

8777

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भारतीय गैर न्यायिक

दस  
रुपये  
रु.10



TEN  
RUPEES  
Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

58AA 448244

12-3245  
Q 10736/12

पश्चिम बंगाल न्यायिक प्रशासन  
मुद्रांकन विभाग  
कलकत्ता-700001  
- 6 SEP 2012

DEED OF DECLARATION

THIS DEED OF DECLARATION is made on this 6<sup>th</sup> day of September Two Thousand Twelve BETWEEN M/s KAUSHALYA KRISHNA INFRASTRUCTURE CONSTRUCTION PVT. LTD. represented by its director, Smt. Meena Sinha, c/o. Shiv Nandan Sah, near M.B.B.L Collage, Pathan Toli, Damodarpur, Muzaffarpur - 843113, Bihar, India hereinafter referred to as the DECLARANT (which expression shall unless excluded by or repugnant to the context shall be deemed to include its heirs, executors, legal representatives, directors, assigns, administrators and assignees).

488

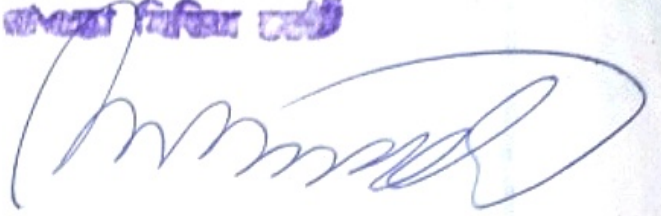
05.09.12

क्रमांक नं  
 शिका  
 नाम  
 पता

10f  
 Smt. Meena Singh

Muzaffarpur, Bihar,

सोदा नो कास देणार  
 कसदा विजिा करी




District Sub-Registrar  
 Howrah

6 SEP 2012

Subhas Kumar  
 S/o Madan Lal Shaw  
 12/5, Dr. Gangadhar Mukherjee  
 Road, Howrah.

**WHEREAS** in pursuance with a registered Sale Deed dated 27<sup>th</sup> July, 2012 before the District Sub-Registrar at Howrah, entered into Book No. 1, Volume No. 18 Page No. 1992 to 2010, being Deed No. 06531 for the year 2012, one M/s. Kaushalya Krishna Infrastructure Construction Pvt. Ltd., represented by its director Smt. ~~Mena~~ Mina Sinha, C/o Shiv Nandan Sah, having its office near M. B. B. I. College, Pathan Toli, Damodarpur, Muzaffarpur - 843113, Bihar, India, purchased a mokarari Mourasi partly Bastu Land and partly Bagan land, measuring about 4 Cottahs 13 Chittacks 38 Sq. ft. together with tile shaded structure, measuring about 100 Sq. ft. lying and situated at Village / Mouza - Podra, J. L. No. 38, Dag No. 268 R.S. Khatian no. 236/1, 285, L.R. Khatian No. 1711, Police Station - Sankrail, District - Howrah, which is here in after referred to as said property as specifically described in the schedule "A" written hereinbelow.

मीना सिन्हा

**AND WHEREAS** in pursuance with a registered Sale Deed dated 27<sup>th</sup> July, 2012 before the District Sub-Registrar at Howrah, entered into Book No. 1, Volume No. 18 Page No. 1686 to 1703, being Deed No. 06523 for the year 2012, one M/s. Kaushalya Krishna Infrastructure Construction Pvt. Ltd., represented by its director Smt. Mina Sinha, C/o Shiv Nandan Sah, having its office near M. B. B. I. College, Pathan Toli, Damodarpur, Muzaffarpur - 843113, Bihar, India, purchased a mokarari Mourasi partly Bastu Land and partly Bagan land, measuring about 2 Cottah 38 Sq. ft. together with tile shaded structure, measuring about 100 Sq. ft. lying and situated at Village / Mouza - Podra, J. L. No. 38, Dag No. 267 R.S. Khatian no. 236/1, 285, L.R. Khatian No. 1096, Police Station - Sankrail, District - Howrah, another property by classification Bagan, measuring about 4 Cottah 1 Chittacks 38 Sq. ft. comprised in Dag No. 266, Khatian No. 236/1, 285 L.R. Khatian No. 1096, another property by classification Bagan measuring about 1 Cottahs 5 Chittacks 15 Sq. ft. comprised in Dag No. 268, Khatian No. 236/1, 285 L.R. Khatian No. 1096, total measuring about 7(seven) Cottahs 8(eight) Chittacks 1(one) Sq. ft. by classification partly Bastu and partly Bagan with tile shaded structure measuring about 100 Sq. ft., comprised in Dag No. 266, 267 & 268, Khatian No. 236/1, 285, L. R. Khatian No. 1096, Village / Mouza - Podra, J. L. No. 38, Police Station - Sankrail, District - Howrah which is here in after referred to as said property as specifically described in the schedule "B" written hereinbelow.

**AND WHEREAS** in pursuance with a registered Sale Deed dated 27<sup>th</sup> July, 2012 before the District Sub-Registrar at Howrah, entered into Book No. 1, Volume No. 18 Page No. 1578 to 1595, being Deed No. 06518 for the year 2012, one M/s. Kaushalya Krishna Infrastructure Construction Pvt. Ltd., represented by its director Smt. Mina Sinha, C/o

Shiv Nandan Sah, having its office near M. B. B. L. College, Pathan Toli, Damodarpur, Muzaffarpur - 843113, Bihar, India, purchased a mokarari Mourasi partly Bastu Land and partly Bagan land, measuring about 11 Chittacks 11 Sq. ft. together with tile shaded structure, measuring about 100 Sq. ft. lying and situated at Village / Mouza - Podra, J. L. No. 38, Dag No. 266 R.S. Khatian no. 236/1, 285, L.R. Khatian No. 1096, Police Station - Sankrail, District - Howrah, another property by classification Danga measuring about 8 Chittacks 42 Sq. ft comprised in Dag No. 265, Khatian No. 236/1, 285, L.R. Khatian No. 1096, another property by classification Danga measuring about 7 Cottah 2 Chittaks 26 Sqft comprised in Dag No. 268, Khatian No. 236/1, 285, L.R. Khatian No. 1096, total measuring about 8 Cottah 6 Chittacks 34 Sq. ft by classification partly Bastu and party Bagan with tile shaded structure measuring about 100 Sqft comprised in Dag No. 266, 265 & 268, Khatian No. 236/1, 285, L.R. Khatian No. 1096, Village / Mouza - Podra, J.L. NO. 38, Police Station - Sankrail, District - Howrah which is here in after referred to as said property as specifically described in the schedule "C" written hereinbelow.

**AND WHEREAS** the respective Parties herein are the owners in respect of their specified premises of the said property and are seized, possessed the same without any disturbance and interference.

**AND WHEREAS** presently the owners have decided to develop the said property according to the sanctioned plan, approved by the appropriate department concern for improvement of their present status as well as for proper residential accommodation, intend to have their aforesaid properties amalgamated and mutated as one holding and/or as a compact unit of one holding.

**NOW THIS DEED OF DECLARATOIN WITNESSETH** that in the circumstances hereinbelow stated, it is hereby agreed and declared by the Declarant as follows :-

1. That the Declarant hereby agree and declare that the said properties described in the Schedule "A" and "B" and "C" are within the self same unit having the compact block are absolutely possessed by the Declarant free from all encumbrances.
2. That it is hereby agreed and declared by the Declarant hereto that the Schedule "A" and Schedule "B" and schedule "C" property shall henceforth be treated as one compact unit are lying and situated adjacent to each other to hold and to have in the manner as described in

# FORM FOR TEN FINGER IMPRESSION

Page No. \_\_\_\_\_

Sr. No.

Picture & Signature of Executants



मीना शिंदे

	Little	Ring	Middle (Right Hand)	Fore	Thumb
	Little	Ring	Middle (Left Hand)	Fore	Thumb

Signature of Little Ring Middle (Right Hand) Fore Thumb

	Little	Ring	Middle Left Hand	Fore	Thumb

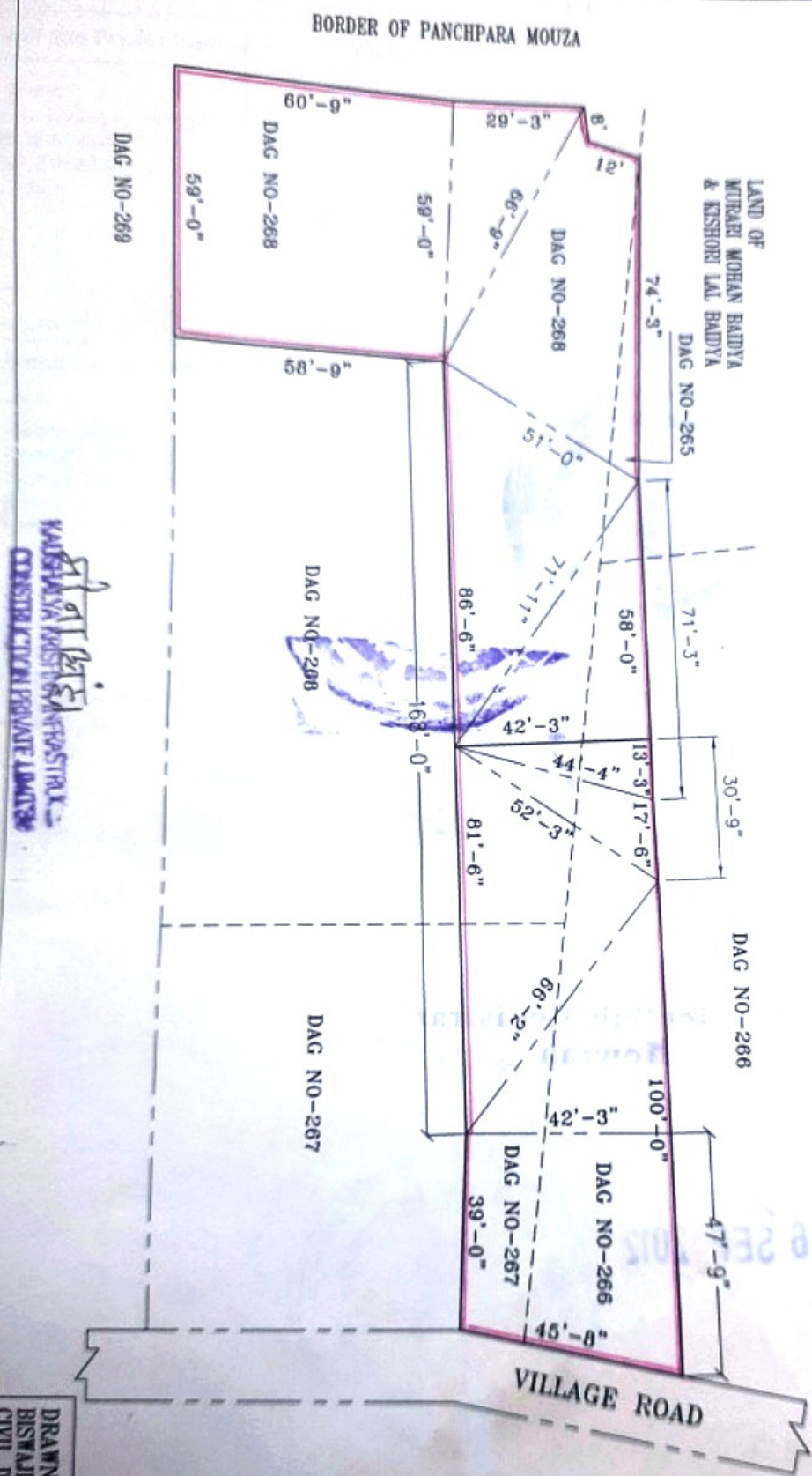
Signature of Little Ring Middle Right Hand Fore Thumb

	Little	Ring	Middle Left Hand	Fore	Thumb



**DEED PLAN**  
 PART OF DAG NOS-265,266,267 & 268, R.S. KHATION  
 NOS-236/1 & 285, MOUZA-PODARA, J.L. NO-38  
 P.S.-SANKRAL, DIST.-HOWRAH SCALE-1" INCH=33'-0"  
 AREA OF LAND 20K-12CH-28SFT (SHOWN IN RED)  
 VENDEE:-M/S KAUSHALYA KRISHNA  
 INFRASTRUCTURE CONSTRUCTION PVT. LTD.

DAG NOS	R.S. KHATION NOS	L.R. KHATION NOS	AREA OF LAND
265/P	236/1		0K-0CH-42SFT
266/P	AND	1096	4K-13CH-49SFT
267/P	285		2K-0CH-38SFT
268/P			13K-9CH-34SFT
<b>TOTAL AREA OF LAND 20K-12CH-28SFT</b>			





**KAUSHALYA KRISHNA INFRASTRUCTURE CONSTRUCTION PRIVATE LIMITED**

**DRAWN BY** *GL*  
 BISMAJIT SARKAR  
 CIVIL DRAUGHTSMAN

**Government of West Bengal**  
**Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue**  
**Office of the D.S.R. HOWRAH, District- Howrah**  
**Signature / LTI Sheet of Serial No. 08777 / 2012, Deed No. (Book - I , 07784/2012)**

Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Meena Sinha M. B. B. L. Collage, Pathan Toli, Damodarpur, P.O. :- ,District:-Muzaffarpur, BIHAR, India,	 06/09/2012	 LTI 06/09/2012	मीना सिंहा 6/9/2012

II . Signature of the person(s) admitting the Execution at Office.

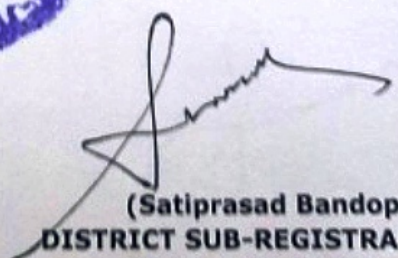
Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Meena Sinha Address -M. B. B. L. Collage, Pathan Toli, Damodarpur, P.O. :- ,District:-Muzaffarpur, BIHAR, India,	Self	 06/09/2012	 LTI 06/09/2012	मीना सिंहा

**Name of Identifier of above Person(s)**  
 Subhas Kumar  
 12/S Dr. Gangadhar Mukherjee Road, P.O. :-  
 ,District:-Howrah, WEST BENGAL, India,

**Signature of Identifier with Date**

Subhas Kumar  
6/9/2012



  
 (Satiprasad Bandopadhyay)  
 DISTRICT SUB-REGISTRAR OF HOWRAH  
 Office of the D.S.R. HOWRAH



Government Of West Bengal  
Office Of the D.S.R. HOWRAH  
District:-Howrah

Endorsement For Deed Number : I - 07784 of 2012  
(Serial No. 08777 of 2012)

On

Payment of Fees:

On 06/09/2012

**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 : 4 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 39.00/-, on 06/09/2012

( Under Article : ,E = 7/- ,H = 28/- ,M(b) = 4/- on 06/09/2012 )

**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.- /-

Certified that the required stamp duty of this document is Rs.- 10 /- and the Stamp duty paid as: Impresive Rs.- 10/-

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

Presented for registration at 12.32 hrs on :06/09/2012, at the Office of the D.S.R. HOWRAH by Meena Sinha ,Executant.

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

Execution is admitted on 06/09/2012 by

1. Meena Sinha

Director, M/s. Kaushalya Krishna Infrastructure Construction Pvt. Ltd., M. B. B. L. Collage, Pathan Toli , Damodarpur, P.O. :- ,District:-Muzaffarpur, BIHAR, India, .

, By Profession : Others

Identified By Subhas Kumar, son of Madan Lal Shaw, 12/5 Dr. Gangadhar Mukherjee Road, P.O. :- ,District:-Howrah, WEST BENGAL, India, , By Caste: Hindu, By Profession: Others.



( Satiprasad Bandopadhyay )  
DISTRICT SUB-REGISTRAR OF HOWRAH

( Satiprasad Bandopadhyay )  
DISTRICT SUB-REGISTRAR OF HOWRAH



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 21  
Page from 5696 to 5708  
being No 07784 for the year 2012.



(Satiprasad Bandopadhyay) 06-September-2012  
DISTRICT SUB-REGISTRAR OF HOWRAH  
Office of the D.S.R. HOWRAH  
West Bengal

the Schedule "D" hereunder and delineated in the map or plan annexed thereto.

3. That the Declarant hereto agrees that the above mentioned Schedule "A, Schedule "B", Schedule "C" properties shall be mutated in the name of the Declarant as sole owner.

5. That the Declarant hereto further declare that in pursuance of the Declaration of the property mentioned in the Schedule "A" will be amalgamated with the property mentioned in the Schedule "B" and schedule "C" hereunder and also the Declarant will enjoy the same as sole owner and occupier without any obstruction and/or litigation claim or demand whatsoever in future and shall pay the taxes in the name in respect of said amalgamated property mentioned in the Schedule "D" as would be assessed by the competent authority.

6. That the Declarant hereby declare that the said amalgamated property shall never be separated and/or divided in future and shall abide by the Rules and Regulations laid down by the competent authority.

7. That the tax/khajna will be paid separately as per three separate Deeds.

8. That any share is not transferred by this Deed of Declaration.

#### SCHEDULE "A" ABOVE REFERRED TO

**ALL THAT** mokerari Mourasi partly Bastu Land and partly Bagan land, measuring about 4 Cottahs 13 Chittacks 38 Sq. ft. together with tile shaded structure, measuring about 100 Sq. ft. lying and situated at Village / Mouza - Podra, J. L. No. 38, Dag No. 268 R.S. Khatian no. 236/1, 285, L.R. Khatian No. 1711, Police Station - Sankrail, District - Howrah, which is butted and bounded as follows :-

<u>ON THE NORTH</u>	:	Own Property ( after purchase)
<u>ON THE SOUTH</u>	:	Property of Badal Dhar.
<u>ON THE EAST</u>	:	Property of Asutosh Baidya,
<u>ON THE WEST</u>	:	Property of Panchpara Mouza.

#### SCHEDULE "B" ABOVE REFERRED TO

**ALL THAT** mokerari Mourasi partly Bastu Land and partly Bagan land, measuring about 2 Cottah 38 Sq. ft. together with tile shaded structure, measuring about 100 Sq. ft. lying and situated at Village / Mouza -

Podra, J. L. No. 38, Dag No. 267 R.S. Khatian no. 236/1, 285, L.R. Khatian No. 1096, Police Station - Sankrail, District - Howrah, another property by classification Bagan, measuring about 4 Cottah 1 Chittacks 38 Sq. ft. comprised in Dag No. 266, Khatian No. 236/1, 285 L.R. Khatian No. 1096, another property by classification Bagan measuring about 1 Cottahs 5 Chittacks 15 Sq. ft. comprised in Dag No. 268, Khatian No. 236/1, 285 L.R. Khatian No. 1096, total measuring about 7(seven) Cottahs 8(eight) Chittacks 1(one) Sq. ft. by classification partly Bastu and partly Bagan with tile shaded structure measuring about 100 Sq. ft., comprised in Dag No. 266,267 & 268, Khatian No. 236/1, 285, L. R. Khatian No. 1096, Village / Mouza - Podra, J. L. No. 38, Police Station - Sankrail, District - Howrah, butted and bounded as follows :-

- ON THE NORTH : Property of Murari Mohan Baidya, Kishori Mohan Baidya and Sambhu Baidya.
- ON THE SOUTH : Property of Asutosh Baidya.
- ON THE EAST : Village Road.
- ON THE WEST : Own Property ( after purchase).

#### SCHEDULE "C" ABOVE REFERRED TO

**ALL THAT** mokarari Mourasi partly Bastu Land and partly Bagan land, measuring about 11 Chittacks 11 Sq. ft. together with tile shaded structure, measuring about 100 Sq. ft. lying and situated at Village / Mouza - Podra, J. L. No. 38, Dag No. 266 R.S. Khatian no. 236/1, 285, L.R. Khatian No. 1096, Police Station - Sankrail, District - Howrah, another property by classification Danga measuring about 8 Chittacks 42 Sq. ft. comprised in Dag No. 265, Khatian No. 236/1, 285, L.R. Khatian No. 1096, another property by classification Danga measuring about 7 Cottah 2 Chittacks 26 Sq. ft. comprised in Dag No. 268, Khatian No. 236/1, 285, L.R. Khatian No. 1096, total measuring about 8 Cottah 6 Chittacks 34 Sq. ft. by classification partly Bastu and party Bagan with tile shaded structure measuring about 100 Sq. ft. comprised in Dag No. 266, 265 & 268, Khatian No. 236/1, 285, L.R. Khatian No. 1096, Village / Mouza - Podra, J.L. NO. 38, Police Station - Sankrail, District - Howrah butted and bounded as follows :-

- ON THE NORTH : Property of Murari Mohan Baidya, Kishori Mohan Baidya and Sambhu Baidya.
- ON THE SOUTH : Property of Asutosh Baidya.

ON THE EAST : Own Property ( after purchase).

ON THE WEST : Property of Panchpara.

**SCHEDULE "D" ABOVE REFERRED TO**  
**(AMALGAMATED PROPERTY)**

<u>Dag No.</u>	<u>Khatian No.</u>	<u>Classification</u>	<u>Measurement</u>
267	<u>236/1,285 ( R.S.)</u> 1096 ( L.R.)	Bastu	2 K 0 Ch. 38 Sq. ft
266	<u>236/1,285 ( R.S.)</u> 1096 ( L.R.)	Bagan	4 K 01 Ch. 38 Sq. ft
268	<u>236/1,285 ( R.S.)</u> 1096 ( L.R.)	Bagan	1 K 05 Ch. 15 Sq. ft
266	<u>236/1,285 ( R.S.)</u> 1096 ( L.R.)	Bastu	0 K 11 Ch. 11 Sq. ft
265	<u>236/1,285 ( R.S.)</u> 1096 ( L.R.)	Danga	0 K 08 Ch. 42 Sq. ft
268	<u>236/1,285 ( R.S.)</u> 1096 ( L.R.)	Danga	7 K 02 Ch. 26 Sq. ft
268	<u>236/1,285 ( R.S.)</u> 1096 ( L.R.)	Danga & Bastu	4 K 13 Ch. 38 Sq. ft

**Total Property =** 20 K 12 Ch. 28 Sq. ft

Which is butted and bounded as follows :-

ON THE NORTH : Properties of Murari Mohan Baidya, Kishori Mohan Baidya & Sambhu Baidya.

ON THE SOUTH : Property of Badal Dhar & Asutosh Baidya.

ON THE EAST : Village Road.

ON THE WEST : Border of Panchpara Mouza.

IN WITNESS WHEREOF the parties abovenamed have set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED in the presence of :

1. Subhas Kumar  
S/o, Madan Lal Shaw  
12/5, Dr. Gangadhar Mukherjee  
Rd. Howrah
2. Subhankar Das.  
(Adv. Clerk)  
Howrah Judges' Court.

श्रीना बिंद्रा  
KAUSHALYA KRISHNA INFRASTRUCTURE  
CONSULTANTS PRIVATE LIMITED  
DECLARANT

Drafted and prepared by me, Readover and Explain in Hindi vernacular to the deponent/Declarant.

Totanu Das.  
Advocate  
(TOTANU DAS)

Type by :

Arijit Dasgupta

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