of 2000 Square feet and 2234 Square feet Cemented Flooring respectively standing thereon and lying and situate at being entirety of Scheme Plot No.76, Dum Dum Park, Police Station – Lake Town, Kolkata – 700 055 appertaining to Mouza – Shyamnagar ( formerly, Krishnapur ), J. L. No.32 / 20 ( Old No.17 ), R. S. No.180 comprised in C. S. / R. S. Plot ( Dag ) No.2359 ( 2 Kattahs, 10 Chittacks and 18 Sq. ft. ) and C. S. / R. S. Plot ( Dag ) No.2368 ( 2 Kattahs, 5 Chittacks and 27 Sq. ft. ), Municipal Holding Nos.122 and 123 within the limit of Ward No.28 under the South Dum Dum Municipality, Additional District Sub-Registration Office at Bidhannagar, Salt Lake City in the District of North 24-Parganas and which is butted and bounded as follows :

**ON THE NORTH** : By 20' feet wide Municipal Road,

**ON THE EAST** : By Plot No.75, Dum Dum Park,

**ON THE SOUTH** : By Plot No.91, Dum Dum Park, and

**ON THE WEST** : By 20' feet wide Municipal Road.

**IN WITNESS WHEREOF** the Landowners / Declarants hereto doth hereunto set and subscribe their respective hand and seal in presence of the Witnesses named herein below on the day, month and year first above written.

**SIGNED, SEALED AND DELIVERED**

at Kolkata in presence of :

**WITNESSES:**

1. Anjan Chowdhury.
42, Dum Dum park
Kolkata - 700055.

Arun Kanti Podder.

**SIGNATURE OF THE LANDOWNER / DECLARANT OF THE FIRST PART.**

2. Utam Bhattacharyya.
6, old post office St.
Kol - 1

Arijit Saha

**SIGNATURE OF THE LANDOWNER / DECLARANT OF THE SECOND PART.**

Drafted by:
Bani Brata Basak, Advocate
High Court, Calcutta. WB No. 449/2005

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Bidhannagar, North 24 Pgs.

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

2 SEP 2021

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

## GRN Details

| | | | |
|---|---|---|---|
| **GRN:** | 192021220065998061 | **Payment Mode:** | Online Payment |
| **GRN Date:** | 31/08/2021 10:41:59 | **Bank/Gateway:** | HDFC Bank |
| **BRN :** | 1544176686 | **BRN Date:** | 31/08/2021 10:08:14 |
| **Payment Status:** | Successful | **Payment Ref. No:** | 2001612571/5/2021<br>[Query No/*/Query Year] |

## Depositor Details

| | |
|---|---|
| **Depositor's Name:** | ARUN KANTI PODDER |
| **Address:** | 76 DUM DUM PARK KOLKATA-700055 |
| **Mobile:** | 9874566446 |
| **Depositor Status:** | Advocate |
| **Query No:** | 2001612571 |
| **Applicant's Name:** | Mr Bani Brata Basak |
| **Identification No:** | 2001612571/5/2021 |
| **Remarks:** | Merger/Demerger, Amalgamation (Other than company amalgamation)<br>Payment No 5 |

I - 2278/2021.

## Payment Details

| Sl. No. | Payment ID | Head of A/C Description | Head of A/C | Amount (₹) |
|---|---|---|---|---|
| 1 | 2001612571/5/2021 | Property Registration- Stamp duty | 0030-02-103-003-02 | 97898 |
| 2 | 2001612571/5/2021 | Property Registration- Registration Fees | 0030-03-104-001-16 | 196769 |
| | | | **Total** | **294667** |

**IN WORDS: TWO LAKH NINETY FOUR THOUSAND SIX HUNDRED SIXTY SEVEN ONLY.**

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SIGNATURE OF THE PRESENTANT/ EXECUTANT/SELLER/ BUYER/CLAIMENT WITH PHOTO.

## UNDER RULE 44A OF THE I.R. ACT, 1908.

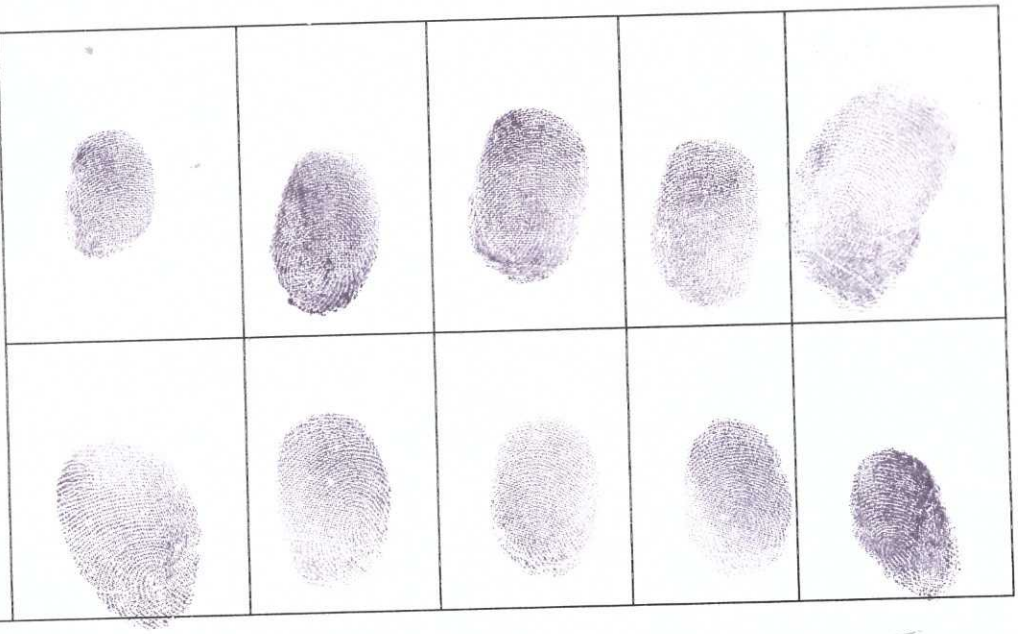
N.B. – L.H. BOX-SMALL TO THUMB PRINTS,
R.H.BOX – THUMB TO SMALL PRINTS.

Arun Kanti Podder

Arun Kanti Podder

L.H.

R.H.



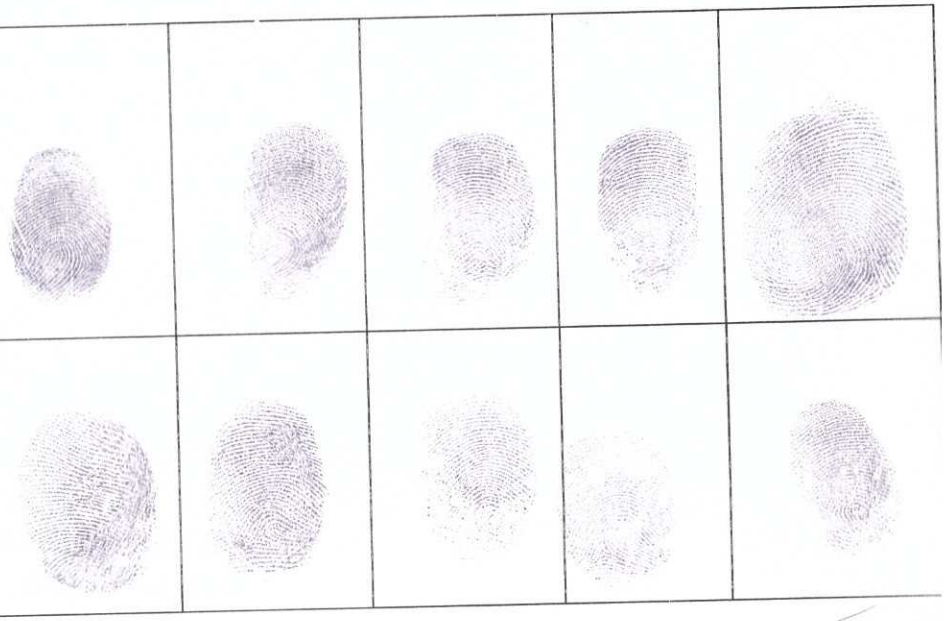
ATTESTED :- Arun Kanti Podder.

Arijit Saha

Arijit Saha

L.H.

R.H.



ATTESTED :- Arijit Saha

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Bidhannagar, North 24 Pgs.

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

2 SEP 2021

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AFNPP5075J

नाम /NAME

ARUN KANTI PODDER

पिता का नाम /FATHER'S NAME

NANIGOPAL PODDER

जन्म तिथि /DATE OF BIRTH

30-03-1947

हस्ताक्षर /SIGNATURE

Arun Kanti Podder

आयकर आयुक्त, प.बं.-XI

COMMISSIONER OF INCOME-TAX, W.B.-XI

Arun Kanti Podder.

इस कार्ड के खो / मिल जाने पर कृपया जारी करने
वाले अधिकारी को सूचित / वापस कर दें
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी)
पी-7,
चौरंगी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/found,kindly inform/return to
the issuing authority :
Joint Commissioner of Income-tax(Systems & Technical)
P-7,
Chowringhee Square,

Arun Kanti Podder.

Seal of the Additional District Sub Registrar
Bidhannagar, North 24 Pgs.

ভারত সরকার
Government of India

অরুন কান্তি পোদ্দার
Arun Kanti Podder
পিতা : নানী গোপাল পোদ্দার
Father : NANI GOPAL PODDER
জন্মতারিখ / DOB : 30/03/1947
পুরুষ / Male

7933 2684 7055

আধার – সাধারণ মানুষের অধিকার

Arun Kanti Podder.

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
75 নং, দমদম পার্ক সাউথ
দমদম (এম), বাঙ্গুর এভিনিউ,
উত্তর ২৪ পরগণা, পশ্চিমবঙ্গ,
700055

Address:
75, DUMDUM PARK, South Dum
Dum (M), Bangur Avenue, North
24 Parganas, West Bengal,
700055

7933 2684 7053

1947
1800 300 1947

india@uidai.gov.in

www.uidai.gov.in

Arun Kanti Podder

Seal of the Additional District Sub Registrar
অতিরিক্ত জেলা অবর নিবন্ধকের কেন্দ্র
Barasat, North 24 Pgs.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AVZPS6493D

नाम/Name
AVIJIT SAHA

पिता का नाम /Father's Name
AJIT SAHA

जन्म की तारीख /Date of Birth
28/02/1962

हस्ताक्षर / Signature

Avijit Saha

Avijit Saha

Seal of the Additional District Sub Registrar
Barasat, North 24 Pgs.

सत्यमेव जयते
भारत सरकार

आधार

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

Enrollment No.: 1062/11011/57539

To
Avijit Saha
S/O: Ajit Kumar Saha
79/2 DUMDUM PARK
Bangur Avenue
Bangur Avenue
Jessore Road North 24 Parganas
West Bengal 700055
9836105781

22/01/2016

331387077

MA313870777FT

आपका आधार क्रमांक / Your Aadhaar No. :

**5501 2140 0629**

आधार - आम आदमी का अधिकार

भारत सरकार
Government of India

Avijit Saha
DOB : 28/02/1962
Male

5501 2140 0629

आधार - आम आदमी का अधिकार

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Bidhannagar, North 24 Pgs.

Avijit Saha

Avijit Saha

ভারত সরকার

ভারত সরকার
Government of India

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

তালিকাভুক্তির আই ডি / Enrollment No. : 0013/15016/05139

To
**Anjan Chowdhury**
অঞ্জন চৌধুরী
S/O: Tejendra Lal Chowdhury,
42 dum dum park,
VTC: Bangur Avenue, PO: Bangur Avenue,
Sub District: Jessore Road, District: North 24 Parganas,
State: West Bengal, PIN Code: 700055,
Mobile: 9836764055

30/07/2016

19034008

KF190340087FI

আপনার আধার সংখ্যা / Your Aadhaar No. :

**2143 5460 9647**

আমার আধার, আমার পরিচয়

ভারত সরকার
Government of India

অঞ্জন চৌধুরী
**Anjan Chowdhury**
জন্মতারিখ / DOB: 25/10/1963
পুরুষ / Male

30/07/2016

2143 5460 9647

আমার আধার, আমার পরিচয়

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Anjan Chowdhury.

9836764055

Government of India

- আধার পরিচয়ের প্রমান, নাগরিকত্বের প্রমান নয়।
- নিরাপদ কিউআর কোড / অফলাইন এক্সএমএল / অনলাইন প্রমাণীকরণ ব্যবহার করে পরিচয় যাচাই করুন।

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code / Offline XML / Online Authentication.

- আধার সারা দেশে মান্য।
- আধার আপনাকে বিভিন্ন সরকারি ও বেসরকারি পরিষেবা প্রাপ্তিতে সাহায্য করে।
- আধারে আপনার মোবাইল নাম্বার ও ইমেইল আইডি আপডেটে রাখুন।
- আধার নিজের স্মার্ট ফোনে রাখুন, mAadhaar App দ্বারা।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা: এস/ও: তেজেন্দ্র লাল চৌধুরী, 42 দমদম পার্ক, বাঙ্গুর অভেনিউ, উত্তর ২৪ পরগনা, পশ্চিম বঙ্গ, 700055

Address: S/O: Tejendra Lal Chowdhury, 42 dum dum park, Bangur Avenue, North 24 Parganas, West Bengal, 700055

2143 5460 9647

1947 help@uidai.gov.in www.uidai.gov.in

## Major Information of the Deed

| | | | |
|---|---|---|---|
| **Deed No :** | **I-1504-02278/2021** | **Date of Registration** | **02/09/2021** |
| **Query No / Year** | **1504-2001612571/2021** | **Office where deed is registered** | |
| **Query Date** | **26/08/2021 2:52:10 PM** | 1504-2001612571/2021 | |
| **Applicant Name, Address & Other Details** | Bani Brata Basak<br>High Court Calcutta,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8420645226, 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. 45,00,000/- | | Rs. 1,96,75,500/- | |
| Stampduty Paid(SD) | | Registration Fee Paid | |
| Rs. 98,398/- (Article:23) | | Rs. 1,96,769/- (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: Dum Dum Park., Mouza: ShyamNagar, Jl No: 32, Pin Code : 700055

| Sch No | Plot Number | Khatian Number | Land Use Proposed | Land Use ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|---|---|---|---|---|---|---|---|---|
| L1 | RS-2359 | | Bastu | Bastu | 2 Katha 10 Chatak 18 Sq Ft | 20,00,000/- | 87,45,000/- | Width of Approach Road: 20 Ft., Adjacent to Metal Road, |
| L2 | RS-2368 | | Bastu | Bastu | 2 Katha 5 Chatak 27 Sq Ft | 20,00,000/- | 77,55,000/- | Width of Approach Road: 20 Ft., Adjacent to Metal Road, |
| | | **TOTAL :** | | | **8.25Dec** | **40,00,000 /-** | **165,00,000 /-** | |
| | **Grand Total :** | | | | **8.25Dec** | **40,00,000 /-** | **165,00,000 /-** | |

### Structure Details :

| Sch No | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details |
|---|---|---|---|---|---|
| S1 | On Land L1 | 2000 Sq Ft. | 2,50,000/- | 15,00,000/- | Structure Type: Structure |

Gr. Floor, Area of floor : 1000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete

Floor No: 1, Area of floor : 1000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete

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| | | | | | |
|---|---|---|---|---|---|
| S2 | On Land L2 | 2234 Sq Ft. | 2,50,000/- | 16,75,500/- | Structure Type: Structure |
| | Gr. Floor, Area of floor : 1117 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete<br><br>Floor No: 1, Area of floor : 1117 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete | | | | |
| | **Total :** | **4234 sq ft** | **5,00,000 /-** | **31,75,500 /-** | |

**Seller Details :**

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|---|---|---|---|---|
| 1 | **Name** | **Photo** | **Finger Print** | **Signature** |
| | **Shri ARUN KANTI PODDER (Presentant )**<br>Son of Late NANIGOPAL PODDER<br>Executed by: Self, Date of Execution: 02/09/2021<br>, Admitted by: Self, Date of Admission: 02/09/2021 ,Place : Office |  <br>02/09/2021 |  <br>LTI<br>02/09/2021 | Arun Kanti Podder<br>02/09/2021 |
| | 76 DUM DUM PARK ,, City:- , P.O:- BANGUR AVENUE, 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.:: AFxxxxxx5J, Aadhaar No: 79xxxxxxxx7053, Status :Individual, Executed by: Self, Date of Execution: 02/09/2021<br>, Admitted by: Self, Date of Admission: 02/09/2021 ,Place : Office | | | |
| 2 | **Name** | **Photo** | **Finger Print** | **Signature** |
| | **Shri AVIJIT SAHA**<br>Son of Late AJIT SAHA ALIAS AJIT KUMAR SAHA<br>Executed by: Self, Date of Execution: 02/09/2021<br>, Admitted by: Self, Date of Admission: 02/09/2021 ,Place : Office |  <br>02/09/2021 |  <br>LTI<br>02/09/2021 | Avijit Saha<br>02/09/2021 |
| | PLOT NO 76, DUM DUM PARK, City:- , P.O:- BANGUR AVENUE, 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.:: AVxxxxxx3D, Aadhaar No: 55xxxxxxxx0629, Status :Individual, Executed by: Self, Date of Execution: 02/09/2021<br>, Admitted by: Self, Date of Admission: 02/09/2021 ,Place : Office | | | |

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**Buyer Details :**

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|---|---|---|---|---|
| 1 | **Name** | **Photo** | **Finger Print** | **Signature** |
| | **Mr ARUN KANTI PODDER**<br>Son of Late NANIGOPAL PODDER<br>Executed by: Self, Date of Execution: 02/09/2021<br>, Admitted by: Self, Date of Admission: 02/09/2021 ,Place : Office |  <br>02/09/2021 |  <br>LTI<br>02/09/2021 | Arun Kanti Podder<br>02/09/2021 |
| | Son of Late NANIGOPAL PODDER Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx5J, Aadhaar No: 79xxxxxxxx7053, Status :Individual, Executed by: Self, Date of Execution: 02/09/2021<br>, Admitted by: Self, Date of Admission: 02/09/2021 ,Place : Office | | | |
| 2 | **Name** | **Photo** | **Finger Print** | **Signature** |
| | **Shri AVIJIT SAHA**<br>Son of Late AJIT SAHA ALIAS AJIT KUMAR SAHA<br>Executed by: Self, Date of Execution: 02/09/2021<br>, Admitted by: Self, Date of Admission: 02/09/2021 ,Place : Office |  <br>02/09/2021 |  <br>LTI<br>02/09/2021 | Avijit Saha<br>02/09/2021 |
| | Son of Late AJIT SAHA ALIAS AJIT KUMAR SAHA Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AVxxxxxx3D, Aadhaar No: 55xxxxxxxx0629, Status :Individual, Executed by: Self, Date of Execution: 02/09/2021<br>, Admitted by: Self, Date of Admission: 02/09/2021 ,Place : Office | | | |

**Identifier Details :**

| Name | Photo | Finger Print | Signature |
|---|---|---|---|
| **Mr ANJAN CHOUDHURY**<br>Son of Late TEJENDRA LAL CHOUDHURY<br>42 DUM DUM PARK, City:- , P.O:- BANGUR AVENUE, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 |  |  | Anjan Choudhury. |
| | 02/09/2021 | 02/09/2021 | 02/09/2021 |
| Identifier Of Shri ARUN KANTI PODDER, Shri AVIJIT SAHA, Mr ARUN KANTI PODDER, Shri AVIJIT SAHA | | | |

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Bidhannagar

| Transfer of property for L1 | | |
|---|---|---|
| **Sl.No** | **From** | **To. with area (Name-Area)** |
| 1 | Shri ARUN KANTI PODDER | Mr ARUN KANTI PODDER-1.09312 Dec,Shri AVIJIT SAHA-1.09312 Dec |
| 2 | Shri AVIJIT SAHA | Mr ARUN KANTI PODDER-1.09312 Dec,Shri AVIJIT SAHA-1.09312 Dec |
| **Transfer of property for L2** | | |
| **Sl.No** | **From** | **To. with area (Name-Area)** |
| 1 | Shri ARUN KANTI PODDER | Mr ARUN KANTI PODDER-0.969375 Dec,Shri AVIJIT SAHA-0.969375 Dec |
| 2 | Shri AVIJIT SAHA | Mr ARUN KANTI PODDER-0.969375 Dec,Shri AVIJIT SAHA-0.969375 Dec |
| **Transfer of property for S1** | | |
| **Sl.No** | **From** | **To. with area (Name-Area)** |
| 1 | Shri ARUN KANTI PODDER | Mr ARUN KANTI PODDER-500.00000000 Sq Ft,Shri AVIJIT SAHA-500.00000000 Sq Ft |
| 2 | Shri AVIJIT SAHA | Mr ARUN KANTI PODDER-500.00000000 Sq Ft,Shri AVIJIT SAHA-500.00000000 Sq Ft |
| **Transfer of property for S2** | | |
| **Sl.No** | **From** | **To. with area (Name-Area)** |
| 1 | Shri ARUN KANTI PODDER | Mr ARUN KANTI PODDER-558.50000000 Sq Ft,Shri AVIJIT SAHA-558.50000000 Sq Ft |
| 2 | Shri AVIJIT SAHA | Mr ARUN KANTI PODDER-558.50000000 Sq Ft,Shri AVIJIT SAHA-558.50000000 Sq Ft |

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Bidhannagar, North 24 Pgs.

**On 26-08-2021**

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,96,75,500/-

**Debajyoti Bandyopadhyay**
**ADDITIONAL DISTRICT SUB-REGISTRAR**
**OFFICE OF THE A.D.S.R. BIDHAN NAGAR**
**North 24-Parganas, West Bengal**

**On 02-09-2021**

**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 : 23 of Indian Stamp Act 1899.

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

Presented for registration at 11:41 hrs on 02-09-2021, at the Office of the A.D.S.R. BIDHAN NAGAR by Shri ARUN KANTI PODDER , one of the Executants.

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

Execution is admitted on 02/09/2021 by 1. Shri ARUN KANTI PODDER, Son of Late NANIGOPAL PODDER, 76 DUM DUM PARK ,, P.O: BANGUR AVENUE, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Business, 2. Shri AVIJIT SAHA, Son of Late AJIT SAHA ALIAS AJIT KUMAR SAHA, PLOT NO 76, DUM DUM PARK, P.O: BANGUR AVENUE, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Business, 3. Mr ARUN KANTI PODDER, Son of Late NANIGOPAL PODDER, PLOT NO 76, DUM DUM PARK, P.O: BANGUR AVENUE, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Business, 4. Shri AVIJIT SAHA, Son of Late AJIT SAHA ALIAS AJIT KUMAR SAHA, PLOT NO 76, DUM DUM PARK, P.O: BANGUR AVENUE, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Business

Indetified by Mr ANJAN CHOUDHURY, , , Son of Late TEJENDRA LAL CHOUDHURY, 42 DUM DUM PARK, P.O: BANGUR AVENUE, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 1,96,769/- ( A(1) = Rs 1,96,755/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,96,769/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 31/08/2021 10:45AM with Govt. Ref. No: 192021220065998061 on 31-08-2021, Amount Rs: 1,96,769/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 1544176686 on 31-08-2021, Head of Account 0030-03-104-001-16

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Barrackpore, North 24 Pgs

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 98,398/- and Stamp Duty paid by Stamp Rs 500/-, by online = Rs 97,898/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 79666, Amount: Rs.500/-, Date of Purchase: 31/08/2021, Vendor name: Amal Kr Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 31/08/2021 10:45AM with Govt. Ref. No: 192021220065998061 on 31-08-2021, Amount Rs: 97,898/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 1544176686 on 31-08-2021, Head of Account 0030-02-103-003-02

**Debajyoti Bandyopadhyay**
**ADDITIONAL DISTRICT SUB-REGISTRAR**
**OFFICE OF THE A.D.S.R. BIDHAN NAGAR**
**North 24-Parganas, West Bengal**

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অতিরিক্ত জেলা অবর নিবন্ধক
Bidhannagar, North 24 Pgs.

**Certificate of Registration under section 60 and Rule 69.**

**Registered in Book - I**

**Volume number 1504-2021, Page from 100896 to 100920**

**being No 150402278 for the year 2021.**

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Bidhannagar, North 24 Pgs.

Digitally signed by DEBAJYOTI BANDHYOPADHYAY
Date: 2021.09.10 14:00:10 +05:30
Reason: Digital Signing of Deed.

**(Debajyoti Bandyopadhyay) 2021/09/10 02:00:10 PM**

**ADDITIONAL DISTRICT SUB-REGISTRAR**

**OFFICE OF THE A.D.S.R. BIDHAN NAGAR**

**West Bengal.**

**(This document is digitally signed.)**