

VP 501004973/2018

105010 4741/18



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

E 004655

Handwritten notes on the left side of the page:

3/10
2/1433636

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

District Sub-Registrar
Howrah

District Sub-Registrar-I
Howrah

3 OCT 2018

**DEED OF DECLARATION CUM
AMALGAMATION**

THIS DEED OF DECLARATION CUM AMALGAMATION is made on
this 3rd day of October, 2018

BETWEEN

3 OCT 2018

District Sub-Registrar-1
Howrah

[Handwritten signature]



1 x Rs. 5,000/- = Rs. 5,000/-
1 Rs = Rs. 5,000/-

পত্রের মূল্য
এক হাজার পাঁচশ
পঞ্চাশ টকা

[Handwritten signature]

৫৪৬

৫,০০০/-

শ্রী/শ্রীমতী
Nirmal Kumar Bandopadhyay & ors.
Chandrabati, Vill. Poduck, P.S. Saurmahal,
Dist. Howrah, Pin. 71103.

০৩/১০/১৮

৫৪৬

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

GRN: 19-201819-029248118-1
 GRN Date: 27/09/2018 18:29:19
 BRN: 298584607
 BRN Date: 27/09/2018 18:31:32
 Bank: AXIS Bank
 Payment Mode: Online Payment

DEPOSITOR'S DETAILS

Id No.: 05010001433636/3/2018
 [Query For Query Year]

Name: MD SAJID

Contact No.: +91 9874684712

E-mail: UNIQUECONSTRUCTION2008@YAHOO.COM

Address: MAA SITALA APT ANDUL ROAD PODRAH HOWRAH

Applicant Name: Mr Rabin Kumar Karmakar

Office Name:

Office Address:

Status of Depositor:

Buyer/Claimants

Purpose of payment / Remarks: Exchange, Exchange

PAYMENT DETAILS

SI	Identification No	Head of A/C Description	Head of A/C	Amount [₹]
1	05010001433636/3/2018	Property Registration- Stamp duty	0030-02-103-003-02	245805
2	05010001433636/3/2018	Property Registration- Registration Fees	0030-03-104-001-16	50158

Total

295763

In Words: Rupees Two Lakh Ninety Five Thousand Seven Hundred Sixty Three only

1) **SRI NIRMAL KUMAR BANDOPADHYAY**, son of Late Banamali Bandopadhyay, by faith- Hindu, by occupation- Retired from Service, residing at Chandrabati Uttar Podrah, Post- Podrah, Police Station- Sankrail, District- Howrah- 711109, 2) **SMT. NIRA MUKHERJEE**, wife of Sri Sadhan Mukherjee, by faith- Hindu, by occupation- Household duties, residing at Chandrabati Nebukhali Math, Post- Podrah, Police Station- Sankrail, District- Howrah- 711109, 3) **SMT. IRA PANJA**, wife of Sri Biswajit Panja, by faith- Hindu, by occupation- Household duties, residing at Village & Post- Duillya, Police Station- Sankrail, District- Howrah- 711302, 4) **SMT. DHIRA MAJUMDER**, wife of Sri Koushik Majumder, by faith- Hindu, by occupation- Household duties, residing at 41A, J.C. Bose Road, Post & Police Station- Thakur Pukur, District- 24- Parganas, Pin- 700063, hereinafter called the "**DECLARANT NO. 1**", represented by their Attorney- **S.M. DEVELOPERS**, having its office at Ruby Park, Arabinda Sarani, Village & P.O. Podrah, P.S. Sankrail, District- Howrah, Pin- 711109, a Partnership firm being represented by its Partners- 1) **MD. SAJID** (PAN- BQEPM9517P), son of Md. Hanif of Maa Sitala Apartment, Village & P.O. Podrah, P.S. Sankrail, District- Howrah, Pin- 711109, 2) **MASUD ALI LASKAR** (PAN- SCHPL4908P), son of Late Haji Harun Rashid Laskar of Village- Manickpur, P.O. Deltamill, P.S. Sankrail, District- Howrah, Pin- 711309 (which expression shall unless excluded by or repugnant to the context or subject shall include their heirs, executors, successors, representatives and assignees) of the **FIRST PART**.

A N D

SRI SUKUMAR BANDOPADHYAY, son of Late Banamali Bandopadhyay, by faith- Hindu, by occupation- Retired from Service, residing at

Chandrabati Uttar Podrah, Post- Podrah, Police Station- Sankrail, District- Howrah- 711109, hereinafter called the "**DECLARANT NO. 2**" represented by his Attorney- **S.M. DEVELOPERS**, having its office at Ruby Park, Arabinda Sarani, Village & P.O. Podrah, P.S. Sankrail, District- Howrah, Pin- 711109, a Partnership firm being represented by its Partners- 1) **MD. SAJID** (PAN- BQEP9517P), son of Md. Hanif of Maa Sitala Apartment, Village & P.O. Podrah, P.S. Sankrail, District- Howrah, Pin- 711109, 2) **MASUD ALI LASKAR** (PAN- SCHPL4908P), son of Late Haji Harun Rashid Laskar of Village- Manickpur, P.O. Deltamill, P.S. Sankrail, District- Howrah, Pin- 711309 (which expression shall unless excluded by or repugnant to the context or subject shall include her heirs, executors, successors, representatives and assignees) of the **SECOND PART**.

A N D

SRI TAPAN KUMAR KHARA (PAN- BDHPK0143B), son of Sri Jitendra Nath Khara, by faith- Hindu, by occupation- Service, residing at Chandrabati, Village & Post- Podrah, Police Station- Sankrail, District- Howrah- 711109, hereinafter called the "**DECLARANT NO. 3**" represented by his Attorney- **S.M. DEVELOPERS**, having its office at Ruby Park, Arabinda Sarani, Village & P.O. Podrah, P.S. Sankrail, District- Howrah, Pin- 711109, a Partnership firm being represented by its Partners- 1) **MD. SAJID** (PAN- BQEP9517P), son of Md. Hanif of Maa Sitala Apartment, Village & P.O. Podrah, P.S. Sankrail, District- Howrah, Pin- 711109, 2) **MASUD ALI LASKAR** (PAN- SCHPL4908P), son of Late Haji Harun Rashid Laskar of Village- Manickpur, P.O. Deltamill, P.S. Sankrail, District- Howrah, Pin- 711309 (which expression shall unless excluded by or repugnant to the context or subject shall

include his heirs, executors, successors, representatives and assignees) of the **THIRD PART**.

WHEREAS the Declarant No. 1 are the joint owner and occupier now seized and possessed and/or otherwise well and sufficiently entitled to all that piece and parcel of Mokarari Mourashi Bastu land measuring about 13 Cottahs 02 Chittaks 30 Sq.ft. (more or less) together with structures standing thereon comprised within R.S. Khatian No. 568 and 427, R.S. Dag No. 308, L.R. Khatian No. 899 and 2024, Hal L.R. Dag No. 320 within Mouza- Podrah, J.L. No. 38, Police Station- Sankrail, District- Howrah within the jurisdiction of the office of the District Sub-Registry Office at Howrah and Additional District Sub-Registry Office at Ranihati which is more fully and particularly described in Schedule- 'A' hereunder written.

AND WHEREAS the Declarant No. 2 is the owner and occupier now seized and possessed and/or otherwise well and sufficiently entitled to all that piece and parcel of Mokarari Mourashi Bastu land measuring about 04 Cottahs be same a little more or less together with structures standing thereon comprised within R.S. Khatian No. 568 and 427, R.S. Dag No. 308/1331, L.R. Khatian No. 2020, Hal L.R. Dag No. 346 and 320 within Mouza- Podrah, J.L. No. 38, Police Station- Sankrail, District- Howrah- 711109 within the jurisdiction of the office of the District Sub-Registry Office at Howrah and Additional District Sub-Registry Office at Ranihati which is more fully and particularly described in Schedule- 'B' hereunder written.

AND WHEREAS the Declarant No. 3 is the owner and occupier now seized and possessed and/or otherwise well and sufficiently entitled

to all that piece and parcel of Mocarari Mourashi Bastu land measuring about 02 Cottahs 04 Chittaks be same a little more or less together with structures standing thereon comprised within R.S. Khatian No. 427, R.S. Dag No. 308/1331, L.R. Khatian No. 2024, Hal Khatian No. 3613, Hal L.R. Dag No. 346 within Mouza- Podrah, J.L. No. 38, Police Station- Sankrail, District- Howrah- 711109 within the jurisdiction of the office of the District Sub-Registry Office at Howrah and Additional District Sub-Registry Office at Ranihati which is more fully and particularly described in Schedule- 'B' hereunder written.

AND WHEREAS all the Declarants hereto for better enjoyment of their respective above mentioned properties at present total area about 19 Cottahs 06 Chittaks 30 Sq.ft. be the same a little more or less comprised within R.S. Khatian No. 568 and 427, R.S. Dag No. 308, 308/1331, L.R. Khatian No. 899, 2024, 2020, 3613, L.R. Dag No. 346 and 320 within Mouza- Podrah, J.L. No. 38, Police Station- Sankrail, District- Howrah intend to have their aforesaid properties amalgamated and mutated as one holding/plot as became the said properties have a compact Unit of one holding/plot.

AND WHEREAS by this Deed of Declaration-cum-Amalgamation all the Declarants admit and declare that they shall never claim against each other in future of this Amalgamated property/premises, which is described in the Schedule- 'D' hereunder.

NOW THIS DEED OF DECLARATION WITNESSETH that under this circumstances hereunder below stated, it is hereby agreed and declared by both the declarants as follows :-

1) That all the declarants are the owners and occupiers of contiguous landed property of beside holding.

2) That in pursuance of this Deed of Declaration cum Amalgamation hereof the Declarants are the beneficiary owners and occupiers of all that piece and parcel of land lying and situate at Mouza- Podrah, J.L. No. 38, R.S. Khatian No. 568 and 427, R.S. Dag No. 308, 308/1331, L.R. Khatian No. 899, 2024, 2020, 3613, L.R. Dag No. 346 and 320 Police Station- Sankrail, District- Howrah which is more fully and particularly described in Schedule- 'A', 'B' and 'C' of this Deed.

3) That the all the Declarants hereby agree and declare that the said properties described in Schedule- 'A', 'B' and 'C' are within the self same unit having the compact block are absolutely possessed by the Declarants are free from all encumbrances whatsoever.

4) That it is hereby agreed and declared by the parties hereto that the Schedule- 'A', 'B' and 'C' properties shall henceforth be treated as one holding/plot/unit which are lying and situated adjacent to each other **TO HOLD AND TO HAVE** in the manner as described in the Schedule- 'D' hereunder and delineated in the annexed plan hereto.

5) That the Declarants hereto agree that the above mentioned Schedule- 'A', 'B' and 'C' properties shall be mutated in their respective names as joint owners and/or co-owners on the record of B.L. & L.R.O. Sankrail into one holding/plot paying the proportionate taxes jointly to the respective authorities.

6) That the Declarants hereto further declare that in pursuance of the declaration the premises mentioned in the Schedule- 'A', 'B' and 'C' will be amalgamated and also the declarants will enjoy the same as joint owners and occupiers without any obstruction and/or litigation, claim or demand whatsoever in future against each other and shall pay the rent and taxes in their names jointly in respect of the said amalgamated premises mentioned in the Schedule- 'D' hereunder as could be assessed by B.L.R.O. Sankrail, Local Podrah Gram Panchayet (Thanamakua) or Howrah Zila Parishad.

7) That all the Declarants 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 by the respective Govt. or authority.

8) That any share is not transferred by this Deed of Declaration and that our respective shares shall be determined in the Amalgamated property according to our respective area of land.

9) That we, the Declarants hereby jointly declare that we shall submit a Amalgamated Plan jointly of the said property before the authority of Howrah Zilla Parishad for making construction of a multi-storied building jointly by amalgamating the property maintaining the original holding no. or Dags and area of the land.

10) That we, jointly declare that the contents made above in this declaration are made by us voluntarily and at our own wish, will and accord without having any pressure and/or request from any corner.

11) That the Declarants hereto further declare that in pursuance of the declaration the property mentioned in the Schedule- 'A', 'B' and 'C' will be amalgamated with each other and also the declarants will enjoy the same as joint owners and occupiers without any obstruction and/or litigation claim or demand whatsoever in future against each other and shall pay the taxes in their names jointly in respect of the said amalgamated property mentioned in the Schedule- 'D' hereunder as would be assessed by the Howrah Municipal Corporation.

12) That the Schedule mentioned property hereby amalgamated and/or consolidated and become one amalgamated property which shall henceforth be treated and consider as ONE COMPACT UNIT.

13) That the above amalgamation of entire properties is done without any consideration money and without any monetary transaction by and between the parties herein.

14) That the title of the piece of land mentioned in the 'A', 'B' and 'C'- Schedule shall remain as it was and there will no transfer of right, title, share, interest and possession separately.

15) That after the execution and registration of this Deed, neither of the parties shall beck out and claim their separately.

16) That there shall be one building plan to be sanctioned over the whole conjoined property more fully described in the 'D'- Schedule mentioned hereunder written.

17) That each of the parties shall have right of using common area of the properties without having any specific permission and consent from each other.

18) That the total area of land shall on consolidated of the aforesaid plots become 19 Cottahs 06 Chittaks 30 Sq.ft. more or less together with all easement right, which is more fully described in the 'D'-Schedule hereunder written and the same be treated as one compact holding. The parties shall bear their share of tax jointly.

19) That this Deed is executed by the parties at their free will and consent and after being read over and explained the consent thereof.

20) That the declarants have jointly agreed that in event a new building will be constructed over the schedule mentioned properties, then the rights of each declarant in the new constructed building shall be uniform and equal in accordance with the area as held under the amalgamation.

21) That for the purpose of smooth enjoyment, possession, construction, the parties including their successors-in-interest shall be jointly bound to execute all such deeds and documents as and when necessary.

22) That consisting the convenience of having a plan sanctioned in respect of the said properties described in the 'A', 'B' and 'C'- Schedules herein below, which are adjoining to each other and were the part of a same holding previously and considering the requirement to utilize the

property more profitably, the parties decided to have the same amalgamated into a single holding.

23) That the parties hereto have their respective properties described in the 'A', 'B' and 'C'- Schedules mentioned below amalgamated into single holding/one compact unit which is described in the 'D'- Schedule below and delineated by RED Colour border in the Plan annexed herewith.

24) That this amalgamation is done for the purpose of getting a plan sanctioned from the Howrah Zilla Parishad for construction of building in the said 'D'- Schedule property after having it mutated as a single holding in the H.M.C. records.

25) That from now on the property described in the 'D'- Schedule below shall be treated as the joint property of the parties to this Deed and by virtue of this Deed there shall be no change or alteration in the respective proportionate rights, title and interest of the parties hereto in the said property and in the classification of the rights of the parties to the property shall also remain the same.

26) That by virtue of this Deed the parties shall have their names mutated in the records of Howrah Municipal Corporation and Settlement Office of the 'D'- Schedule property in respect of their share thereof, which shall be treated as a single holding.

27) That the Howrah Zilla Parishad or Settlement Department is not liable in any way for amalgamation of the aforesaid property.

28) That the declarants shall be liable to pay the rents (khajna) and taxes and other charges for the amalgamated properties.

29) That the Plan annexed to this Deed shows 'D'- Schedule property in detail and the said plan forms material part of the Deed.

SCHEDULE - 'A'

**(Owners- Sri Nirmal Kumar Bandopadhyay, Smt. Nira Mukherjee,
Smt. Ira Panja and Smt. Dhira Majumder)**

ALL THAT piece and parcel of Mokarari Mourashi Bastu land measuring about 13 Cottahs 02 Chittaks 30 Sq.ft. (more or less) together with structures standing thereon comprised within R.S. Khatian No. 568 and 427, R.S. Dag No. 308, L.R. Khatian No. 899 and 2024, Hal L.R. Dag No. 320 within Mouza- Podrah, J.L. No. 38, Police Station- Sankrail, District- Howrah within the jurisdiction of the office of the District Sub-Registry Office Howrah and Additional District Sub-Registry Office at Ranihati, District- Howrah butted and bounded as follows :-

On the North : 4' feet wide common passage;
On the South : Land of Sushil Adhikari & Sima Roy;
On the East : R.S. Dag No. 308/1331;
On the West : 17'-0" feet wide Road.

SCHEDULE - 'B'

(Owner- Sri Sukumar Bandopadhyay)

ALL THAT piece and parcel of Mokarari Mourashi Bastu land measuring about 04 Cottahs be same a little more or less together with structures

standing thereon comprised within R.S. Khatian No. 568 and 427, R.S. Dag No. 308/1331, L.R. Khatian No. 2020, Hal L.R. Dag No. 346 and 320 within Mouza- Podrah, J.L. No. 38, Police Station- Sankrail, District- Howrah- 711109 within the jurisdiction of the office of the District Sub-Registry Office Howrah and Additional District Sub-Registry Office at Ranihati, District- Howrah butted and bounded as follows :-

On the North : 4' feet wide common passage;
 On the South : Land of Sushil Adhikari & Sima Roy;
 On the East : R.S. Dag No. 308/1331;
 On the West : 17'-0" feet wide Road.

SCHEDULE - 'C'

(Owner- Sri Tapan Kumar Khara)

ALL THAT piece and parcel of Mokarari Mourashi Bastu land measuring about 02 Cottahs 04 Chittaks be same a little more or less together with structures standing thereon comprised within R.S. Khatian No. 427, R.S. Dag No. 308/1331, L.R. Khatian No. 2024, Hal Khatian No. 3613, Hal L.R. Dag No. 346 within Mouza- Podrah, J.L. No. 38, Police Station- Sankrail, District- Howrah- 711109 within the jurisdiction of the office of the District Sub-Registry Office Howrah and Additional District Sub-Registry Office at Ranihati, District- Howrah butted and bounded as follows :-

On the North : 4' feet wide common passage;
 On the South : Part of R.S. Dag No. 308/1331;
 On the East : 4' feet wide common passage;
 On the West : Part of R.S. Dag No. 308/1331.

SCHEDULE - 'A-1'

ALL THAT piece and parcel of undivided and un-demarcated Bastu land about 06 Cottahs 10 Chittaks 15 Sq.ft. out of 03 Cottahs 02 Chittaks 30 Sq.ft. comprised within R.S. Khatian No. 568 and 427, R.S. Dag No. 308, L.R. Khatian No. 899 and 2024, Hal L.R. Dag No. 320 within Mouza- Podrah, J.L. No. 38, Police Station- Sankrail, District- Howrah within the jurisdiction of the office of the District Sub-Registry Office Howrah and Additional District Sub-Registry Office at Ranihati, District- Howrah.

SCHEDULE - 'B-1'

ALL THAT piece and parcel of undivided and un-demarcated Bastu land about 02 Cottahs out of 04 Cottahs comprised within R.S. Khatian No. 568 and 427, R.S. Dag No. 308/1331, L.R. Khatian No. 2020, Hal L.R. Dag No. 346 and 320 within Mouza- Podrah, J.L. No. 38, Police Station- Sankrail, District- Howrah- 711109 within the jurisdiction of the office of the District Sub-Registry Office Howrah and Additional District Sub-Registry Office at Ranihati, District- Howrah.

SCHEDULE - 'C-1'

ALL THAT piece and parcel of undivided and un-demarcated Bastu land about 01 Cottah 02 Chittaks out of 02 Cottahs 04 Chittaks comprised within R.S. Khatian No. 427, R.S. Dag No. 308/1331, L.R.

Khatian No. 2024, Hal Khatian No. 3613, Hal L.R. Dag No. 346 within Mouza- Podrah, J.L. No. 38, Police Station- Sankrail, District- Howrah- 711109 within the jurisdiction of the office of the District Sub-Registry Office Howrah and Additional District Sub-Registry Office at Ranihati, District- Howrah.

SCHEDULE - 'D'
(AMALGAMATED PROPERTY)

ALL THAT piece and parcel of Bastu land about 19 Cottahs 06 Chittaks 30 Sq.ft. be the same a little more or less comprised within comprised within R.S. Khatian No. 568 and 427, R.S. Dag No. 308, 308/1331, L.R. Khatian No. 899, 2024, 2020, 3613, L.R. Dag No. 346 and 320 within Mouza- Podrah, J.L. No. 38, Police Station- Sankrail, District- Howrah within the jurisdiction of the office of the District Sub-Registry Office Howrah and Additional District Sub-Registry Office at Ranihati, District- Howrah, Pin- 711109, which is delineated by RED colour border in the Plan annexed herewith. Butted and bounded by:-

On the North : 4 feet wide Common Passage.
On the South : 4 feet wide C.P. L.R. Dag No. 308/1331, 346.
On the East : 4 feet wide C.P.
On the West : 17 feet wide Passage.

IN WITNESS WHEREOF the parties hereto have put their respective signatures, hands and seals on this deed on the day, month and year first above written in presence of:

Witnesses:-

1. Anindita Das
Howrah Court
2. Sajid Akh
Howrah Court

for
 Nikmal Kr. Bandopadhyay
 Nira Mukherjee Pan CGMPM 3599F
 Ina Panja Pan DEHP 2592B
 Dhina Majumdar Pan CGMPM 7066E
 by attorney
 S. M. DEVELOPERS

Md. Sajid

Sajid

Masud Masud Ali Lomas

**SIGNATURE OF DECLARANTS No. 1/
First Part.**

for Sukumar Bandopadhyay
 by attorney
 S. M. DEVELOPERS Pan CLNPB 4961P

Md. Sajid

Sajid

Masud Masud Ali Lomas

**SIGNATURE OF DECLARANT No. 2/
Second Part.**

for Sri Tapan Kumar Panja
 by attorney
 S. M. DEVELOPERS Pan BDHPK 0143B

Md. Sajid

Sajid

Masud

Masud Masud Ali Lomas

**SIGNATURE OF DECLARANT No. 3/
Third Part.**

Read over and explained in vernacular to the executants and admitted it to be correct.
 Drafted by me and prepared in my office.
 Rajesh Kumar Karmakar
 Advocate,
 Judges' Court, Howrah.
 Enrolment No. WB/301/90.

Typed by me.

(Signature)
 Howrah Court.

AMALGAMATION SITE PLAN

RESIDENTIAL BUILDING AT R.S. DAG NO-308 & 308/1331

DAG NO.-320 & 346, L.R. KH NO-899, 2020, 3613, 6755, 6756 & 6757.

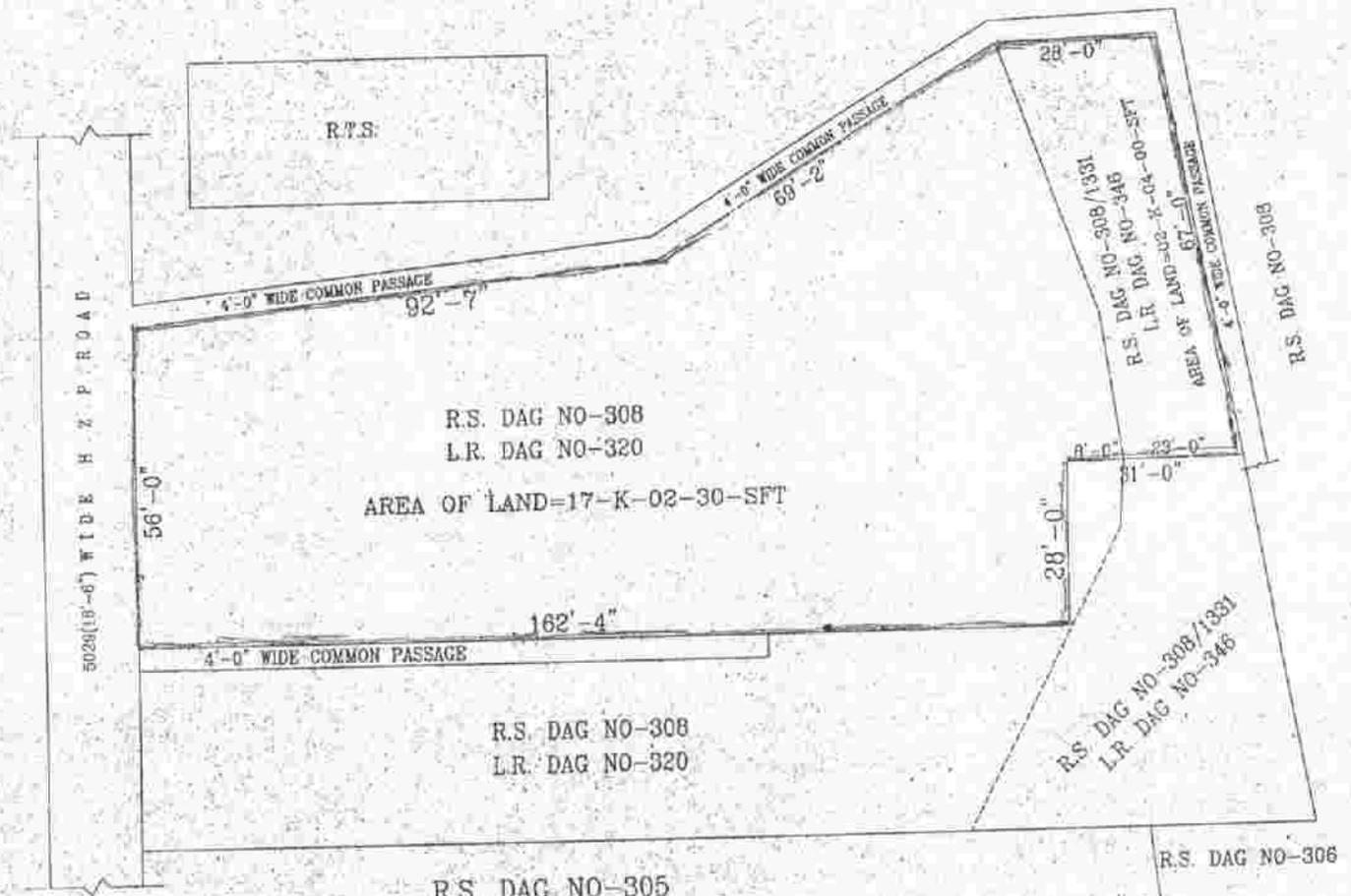
HAZRA-PODRAH, J.L. NO-38, P.S.-SANKRAIL, DIST-HOWRAH.

SCALE=1"=24'-0"

MARK	NAME	R.S. DAG	L.R. DAG	L.R. KH NO	DEED NO	AREA OF LAND
1	NIRMAL KUMAR BANERJEE	308	320	899	1437/1984	17-K-02-30-SFT
	SUKUMAR BANERJEE	308	320	2020		
	NIRA MUKHERJEE	308	320	6755		
	IRA PANJA	308	320	6756		
	DHIRA MUKHERJEE	308	320	6757		
2	TAPAN KUMAR KHARA	308/1331	346	3613	1475/1998	02-K-04-00-SFT

TOTAL AREA OF LAND: 19-K-06-CH-30-SFT

AREA SHOWN IN RED BORDER



For:
 Nirmal Kr. Bandopadhyay
 Nina Mukherjee
 Ira Panja
 Dhira Magumdar
 by attorney
S.M. DEVELOPERS

For:
 Sri Sukumar Bandopadhyay
 by attorney
S.M. DEVELOPERS

Sri Tapan Kumar Hazra
 by attorney
DRAWN BY-
ARCHITECTS

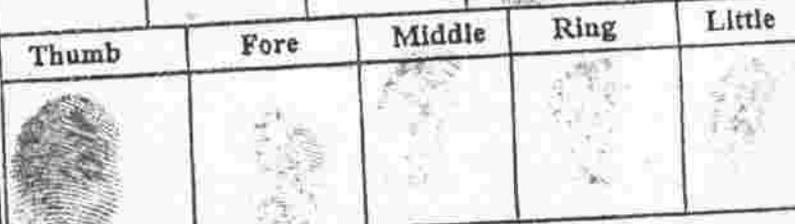
Sajid - Md. Sahid
 Md. Masud Ali Laha

Md. Sajid
 Sajid
 Masud Ali Laha

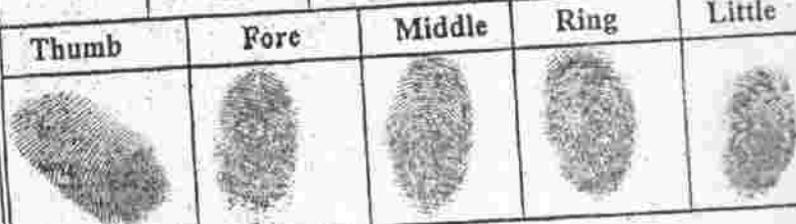
Md. Sahid
 Sajid
 Masud Ali Laha
Ar. Mintu Paul
 Govt. Regd. Architect (India)
 L.B.A. No. CA/2002/29737
 S Dulliya, Anand Howrah - 711302

PARTNER

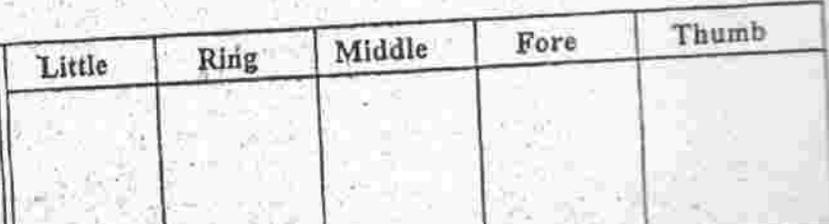
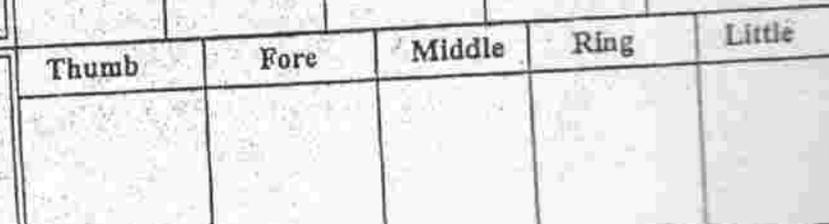
FORM FOR TEN FINGER IMPRESSION

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

Signature Md. Saif

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

Signature Masud Ali Laskar

Photo	Left Hand	Little	Ring	Middle	Fore	Thumb
						
Right Hand	Thumb	Fore	Middle	Ring	Little	
						

Signature _____



Sajid - BREPM 9517 P

ALOK
DE
Tapan

Tapan Kumar Khara



AXIS BANK

Name of Depositor :	MO SAJID
Challan amount:	2,95,763.00/- (Rupees Two Lakhs Ninety Five Thousand Seven Hundred Sixty Three Only)
Government Reference Number.:	1920181902924811B1
Bank Reference Number(Net Banking):	298594007
Transaction Date and Time:	27/09/2018 06:31:31 PM

(Note: This is a computer generated receipt and does not require any signature/stamp Please enclose this e-Receipt with e-Challan at the time of challan submission to the department)

आयकर विभाग

INCOME TAX DEPARTMENT

DHIRA MAJUMDER

SUJAN BANERJEE

12/12/1980

Permanent Account Number

CGMPM7065E

Name

Signature



भारत सरकार

GOVT. OF INDIA



10000 A-7116

आयकर विभाग
INCOME TAX DEPARTMENT
PRA PANJA

भारत सरकार
GOVT. OF INDIA

SUJAN BANERJEE

08/08/1975
Permanent Account Number
DEHPP2592Q

Signature



आयकर विभाग

INCOME TAX DEPARTMENT

SUKUMAR BANERJEE

BANAMALI BANERJEE

01/01/1943

Permanent Account Number

CLNPB4961P

Sukumar Banerjee

Signature



भारत सरकार

GOVT. OF INDIA



05/27/2016

इस कार्ड से आई / अनेके कृपया सूचित करें / तदनुषंग
आयकर सेवा केंद्र, एनएसडीएल
5 वीं मंजिल, नवी स्ट्रीटिंग, प्लॉट नं. 341, सर्वे नं. 927/8,
मॉडल एडोबाय, नज्द डीप बंगला चौक, पुणे - 411 016.

*If this card is lost / someone's lost card is found,
please inform / return to -*
Income Tax PAN Services Unit, NSDL
5th floor, Mantri Streeting,
Plot No. 341, Survey No. 927/8,
Model Eobay, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080 / Fax: 91-20-2721 8081
e-mail: unitnsdl@nsdl.com

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

NIRMAL BANERJEE
BANAMALI BANERJEE



01/03/1937
Financial Account Number

BGXPB3599P



Nirmal Banerjee
Signature

Major Information of the Deed

Deed No :	I-0501-04741/2018	Date of Registration	03/10/2018
Query No / Year	0501-0001433636/2018	Office where deed is registered	
Query Date	09/09/2018 1:39:26 PM	D.S.R.-I HOWRAH, District: Howrah	
Applicant Name, Address & Other Details	Rabin Kumar Karmakar Podrah, Thana : Sankrail, District : Howrah, WEST BENGAL, PIN - 711109. Mob: 9874922137, Status : Advocate		
Transaction	Additional Transaction		
[0601] Exchange, Exchange	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
Rs. 5,50,000/-	Rs. 60,07,445/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 2,50,605/- (Article:31)	Rs. 50,158/- (Article:A(1), E. M(b), H)		
Remarks	M.V. of the property of Greatest Value Rs 50,11,900/-		

Land Details :

District: Howrah, P.S:- Sankrail, Gram Panchayat: PODRAH, Mouza: Podra

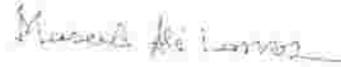
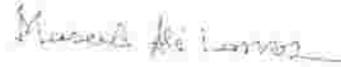
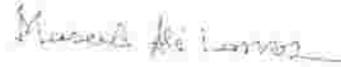
Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other
L1	LR-302	LR-899	Bastu	Bastu	3160 Sq Ft	2,00,000/-	25,05,950/-	Width of Road: 17 Adjacent Road,
L2	LR-320	LR-2024	Bastu	Bastu	3160 Sq Ft	2,00,000/-	25,05,950/-	Width of Road: 17 Adjacent Road,
L3	LR-346	LR-2020	Bastu	Bastu	480 Sq Ft	50,000/-	3,51,368/-	Width of Road: 17 Adjacent Road,
L4	LR-320	LR-2020	Bastu	Bastu	480 Sq Ft	50,000/-	3,80,651/-	Width of Road: 17 Adjacent Road,
L5	LR-346	LR-3613	Bastu	Bastu	540 Sq Ft	50,000/-	2,63,526/-	Width of Road: 4
TOTAL :					17.9209Dec	5,50,000 /-	60,07,445 /-	
Grand Total :					17.9209Dec	5,50,000 /-	60,07,445 /-	

Parties to Exchange Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Mr Nirmal Kumar Bandopadhyay Son of Late Banamali Bandopadhyay Chandrabati, Uttar Podrah, P.O:- Podrah, P.S:- Sankrail, District: West Bengal, India, PIN - 711109 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India. P: BGXPB3599P, Status: individual, Executed by: Attorney, Executed by: Attorney

- 2 **Mrs Nira Mukherjee**
Wife of Mr Sadhan Mukherjee Chandrabati, Nebukhali Math, P.O:- Podrah, P.S:- Sankrail, District:-Howrah, West Bengal, India, PIN - 711109 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: CSMPM0270J, Status :Individual, Executed by: Attorney, Executed by: Attorney
- 3 **Mrs Ira Panja**
Wife of Mr Biswajit Panja Duillya, P.O:- Duillya, P.S:- Sankrail, District:-Howrah, West Bengal, India, PIN - 711109 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: DEHPP2592Q, Status :Individual, Executed by: Attorney, Executed by: Attorney
- 4 **Mrs Dhira Majumder**
Wife of Mr Koushik Majumder 41A, J. C. Bose Road, P.O:- Thakur Pukur, P.S:- Thakurpukur, District:-Sankrail, West Bengal, India, PIN - 700063 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: CGMPM7066E, Status :Individual, Executed by: Attorney, Executed by: Attorney
- 5 **Mr Sukumar Bandopadhyay**
Son of Late Banamali Bandopadhyay Chandrabati, Uttar Podrah, P.O:- Podrah, P.S:- Sankrail, District:-Howrah, West Bengal, India, PIN - 711109 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: CLNPB4961P, Status :Individual, Executed by: Attorney, Executed by: Attorney
- 6 **Mr Tapan Kumar Khara**
Son of Mr Jitendra Nath Khara Chandrabati, Podrah, P.O:- Podrah, P.S:- Sankrail, District:-Howrah, West Bengal, India, PIN - 711109 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: BDHPK0270J, Status :Individual, Executed by: Attorney, Executed by: Attorney

Attorney Details :

Sl No	Name, Address, Photo, Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Md Sajid Son of Md Hanif Date of Execution - 03/10/2018, , Admitted by: Self, Date of Admission: 03/10/2018, Place of Admission of Execution: Office </td> <td>  <small>Oct 3 2018 4:12PM</small> </td> <td>  <small>LTI 03/10/2018</small> </td> <td>  <small>03/10/2018</small> </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Md Sajid Son of Md Hanif Date of Execution - 03/10/2018, , Admitted by: Self, Date of Admission: 03/10/2018, Place of Admission of Execution: Office	 <small>Oct 3 2018 4:12PM</small>	 <small>LTI 03/10/2018</small>	 <small>03/10/2018</small>
Name	Photo	Finger Print	Signature						
Md Sajid Son of Md Hanif Date of Execution - 03/10/2018, , Admitted by: Self, Date of Admission: 03/10/2018, Place of Admission of Execution: Office	 <small>Oct 3 2018 4:12PM</small>	 <small>LTI 03/10/2018</small>	 <small>03/10/2018</small>						
	PARTNER, S. M. DEVELOPERS, Podrah, P.O:- Podrah, P.S:- Sankrail, District:-Howrah, West Bengal, India, PIN - 711109, Podrah, P.O:- Podrah, P.S:- Sankrail, District:-Howrah, West Bengal, India, PIN - 711109, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.: BQEPM9517P Status : Attorney, Attorney of : Mr Nirmal Kumar Bandopadhyay, Mrs Nira Mukherjee, Mrs Ira Panja, Mrs Dhira Majumder, Mr Sukumar Bandopadhyay, Mr Tapan Kumar Khara								
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Masud Ali Laskar (Presentant) Son of Late Haji Harun Rashid Laskar Date of Execution - 03/10/2018, , Admitted by: Self, Date of Admission: 03/10/2018, Place of Admission of Execution: Office </td> <td>  <small>Oct 3 2018 4:11PM</small> </td> <td>  <small>LTI 03/10/2018</small> </td> <td>  <small>03/10/2018</small> </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Masud Ali Laskar (Presentant) Son of Late Haji Harun Rashid Laskar Date of Execution - 03/10/2018, , Admitted by: Self, Date of Admission: 03/10/2018, Place of Admission of Execution: Office	 <small>Oct 3 2018 4:11PM</small>	 <small>LTI 03/10/2018</small>	 <small>03/10/2018</small>
Name	Photo	Finger Print	Signature						
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	PARTNER, S. M. DEVELOPERS, Podrah, P.O:- Podrah, P.S:- Sankrail, District:-Howrah, West Bengal, India, PIN - 711109, Manickpur, P.O:- Deltamil, P.S:- Sankrail, District:-Howrah, West Bengal, India, PIN - 711309, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.: SCHPL4908P Status : Attorney, Attorney of : Mr Nirmal Kumar Bandopadhyay, Mrs Nira Mukherjee, Mrs Ira Panja, Mrs Dhira Majumder, Mr Sukumar Bandopadhyay, Mr Tapan Kumar Khara								

Major Information of the Deed :- I-0501-04741/2018-03/10/2018

Party Details :	Name & address
Mr Rabin Kumar Karmakar Son of Late K. K. Karmakar Podrah, P.O:- Podrah, P.S:- Sankrail, District:-Howrah, West Bengal, India, PIN - 711109, Sex: Male, By Caste: Hi Occupation: Advocate, Citizen of India, Identifier Of Md Sajid, Masud Ali Laskar	03/10/2018
<i>(Signature)</i>	

Share of Property After Exchange

Sch No.	Name of the Donor of Settlement	Party Number	Transferred Area	Transferred Area in(%)	Share in Value
L1	Mr Nirmal Kumar Bandopadhyay	1	1.81042 Dec	1.81042 Dec	6,26,488
L1	Mrs Nira Mukherjee	1	1.81042 Dec	1.81042 Dec	6,26,488
L1	Mrs Ira Panja	1	1.81042 Dec	1.81042 Dec	6,26,488
L1	Mrs Dhira Majumder	1	1.81042 Dec	1.81042 Dec	6,26,488
L2	Mr Nirmal Kumar Bandopadhyay	1	1.81042 Dec	1.81042 Dec	6,26,488
L2	Mrs Nira Mukherjee	1	1.81042 Dec	1.81042 Dec	6,26,488
L2	Mrs Ira Panja	1	1.81042 Dec	1.81042 Dec	6,26,488
L2	Mrs Dhira Majumder	1	1.81042 Dec	1.81042 Dec	6,26,488
L3	Mr Sukumar Bandopadhyay	2	1.1 Dec	1.1 Dec	3,51,388
L4	Mr Sukumar Bandopadhyay	2	1.1 Dec	1.1 Dec	3,80,688
L5	Mr Tapan Kumar Khara	2	1.2375 Dec	1.2375 Dec	2,63,588

Endorsement For Deed Number : 1 - 050104741 / 2018

On 03-10-2018

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 of Indian Stamp Act 1899.

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

Presented for registration at 15:38 hrs on 03-10-2018, at the Office of the D.S.R.-I HOWRAH by Masud /

Major Information of the Deed :- 1-0501-04741/2018-03/10/2018

03/10/2018 Query No:-05010001433638 / 2018 Deed No :- 050104741 / 2018, Document is digitally signed

Rate of Market Value(WB PUVI rules of 2001)

that the market value of this property which is the subject matter of the deed has been assessed at Rs 445/- MV of the property of Greatest Value Rs 50,11,900/-

Executed by Attorney

1. Execution by **Md Sajid**, PARTNER, S. M. DEVELOPERS (Partnership Firm), Podrah, P.O.- Podrah, P.S.- Sankrail, District-Howrah, West Bengal, India, PIN - 711109 as the constituted attorney of 1. Mr Nirmal Kumar Bandopadhyay Chandrabati, Uttar Podrah, P.O: Podrah, Thana: Sankrail, , Howrah, WEST BENGAL, India, PIN - 711109, 2. Mrs Nirmal Mukherjee Chandrabati, Nebukhali Math, P.O: Podrah, Thana: Sankrail, , Howrah, WEST BENGAL, India, PIN - 711109, 3. Mrs Ira Panja Duillya, P.O: Duillya, Thana: Sankrail, , Howrah, WEST BENGAL, India, PIN - 711302, 4. Mrs Dhira Majumder 41A, J. C. Bose Road, P.O: Thakur Pukur, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700063, 5. Mr Sukumar Bandopadhyay Chandrabati, Uttar Podrah, P.O: Podrah, Thana: Sankrail, , Howrah, WEST BENGAL, India, PIN - 711109, 6. Mr Tapan Kumar Khara Chandrabati, Podrah, P.O: Podrah, Thana: Sankrail, , Howrah, WEST BENGAL, India, PIN - 711109 is admitted by him

Identified by Mr Rabin Kumar Karmakar, , Son of Late K. K. Karmakar, Podrah, P.O: Podrah, Thana: Sankrail, , Howrah, WEST BENGAL, India, PIN - 711109, by caste Hindu, by profession Advocate

2. Execution by **Masud Ali Laskar**, PARTNER, S. M. DEVELOPERS (Partnership Firm), Podrah, P.O:- Podrah, P.S. Sankrail, District-Howrah, West Bengal, India, PIN - 711109 as the constituted attorney of 1. Mr Nirmal Kumar Bandopadhyay Chandrabati, Uttar Podrah, P.O: Podrah, Thana: Sankrail, , Howrah, WEST BENGAL, India, PIN - 711109, 2. Mrs Nira Mukherjee Chandrabati, Nebukhali Math, P.O: Podrah, Thana: Sankrail, , Howrah, WEST BENGAL, India, PIN - 711109, 3. Mrs Ira Panja Duillya, P.O: Duillya, Thana: Sankrail, , Howrah, WEST BENGAL, India, PIN - 711302, 4. Mrs Dhira Majumder 41A, J. C. Bose Road, P.O: Thakur Pukur, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700063, 5. Mr Sukumar Bandopadhyay Chandrabati, Uttar Podrah, P.O: Podrah, Thana: Sankrail, , Howrah, WEST BENGAL, India, PIN - 711109, 6. Mr Tapan Kumar Khara Chandrabati, Podrah, P.O: Podrah, Thana: Sankrail, , Howrah, WEST BENGAL, India, PIN - 711109 is admitted by him

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Payment of Fees

Certified that required Registration Fees payable for this document is Rs 50,158/- (A(1) = Rs 50,119/- , E = Rs 7/- , H = Rs 28/- , M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 50,158/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of West Bengal Online on 27/09/2018 6:31PM with Govt. Ref. No: 192018190292481181 on 27-09-2018, Amount Rs: 50,158/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 298584607 on 27-09-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,50,605/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 2,45,605/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 586, Amount: Rs.5,000/-, Date of Purchase: 03/10/2018, Vendor name: A Saradha Bank Ltd. Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of West Bengal Online on 27/09/2018 6:31PM with Govt. Ref. No: 192018190292481181 on 27-09-2018, Amount Rs: 2,45,605/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 298584607 on 27-09-2018, Head of Account 0030-02-103-003-02

Kaustava Dey

Kaustava Dey
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R.-I HOWRAH
Howrah, West Bengal

Major Information of the Deed :- I-0501-04741/2018-03/10/2018

Certificate of Registration under section 60 and Rule 69.

Registered in **Book - I**

Volume number **0501-2018**, Page from **144199** to **144230**
being No **050104741** for the year **2018**.



Digitally signed by Kaustava Dey
Date: 2018.10.03 17:35:30 -07:00
Reason: Digital Signing of Deed.

Kaustava Dey

(Kaustava Dey) 10/3/2018 05:35:21 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R.-I HOWRAH
West Bengal.

(This document is digitally signed.)