

2482/2019

0573023/2/19

भारतीय गैर न्यायिक

पचास
रुपये

रु.50



FIFTY
RUPEES


Rs.50

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

X 477915

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


District Sub-Registrar
Howrah

District Sub-Registrar-II
Howrah

18 APR 2019

BOUNDARY DECLARATION

4057 19/03/19
 Pınak Pani Biswas-Adv.
 High Court, Kolkata
 50
 [Signature]

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Notified by me -
 [Signature]
 P. INAK PANI BISWAS
 Advocate
 P. Late Susmit Choudhury, B.A.,
 11, Old Post Office Street,
 P.O. G.P.O., P.S. Howrah Street,
 Kolkata - 700001

District Sub-Registrar
 Howrah

18 APR 2019

Re : All That piece of bastu land, measuring about 11 decimal, situated at Mouza Jagacha, J.L. No. 06, under new L.R. Khatian No. 3889 & 4224, corresponding to old L.R. Khatian No. 2372, 1199 & 825, corresponding to R.S. Khatian no. 765 & 770 at L.R: Dag No. 1658 1657 corresponding to R.S. Dag No. 686 & 682/1023, P.S. Jagacha, Dist. Howrah, Pin- 711112, within the limits of Howrah Municipal Corporation, Mahiyari Road, Ward No. 47.

We, (1) **MR. SAMIR GHOSH**, having my **PAN: AXGPG0766L**, son of Late Sudhangshu Shekhar Ghosh, by nationality Indian, by faith Hindu, by occupation business, residing at Jagacha, P.O. G.I.P. Colony, P.S. Jagacha, Dist. Howrah, Pin- 711112 and (2) **M/S CHOWDHURY ENTERPRISES**, a Proprietorship firm, having its registered office at P.P. Flat No. 14, Type- III, P.O. G.I.P. Colony, P.S. Jagacha, Dist. Howrah, Pin- 711112, being represented by its sole proprietor, **Mr. Debnath Chowdhury**, having his **PAN: AHMPC7625G**, son of Mr. Gostho Behari Chowdhury, by faith - Hindu, by Occupation - Business, residing at Flat No. 14, Type- III, P.O. G.I.P. Colony, P.S. Jagacha, Dist. Howrah, Pin- 711112, both being represented by their **Constituted Attorney**, **MR. PINKU KUMAR DAS**, having his **PAN: AIQPDO779D**, son of Mr. Rajendra Kumar Das, by nationality Indian, by faith Hindu, by Occupation Business, residing at Flat No. 4G, Block 3, Club Town Residency, M.M. Feeder Road, P.O. & P.S. Belghoria, Dist. North 24

Parganas, Kolkata - 700056, by virtue of a Development Power of Attorney, which was duly registered in the office at D.S.R.-II, Howrah and recorded therein vide Book No. 1, CD Volume no. 0513-2018, Pages 196363 To 196385, Being No. 051306374 for the year 2018 do hereby solemnly affirm and declare as follows:

1. That I, the said **SAMIR GHOSH** was the absolute owner of All That piece and parcel of the bastu land, measuring about 03 kottah, a little more or less, situated at Mouza: Jagacha, J.L. No. 06, under new L.R. Khatian No: 3889 corresponding to old L.R. Khatian No. 2372 corresponding to R.S. Khatian no. 765 at L.R. Dag No. 1658 corresponding to R.S. Dag No. 686, P.S. Jagacha, Dist. Howrah, Pin- 711112, within the limits of Howrah Municipal Corporation, having municipal holding no. 22, Mahiyari Road, Ward No. 47, togetherwith a tile- shaded brick-built house, measuring about 100 sq. ft., by virtue of a Bengali Deed of Gift dated 28.02.2007 which was duly registered in the office at D.S.R., Howrah and recorded therein vide Book No. 1, CD Volume No. 04, Pages 7393 to 7412, Being No. 01440 for the year 2011.

2. That the said **CHOWDHURY ENTERPRISES** was the absolute owner of All That piece and parcel of bastu land, measuring about 04 kottah 30 sq. ft., situated at L.R. Plot No.

1657 corresponding to R.S. Plot No. 682/1023 under new L.R. Khatian No. 4224 corresponding to old L.R. Khatian No. 1199 & 825 corresponding to R.S. Khatian No. 770, at Mouza: Jagacha, J.L. No. 06, P.S. Jagacha, Dist. Howrah, Pin- 711112, within the limits of Howrah Municipal Corporation, under Ward No. 47, togetherwith a tile- shaded brick-built house, measuring about 100 sq. ft., by virtue of a Deed of Conveyance dated 12.07.2013, which was duly registered in the office at D.S.R., Howrah and recorded therein vide Book No. 1, CD Volume No. 23, Pages 1331 to 1352, Being No. 06793 for the year 2013.

3. That we, the said **SAMIR GHOSH** and the said **CHOWDHURY ENTERPRISES** have amalgamated our respective portions, by virtue of a Deed of Amalgamation dated 30.03.2019, which was duly registered in the office at D.S.R.-II, Howrah and recorded therein vide Book No. 1, Deed No. 05130 2308 for the year 2019 with a view to develop our property jointly.

4. However, it appears on physical measurement that we are the joint owners of undivided All That piece of bastu land, measuring about 07 kottah 04 chittak 07 sq. ft., situated at Mouza Jagacha, J.L. No. 06, under new L.R. Khatian No. 3889 & 4224, corresponding to old L.R. Khatian No. 2372, 1199 & 825,

corresponding to R.S. Khatian no. 765 & 770 at L.R. Dag No. 1658 1657 corresponding to R.S. Dag No. 686 & 682/1023, P.S. Jagacha, Dist. Howrah, Pin- 711112, within the limits of Howrah Municipal Corporation, Mahiyari Road, Ward No. 47, morefully described and delineated on the plan annexed hereto and thereon coloured in RED Verge line.

5. That we have to construct a building in the aforesaid premises as mentioned in paragraph 4. The actual boundary line of the property which is fully mentioned below and demarcated by RED and for which we shall be liable for dispute of any with my neighbours of the said land in future. The Howrah Municipal Corporation will not be liable for any litigation over the said land.
6. That we shall submit the plan for the construction of a building in the said premises for sanction from HMC through our said constituted attorney.
7. That there is no civil or criminal suit pending against the said land premises and the said land is free from all encumbrances.

8. That the butted & boundary of four sides of the land of All That piece of bastu land, measuring about 07 kottah 04 chittak 07 sq ft., situated at Mouza: Jagacha, J.L. No. 06, under new L.R. Khatian No. 3889 & 4224, corresponding to old L.R. Khatian No. 2372, 1199 & 825, corresponding to R.S. Khatian no. 765 & 770 at L.R. Dag No. 1658 1657 corresponding to R.S. Dag No. 686 & 682/1023, P.S. Jagacha, Dist. Howrah, Pin- 711112, within the limits of Howrah Municipal Corporation, Mahiyari Road, Ward No. 47, within our ownership are as follows:

- ON THE NORTH :** 34 ft wide Mahiyari Road;
ON THE SOUTH : Dag No. 681;
ON THE EAST : Dag No. 685 & 682;
ON THE WEST : Renuka Apartment;

9. That the boundary dimension of the said joint plot is as follows :

a.	North	34 ft and 18 ft 03 inch
b.	South	49 ft 06 inch
c.	East	63 ft and 72 ft
d.	West	130 ft 11 inch

- 10) That the area of the land has been calculated as found out to remain 07 kottah 04 chittak 07 sq. ft.

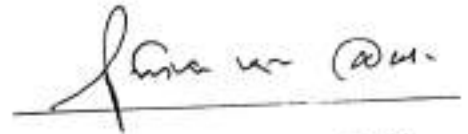
11. That the enclosed site plan is also a part of Declaration

That each and every statement made in paragraphs 1 to 11 are true and correct to the best of our knowledge & belief.

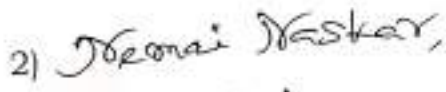
Dated: 30th day of March 2019

WITNESSES:

1) 
Advocate
High Court, Calcutta




Signature of the Constituted Attorney
on behalf of the Declarant

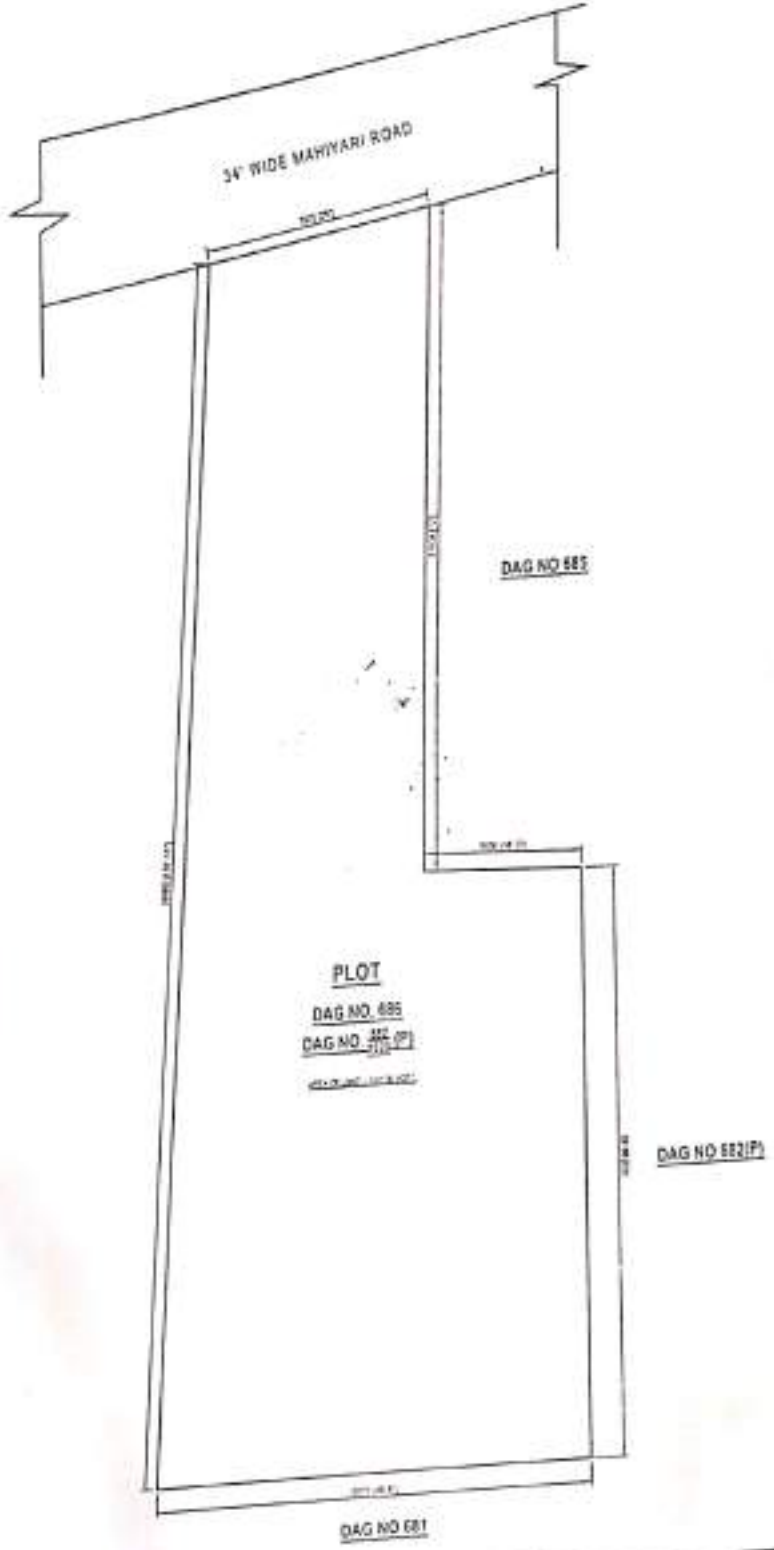
2) 
No A-K. Naskar.
11, Old Post Office Street,
Kot-1

Drafted by me as per

H.M.C. Proforma:


(PINAKPANI BISWAS)
Advocate
High Court, Calcutta
Enroll. No. WB 944/2004












BOUNDARY SITE PLAN OF NEW L.R. KHATIAN NO. 3889 & 4224, CORRESPONDING TO OLD L.R. KHATIAN NO. 2372, 1199 & 825
CORRESPONDING TO R.S. KHATIAN NO. 765 & 770 AT L.R. DAG NO. 1658, 1657 CORRESPONDING TO R.S. DAG NO. 686 &
82/1023, J.L. NO. 06 MOUZA JAGACHA P.S. JAGACHA, DIST. HOWRAH, PIN - 711112, WITHIN THE LIMITS OF HMC, MAHOYARI
ROAD, WARD NO. 47.




TOTAL AREA OF LAND =
7 K. - 18 50 FT.

Signature

SPECIMEN FORM FOR TEN FINGERPRINTS

	<p style="font-size: 2em; font-family: cursive;">Sandeep Kumar (A.M.)</p>							
		Little	Ring	Middle	Fore	Thumb		
		(Left Hand)						
								
		Thumb	Fore	Middle	Ring	Little		
		(Right Hand)						
		Little	Ring	Middle	Fore	Thumb		
(Left Hand)								
		Thumb	Fore	Middle	Ring	Little		
(Right Hand)								
		Little	Ring	Middle	Fore	Thumb		
(Left Hand)								
		Thumb	Fore	Middle	Ring	Little		
(Right Hand)								

आयकर विभाग
INCOME TAX DEPARTMENT
DEBNATH CHOWDHURY
SOSTA BEHARI CHOWDHURY

भारत सरकार
GOVT. OF INDIA

19/10/1971

AHMPC7625G

Debnath Chowdhury



19/10/71

आयकर विभाग
Income Tax Department
New Delhi
110 055
19/10/71
Debnath Chowdhury
Ahm PC 7625 G
New Delhi

If a card someone's bar card is found
Main Floor
11, Street No. 497 B,
New Delhi
Tel: 2721 8000 Fax: 91-20-2721 8001

Debnath Chowdhury

अस्यकर विभाग
INCOME TAX DEPARTMENT

SAMIR KUMAR GHOSH
SUDHANSHU GHOSH
18/08/1983

Permanent Account Number

AXGPG0766L

Samir Kumar Ghosh
Signature



भारत सरकार
GOVT. OF INDIA



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PINKU KUMAR DAS
RAJENDRA KUMAR DAS
10/04/1981



Permanent Account Number
AIQPD0779D




Signature


 GOVERNMENT OF INDIA
 Government of India


 Name: Prakash Kumar
 Address: Prakash Kumar
 Prakash Kumar, 1401/1402
 TPA HALL

6957 5491 4617
 VED. 2117 1402 4101 1182

भारतीय सरकार, भारतीय अंतरिक्ष

Handwritten signature


 GOVERNMENT OF INDIA
 Government of India

Name: Prakash Kumar
 Address: Prakash Kumar
 Prakash Kumar, 1401/1402
 TPA HALL

6957 5491 4617
 VED. 2117 1402 4101 1182

Major Information of the Deed

Deed No :	I-0513-02312/2019		
Query No / Year	0513-0000473304/2019	Date of Registration	18/04/2019
Query Date	19/03/2019 11:17:27 PM	Office where deed is registered	D.S.R. - II HOWRAH, District Howrah
Applicant Name, Address & Other Details	Pinakpani Biswas High Court, Thana Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9574535307, Status Advocate		
Transaction	[0901] Declaration, Declaration relating to immovable property	Additional Transaction	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]
Set Forth value	Rs. 2,20,000/-	Market Value	Rs. 1,12,29,900/-
Stampduty Paid(SD)	Rs. 50/- (Article 4)	Registration Fee Paid	Rs. 46/- (Article E, E, M(b), H)
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District Howrah, P.S:- JAGACHHA, Municipality HOWRAH MUNICIPAL CORPORATION, Mouza: Jagacha, Ward No: 047 Pin Code 711112

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	LR-1658	LR-3889	Bastu	Bastu	2613.5 Sq Ft	2,00,000/-	56,14,950/-	Width of Approach Road: 34 Ft.

District Howrah, P.S:- JAGACHHA, Municipality HOWRAH MUNICIPAL CORPORATION, Mouza: Jagacha, Ward No: 47 Pin Code 711112




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
L2	LR-1657	LR-4224	Bastu	Bastu	2613.5 Sq Ft	20,000/-	56,14,950/-	Width of Approach Road: 34 Ft.
Grand Total :					11,9786Dec	2,20,000 /-	112,29,900 /-	

Declarant Details :




Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Samir Ghosh Son of Late Sudhangshu Shekhar Ghosh Jagacha, P.O - G I P Colony, P.S - JAGACHHA, District-Howrah, West Bengal, India, PIN - 711112 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: AXGPG0766L, Status :Individual, Executed by: Attorney, Executed by: Attorney
2	CHOWDHURY ENTERPRISES P P FLAT NO.-14, TYPE -III, P.O - G I P COLONY, P.S:- JAGACHHA, District-Howrah, West Bengal, India, PIN 711112, PAN No.: AHMPC7625G Status :Organization, Executed by Representative, Executed by: Representative

Deed No of the Deed :- I-0513-02312/2019-18/04/2019




Agency Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Pinku Kumar Das (Presentant) Son of Mr Rajendra Kumar Das Date of Execution - 30/03/2019, , Admitted by: Self, Date of Admission: 18/04/2019, Place of Admission of Execution: Office	 Apr 18 2019 2:06PM	 LTI 18/04/2019	 18/04/2019
Club Town Residency, M.M. Feeder Road, P.O.- Belghoria, P.S:- Belgharia, District -North 24- Parganas, West Bengal, India, PIN - 700056. Sex: Male, By Caste: Hindu, Occupation Business, Citizen of India, , PAN No.: AIQPD0779D Status Attorney, Attorney of : Mr Samir Ghosh				

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Pinku Kumar Das Son of Mr Rajendra Kumar Das Date of Execution - 30/03/2019, , Admitted by: Self, Date of Admission: 18/04/2019, Place of Admission of Execution: Office	 Apr 18 2019 2:06PM	 LTI 18/04/2019	 18/04/2019
Club Town Residency, M.M. Feeder Road, P.O.- Belghoria, P.S:- Belgharia, District -North 24- Parganas, West Bengal, India, PIN - 700056. Sex: Male, By Caste: Hindu, Occupation Business, Citizen of India, , PAN No.: AIQPD0779D Status : Representative, Representative of CHOWDHURY ENTERPRISES (as constituted attorney of proprietor DEBNATH CHOWDHURY)				

Identifier Details :

Name:	Photo	Finger Print	Signature
Mr Pinakpani Biswas Son of Late S Ch Biswas 11 Old Post Office Street, P.O:- GPO, P.S:- Hare Street, District -Kolkata, West Bengal, India PIN 700001	 18/04/2019	 18/04/2019	 18/04/2019

Identifier Of Mr Pinku Kumar Das, Mr Pinku Kumar Das

Major Information of the Deed - I-0513-02312/2019-18/04/2019

Details as per Land Record

District Howrah P.S. JAGACHHA, Municipality HOWRAH MUNICIPAL CORPORATION, Mouza Jagachha Ward No 47 Pin Code 711112

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
1.1	LR Plot No 1658, LR Khatian No 3880	Owner Mr S. Ch. Biswas, Gardian No. 1, Address No. 1, Classification 3PT, Area 0.04000000 Acra.	Mr Samir Ghosh

District Howrah P.S. JAGACHHA, Municipality HOWRAH MUNICIPAL CORPORATION, Mouza Jagachha Ward No 47 Pin Code 711112

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
1.2	LR Plot No 1657, LR Khatian No 4224	Owner M/s Chowdhury Enterprise, Gardian No. 1, Address No. 1, Classification 3PT, Area 0.07000000 Acra.	CHOWDHURY ENTERPRISES

Endorsement For Deed Number : 1 - 051302312 / 2019

On 18-04-2019

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

Admissible under rule 21 of West Bengal Registration Rules, 1962 duly stamped under schedule 1A, Article number 4 of Indian Stamp Act 1899

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

Presented for registration at 13:24 hrs on 18-04-2019, at the Office of the D.S.R. - II HOWRAH by Mr. Pinku Kumar Das.

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

Execution is admitted on 18-04-2019 by Mr Pinku Kumar Das, constituted attorney of proprietor DEBNATH CHOWDHURY CHOWDHURY ENTERPRISES (Sole Proprietorship), P. P. FLAT NO-14, TYPE - III, P.O. GIP COLONY, P.S. JAGACHHA, District-Howrah, West Bengal, India, PIN - 711112

Indebted by Mr Pinakpani Biswas, . . Son of Late S. Ch. Biswas, 11, Old Post Office Street, P.O. GPO, Thana-Hara Street, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Executed by Attorney

Execution by Mr Pinku Kumar Das, . . Son of Mr Rajendra Kumar Das, Club Town Residency, M.M. Feeder Road, P.O. Belghoria, Thana Belgharia, . North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by profession Business as the constituted attorney of Mr Samir Ghosh Jagachha, P.O. GIP Colony, Thana JAGACHHA, . Howrah, WEST BENGAL, India, PIN - 711112 is admitted by him

Indebted by Mr Pinakpani Biswas, . . Son of Late S. Ch. Biswas, 11, Old Post Office Street, P.O. GPO, Thana-Hara Street, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 40/- (E = Rs 14/-, H = Rs 28/-, M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 40/-

Major Information of the Deed - 1-0513-02312/2019-18/04/2019

24/04/2019 Query No: 05130000473304 / 2019 Deed No: 1 - 051302312 / 2019, Document is digitally signed

Page 10 of 21

Statement of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20/- and Stamp Duty paid by Stamp Rs 50/-

Description of Stamp

1. Stamp Type: Impressed, Serial no 4057, Amount: Rs 50/-, Date of Purchase: 19/03/2019, Vendor name: A Sarkar

Panchali Munshi

**Panchali Munshi
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II HOWRAH
Howrah, West Bengal**

...cate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 0513-2019, Page from 76475 to 76495
being No 051302312 for the year 2019.



Digitally signed by PANCHALI MUNSHI
Date: 2019.04.24 17:12:44 +05:30
Reason: Digital Signing of Deed.

Panchali Munshi

(Panchali Munshi) 4/24/2019 05:12:36 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II HOWRAH
West Bengal.

(This document is digitally signed)