

08988/24

I-08736/2024



পশ্চিমবঙ্গ পশ্চিম বঙ্গ WEST BENGAL

95AB 551265

05/08/2024
05/08/2024
05/08/2024

Rina / Rina

Certified that the documents contained the
Registration. The documents and the
document attached with the
documents are the part of this document.

District Sub-Registrar IV
Registrar U/S 7 (2) or
Registration 1908
Alipore South 24 Parganas

05 AUG 2024

DEED OF DECLARATION

THIS DEED OF DECLARATION is made on 5th day of August, Two
Thousand Twenty Four (2024).

BETWEEN

15 JUL 2024

6006 NO..... DATE..... RS.....

NAME.....

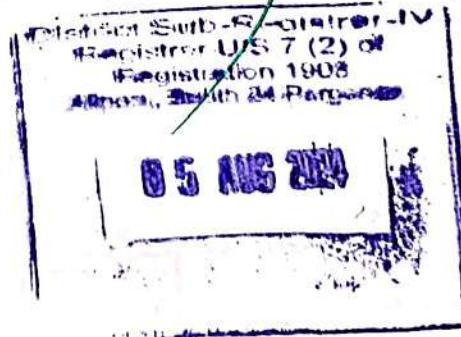
ADDRESS..... JUDGE'S COURT

ALIPUR ROAD
A. K. SAMAJPATI
VENDOP

STAMP VENDOR

SIGNATURE

D. CHOUDHURY
(Advocate)
Allpore Judges Court
Kolkata - 700 027



SMT PAMPA KAR, PAN - DYUPK6095Q, Aadhaar No. 6403 4449 3877, Mobile No. 9123661710, wife of Anupam Kar, daughter of Late Badal Chandra Dey, by faith Hindu, by occupation Housewife, by Nationality Indian, residing at Village - Khakurda, Post Office Khakurda, Police Station Belda, Pin 721445, District Paschim Medinipur, hereinafter called and referred to as the "FIRST PARTY" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs executors, administrators, legal representatives, and/or assigns) of the FIRST PART.

AND

SMT. RINA BISWAS PAN CTJPB1496F, Aadhaar No.7705 2078 4890, Mobile No. 9330029835, wife of Biswajit Biswas, daughter of Late Badal Chandra Dey, by faith Hindu, by occupation Housewife, by Nationality Indian, residing at 3/83C, Chittaranjan Colony, Post Office and Police Station Jadavpur, Kolkata 700032, District 24-Parganas (South), hereinafter called and referred to as the SECOND PARTY (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators, legal representatives, and/or assigns) of the SECOND PART.

WHEREAS in the Amalgamation Deed year 2023, page number 3 and the line number 4,5,6 was not correct.

WHEREAS the Badal Chandra Dey was the absolute owner of All That piece and parcel of a Bastu land measurement about 3 Cottahs 8 Chittacks 18 Sq.ft. more or less lying and situated at Mouza address 298, purba,Tentulberia comprised in R.S. Dag No.859, R.S. Khatian No.451 corresponding to L.R. Dag No.875, L.R. Khatian No.4143 and 4159, J.L. No.44 District 24-Parganas now Nibedita Sarani, within the limits of the Rajpur Sonarpur Municipality, Ward No.04, P.O. and previous P.S- Sonarpur, and current P.S. Narendrapur, Kolkata 700152, A.D.S.R. Sonarpur, 24-Parganas South, by purchased the said Bastu land from Kartick Chandra Mondal by virtue of a registered Deed of Conveyance being No.4230 of 1983, Book No.7, Volume No.84, Pages 228 to 233 in the office of A.D.S.R. Sonarpur at 24-Parganas South.

*Rina
Bilal
owner
Temp
Temp*

AND WHEREAS the aforesaid Badal Chandra Dey mutated his name in B.L. & L.R.O. Baruipur and have been paying taxes regularly to the concerned authorities.

AND WHEREAS the aforesaid Purchaser namely Badal Chandra Dey was enjoying and possessing the aforesaid property peacefully without any disturbances/interruption.

WHEREAS in the Amalgamation Deed year 2023, page number 4 and the line number 15,16, was not correct.

AND WHEREAS the aforesaid Badal Chandra Dey died intestate on 27.01.2017 leaving behind them his three sons namely Prahlad Dey, Bapi Dey and Sanjay Dey and two daughters namely Pampa Kar and Rina Biswas. Be it mentioned here that wife of Badal Chanra Dey also died i.e. prior to the death of Badal Chandra Dey.

AND WHEREAS one Prahlad Dey, Bapi Dey, Sanjay Dey and Rina Biswas jointly gift their undivided 4/5th share of land measuring more or less 1 (one) Cottah 12 (Tweleve) Chittacks 9 (Nine) Square Feet together with R.T. shed structure standing thereon measuring more or less 100 Square Feet i.e. undivided land measuring more or less 1015.2 Square Feet together with undivided 4/5th share structure standing thereon measuring more or less 80 Square Feet lying and situated at Mouza Tentulberia, comprised in R.S. Dag No. 859, R.S. Khatian No. 451 corresponding to L. R. Dag No. 875, L. R. Khatian No. 4159, within the limits of the Rajpur Sonarpur Municipality, Police Station Narendrapur, Pin - 700152, District 24 Parganas (South), in favour of SMT. PAMPA KAR, wife of Anupam Kar, by virtue of a registered Deed of Gift dated 26/04/2017 and the said Deed was registered in the office of the

A.D.S.R. - IV, Alipore, South 24 Parganas and recorded in Book No. -1, Volume No. 1604 2017, Pages from 56993 to 57021, Being No. -160402070 for the year 2017 which is hereinafter called and referred to as the Schedule "A" property.

WHEREAS in the Amalgamation Deed year 2023, page number 5 and the line number 16, 17 and 18 was not correct.

AND WHEREAS the aforesaid Smt. Pampa Kar mutated her name in B.L. & L.R.O. Baruipur and have been paying taxes regularly to the concerned authorities.

AND WHEREAS said Prahlad Dey, Bapi Dey, Sanjay Dey and Pampa Kar jointly gift their undivided 4/5th share of land measuring more or less 1 Cottah (one) 12 (Tweleve) Chittacks 9 (Nine) Square Feet together with R.T. shed structure standing thereon measuring more or less 100 Square Feet i.e. undivided land measuring more or less 1014.4 Square Feet together with undivided 4/5th share structure standing thereon measuring more or less 80 Square Feet lying and situated at Mouza Tentulberia, comprised in R.S. Dag No. 859, R.S. Khatian No. 451 corresponding to L.R. Dag No. 875, L.R. Khatian No. 4143, within the limits of the Rajpur Sonarpur Municipality, under Police Station Narendrapur, Pin 700152, District 24 Parganas (South), in favour of SMT. RINA BISWAS, wife of Biswajit Biswas, by virtue of a registered Deed of Gift dated 26/04/2017 and the said Deed of Gift was

Rina Biswas

Pampa

Tan

registered in the office of the A.D.S.R. IV, Alipore, South 24 Parganas and recorded in Book No. 1, Volume No. - 1604-2017, Pages from 57085 to 57113, Being No. 160402074 for the year 2017 which is hereinafter called and referred to as the Schedule "B" property.

AND WHEREAS the aforesaid Smt. Rina Biswas mutated her name in B.L. & L.R.O. Baruipur and have been paying taxes regularly to the concerned authorities.

AND WHEREAS the said Schedule "A" Property land measuring more or less 1 (one) Cottah 12 (Twelve) Chittacks 9 (Nine) Square Feet and Schedule "B" Property land measuring more or less 1 (one) Cottah 12 (Twelve) Chittacks 9 (Nine) Square Feet both plots are absolutely attached to each other.

AND WHEREAS it has been agreed by and between the parties hereto that they will mutually amalgamation their respective ownership rights and interest in the Schedule "A" Property ar Schedule "B" Property in a manner that will help them to exploit the properties in a better and convenient way.

NOW THIS DEED WITNESSETH AS FOLLOWS:-

- 1) That in consideration "thereof the First Party hereby grant, convey and transfer to the Second Party, by way of Deed of Amalgamation ALL THAT her undivided land with structure

and/or interest in a piece or parcel of land measuring more or less 1 (one) Cottah 12 (Twelve) Chittacks 9 (Nine) Square Feet together with R.T. shed structure standing thereon measuring more or less 100 Square Feet lying and situated at Mouza Tentulberia, comprised in R.S. Dag No. 859, R.S. Khatian No. - 451 corresponding to L.R. Dag No. 875, L.R. Khatian No. 4159, Nibedita Sarani, within the limits of the Rajpur Sonarpur Municipality, under Police Station Narendrapur, Pin 700152, District 24 Parganas (South), more fully and particularly described in the Schedule "A" Property hereinafter written and delivered possession thereof in favour of Second Party TOGETHER WITH right, title and interest of the common passage for common use and the right over all ways, sewers, drains, fences, boundaries, liberties, right, title, interest, claim and demand unto and upon the Schedule "A" Property unto the use of the Second Party and also TOGETHER WITH copies of all the deeds, documents, writings and other evidences of title relating to the Schedule "A" Property and all the estate, right, title, interest, use, possession, benefit, claim and demand whatsoever, both at law and in equity AND TO HAVE AND TO HOLD the said undivided share of the Schedule "A" Property with all easement and appurtenances thereto hereby granted,

conveyed, assured and transferred unto and to the use of the Second Party absolutely and forever free from all encumbrances, charges, liens, attachments, mortgages and/or liabilities of any nature or sorts, whatsoever, without any lawful eviction, interruption, claim or demand whatsoever from or by the First Party or by any other person lawfully and equitably claiming from under or in trust for the Second Party subject to payment of all rents, taxes, assessments, rates, duties, chargeable upon the same or which may herein after become payable in respect thereof.

WHEREAS in the Amalgamation Deed year 2023, page number 7 and the line number 5, 6, 7 and page number 8 and the line number 19 and 20 was not correct.

2) That in consideration thereof the Second Party hereby grant, convey and transfer to the First Party, by way of Deed of Amalgamation ALL THAT her undivided land with structure and / or interest in a piece or parcel of land ~~one acre and one half~~ 1 (one) Cottah 12 (Twelve) Chittacks 9 (Nine) Square Feet together with R.T. shed structure standing thereon measuring more or less 100 Square Feet lying and situated at Mouza Tentulberia, comprised in R.S. Dag No. 859, R.S. Khatian No. 451 corresponding to L.R. Dag No. 875, L.R. Khatian No. 4143, Nibedita Sarani, within the limits of the Rajpur Sonarpur Municipality, under

Police Station - Sonarpur, Pin - 700152, District - 24 Parganas

(South), more fully and particularly described in **Schedule "B"**

Property hereinafter written and delivered possession thereof in

favour of **1st Party** **TOGETHER WITH** right, title and interest of
the common passage for common use and the right over all

ways, sewers, drains, fences, boundaries, liberties, right, title,

interest, claim and demand unto and upon the **Schedule**

"B" **Property** unto the use of the **First Party** and also

TOGETHER WITH copies of all the deeds, documents, writings
and other evidences of title relating to the **Schedule "B"**

Property and all the estate, right, title, interest, use, possession,
benefit, claim and demand whatsoever, both at law and in equity

AND TO HAVE AND TO HOLD the said undivided share of the
Schedule "B" Property with all easement and appurtenances

thereto hereby granted, conveyed, assured and transferred unto

and to the use of the **First Party** absolutely and forever free from

all encumbrances, charges, liens, attachments, mortgages

and/or liabilities of any nature or sorts, whatsoever, without any

lawful eviction, interruption, claim or demand whatsoever from

or by the **Second Party** or by any other person lawfully and

equitably claiming from under or in trust for the **First Party**

subject to payment of all rents, taxes, assessments, rates,

duties, chargeable upon the same or which may herein after become payable in respect thereof.

AND WHEREAS in view of such Deed of Amalgamation as to transfer of undivided share of each plot to each other, all the properties became joint property, all the parties convert into a single unit and all the parties shall have the liberty to apply before the Rajpur Sonarpur Municipality for allotment of single plot and to pay taxes accordingly.

AND WHEREAS the First Party and the Second Party both are in relation sister to each other and the Schedule "A" and the Schedule/"B" properties are in the adjacent to each other. The total amalgamated area of the land now measurement 3 (three) Cottahs 8 (Eight) Chittacks 18 (Eighteen) sq.ft which have been executed on 22.3.2023 duly Registered in the office of D.S.R-V, at Alipore South 24 Parganas, Recording in Book-1 VOLUMN Volum No.1630-2023 Page From-26756 To 26782, Being no. 163000891 for the year , 2023 is described as the Schedule "C" property.

AND WHEREAS the properties of Schedule "A" and Schedule "B" To 267 will be treated as property of same holding described as the "C" Schedule property.

SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of a bastu land measuring about 3 Cottahs 8 Chittacks 17 Sq.ft. equivalent to 235.69 Sq.mt. (M/L) and physical measurement 3 Cottahs 3 Chittacks 36.59 Sq.ft. equivalent to 216.61 Sq.mt. (M/L) more or less lying and situated at Mouza Adress 298 PURBA, Tentulberia, J.L. No.44 comprised in R.S. Dag No.859, R.S. Khatian No.451, L.R. Dag No.875, L.R. Khatian No.4143, 4159, within the limits of the Rajpur Sonarpur Municipality, previous P.S- Sonarpur, abd current P.S. Narendrapur, Municipal Ward No.04, Kolkata 700152, District South 24-Parganas with all easement and appurtenances which is butted and bounded as follows:-

ON THE NORTH	:	R.S. Dag Nos.857 & 858;
ON THE SOUTH	:	By 10 feet wide common passage;
ON THE EAST	:	By land of R.S. Dag No.859 (P);
ON THE WEST	:	By land of R.S. Dag No.859 (P).

That the enclosed site plan is also one part of this declaration.

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

SIGNED SEALED AND DELIVERED
by the parties at Kolkata in the
presence of :

1. *Mohd. Shah*
G. M. O. L. and
KOL 17

Pompa Kar

Signature of the First Party

2. *Biswajit Biswas*

Rina Biswas

Signature of the Second Party

Drafted by me :

Syed Farzul Haque
Advocate
High Court, Calcutta
Enrol. No. F/894/1937/12

Major Information of the Deed

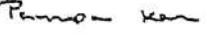
Deed No :	I-1604-08736/2024	Date of Registration	05/08/2024		
Query No / Year	1604-2002075593/2024	Office where deed is registered			
Query Date	02/08/2024 2:34:01 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas			
Applicant Name, Address & Other Details	Shafi B/6 H/3 Maijan Ostagar Land, Thana : Karaya, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9330028780, Status :Solicitor firm				
Transaction	Additional Transaction				
[0901] Declaration, Declaration relating to immovable property					
Set Forth value	Market Value				
Rs. 2/-	Rs. 36,82,172/-				
Stampduty Paid(SD)	Registration Fee Paid				
Rs. 10/- (Article:4)	Rs. 39/- (Article:E)				
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)				

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Purba Tentulberia road, Mouza: Tentulberia, , Ward No: 04, Holding No:298 JI No: 44, Pin Code : 700152

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-875 (RS :-)	LR-4143	Bastu	Bastu	1 Katha 12 Chatak 8.5 Sq Ft	1/-	18,41,086/- Width of Approach Road: 10 Ft.,
L2	LR-875 (RS :-)	LR-4159	Bastu	Bastu	1 Katha 12 Chatak 8.5 Sq Ft	1/-	18,41,086/- Width of Approach Road: 10 Ft.,
	TOTAL :			5.814 Dec	2/-	36,82,172/-	
	Grand Total :			5.814 Dec	2/-	36,82,172/-	

Declarant Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<p>Mrs Pampa Kar (Presentant) Wife of Mr Anupam Kar Executed by: Self, Date of Execution: 05/08/2024 , Admitted by: Self, Date of Admission: 05/08/2024 ,Place : Office</p>	 05/08/2024	 Captured LTI 05/08/2024	 05/08/2024

Village:- KHAKURDA, P.O:- Khakurda, P.S:-Belda, District:-Paschim Midnapore, West Bengal, India, PIN:- 721445 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth: XX-XX-1XX3 , PAN No.: DYxxxxxx5Q, Aadhaar No: 64xxxxxxxx3877, Status :Individual, Executed by: Self, Date of Execution: 05/08/2024 , Admitted by: Self, Date of Admission: 05/08/2024 ,Place : Office

Name	Photo	Finger Print	Signature
2 Mrs Rina Biswas Wife of Mr Biswajit Biswas Executed by: Self, Date of Execution: 05/08/2024 , Admitted by: Self, Date of Admission: 05/08/2024 ,Place : Office		 Captured	<i>Rina Biswas</i>
	05/08/2024	LTI 05/08/2024	05/08/2024
3/83C, Chittaranjan Colony, City:- , P.O:- Jadavpur, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth: XX-XX-1XX7 , PAN No.: CTxxxxxx6F, Aadhaar No: 77xxxxxxxx4890, Status :Individual, Executed by: Self, Date of Execution: 05/08/2024 , Admitted by: Self, Date of Admission: 05/08/2024 ,Place : Office			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Anupam Kar Son of Late Amarendu Kar Village:- Khakurda, P.O:- Khakurda, P.S:-Belda, District:-Paschim Midnapore, West Bengal, India, PIN:- 721445		 Captured	<i>Anupam Kar</i>
	05/08/2024	05/08/2024	05/08/2024

Identifier Of Mrs Pampa Kar, Mrs Rina Biswas

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Purba Tentulberia road, Mouza: Tentulberia, , Ward No: 04, Holding No:298 JI No: 44, Pin Code : 700152

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 875, LR Khatian No:- 4143	Owner: মুনা বিশ্বাস , Gurdian: বিশ্বজিত বিশ্বাস, Address: নিজ , Classification: শালি, Area: 0.02000000 Acre,	Mrs Rina Biswas
L2	LR Plot No:- 875, LR Khatian No:- 4159	Owner: মুনা কর (দে), Gurdian: অবুগুম কর, Address: নিজ , Classification: শালি, Area: 0.03000000 Acre,	Mrs Pampa Kar

Endorsement For Deed Number : I - 160408736 / 2024

On 05-08-2024

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.

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

Presented for registration at 13:52 hrs on 05-08-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mrs Pampa Kar, one of the Executants.

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

Execution is admitted on 05/08/2024 by 1. Mrs Pampa Kar, Wife of Mr Anupam Kar, P.O: Khakurda, Thana: Belda, Paschim Midnapore, WEST BENGAL, India, PIN - 721445, by caste Hindu, by Profession House wife, 2. Mrs Rina Biswas, Wife of Mr Biswajit Biswas, 3/83C, Chittaranjan Colony, P.O: Jadavpur, Thana: Jadavpur, South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession House wife

Identified by Mr Anupam Kar, , Son of Late Amarendu Kar, P.O: Khakurda, Thana: Belda, , Paschim Midnapore, WEST BENGAL, India, PIN - 721445, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39.00/- (E = Rs 7.00/-, H = Rs 28.00/-, M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 39.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10/- and Stamp Duty paid by Stamp Rs 10.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 6004, Amount: Rs.10.00/-, Date of Purchase: 15/07/2024, Vendor name: A K Samajpati

(Anupam Halder)

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2024, Page from 255556 to 255579

being No 160408736 for the year 2024.



Digitally signed by Anupam Halder
Date: 2024.08.05 14:44:36 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 05/08/2024

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

West Bengal.