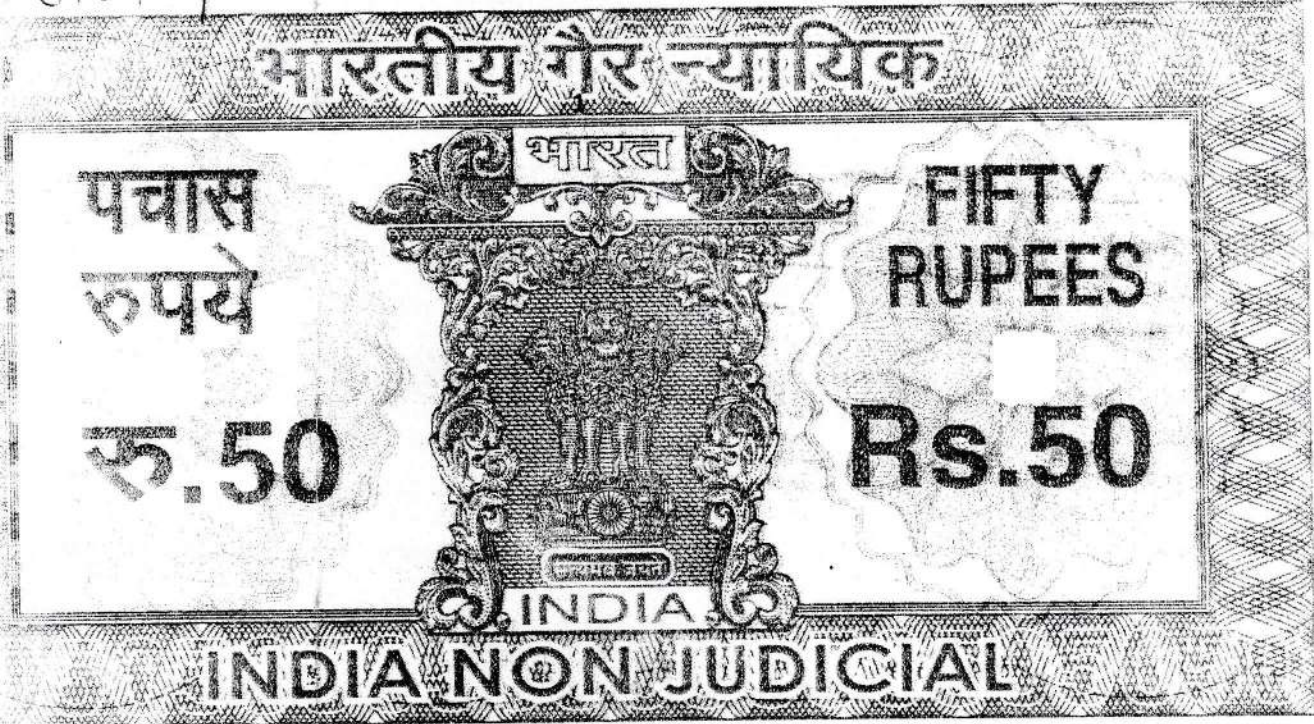


01893/22

I-01766/2022



पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

AC 931038

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

[Signature]
District Sub-Register-III
Alipore, South 24-parganas
03/02/2022

DEED OF DECLARATION

THIS DECLARATION is made this 03rd day of February, 2022 BETWEEN SRI PRABIR PAUL, (PAN AFQPP2907Q), son of Sri Santi Ranjan Paul, by faith-Hindu, India, by occupation-Business, residing at Flat No.2404, URBANA, Tower-6, 783, Anandapur, P.O. EKP, P.S. Anandapur, Kolkata-700107, hereinafter referred to as the OWNER (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the FIRST PART:

AND

M/S. OIENDRILA PROMOTERS AND DEVELOPERS PVT. LTD.,
(PAN-AABCO1239M) a company incorporated under the Companies Act, 1956, having its office at 27B, Bose Pukur Road, P.O. & P.S. Kasba, Kolkata-700 042, represented by its one of the Director namely, **SRI PRABIR PAUL,** (PAN AFQPP2907Q), son of Sri Santi Ranjan Paul, by faith-Hindu, by occupation-Business, residing at Flat No.2404, URBANA, Tower-6, 783, Anandapur, P.O. EKP, P.S. Anandapur, Kolkata-700 107, hereinafter referred to as the **DEVELOPER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-office, executors, administrators, legal representatives and assigns) of the **SECOND PART:**

WHEREAS by a Development Agreement with Development Power of Attorney, dated 06.12.2021 registered at D.S.R.-III, Alipore, vide Book No.I, Volume No.1603-2021, page from 365208 to 365241, Being No.160312544 for the year 2021, hereinafter referred to as "the said **Principal Development Agreement with Power of Attorney**" the Parties herein entered into an Agreement for Developer and also Development Power of Attorney, in respect of All That piece and parcel of land measuring 5 Cottah 6 Chittak be the same a more or less together with the 400 sq.ft. cemented floor asbestos shed structure standing thereon, situated at Mouza-Nayabad, J.L. No.25, Pargana-Khaspur, Touzi No.56, comprised R.S. & L.R.Dag No.196, appertaining to R.S. Khatian No.129, 130, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, and 126, corresponding to L.R. Khatian No.2529, being Municipal Premises No.2651,

Nayabad, vide Assessee No.31-109-08-2763-0, Kolkata-700094, under P.S. formerly Tollygunge then Kasba, thereafter Purba Jadavpur now Panchasayar, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.109, Sub-Registry/A.D.S.R. office at Sealdah, in the District of 24-Parganas, since South 24-Parganas, for construction of a multi-storied building on the said land.

AND WHEREAS due to inadvertence and oversight, in page no.2 & 16 of the said the said Principal Agreement with Power of Attorney, the name of Developer firm as wrongly typed as **M/S. OIENDRILA PROMOTERS AND OWNERS PVT. LTD.**, in place of actual name **M/S. OIENDRILA PROMOTERS AND DEVELOPERS PVT. LTD.**, and the Developers herein signed its name upon putting the sealed the said firm on actual name **M/S. OIENDRILA PROMOTERS AND DEVELOPERS PVT. LTD.**, in said Principal Agreement with Power of Attorney.

AND WHEREAS in order to avoid all future litigation, disputes, problems and complications, the Parties hereto do hereby amend the said error or omission that unknowingly crept in the said Principal Development Agreement with Power of Attorney, in the manner hereunder written:-

1. That in page no.2 & 16 of the said Principal Development Agreement with Power of Attorney, the wrongly typed firm's name as **M/S. OIENDRILA PROMOTERS AND OWNERS PVT. LTD.**, shall be ignored at all material time in future and in it place the actual firm's name **M/S. OIENDRILA PROMOTERS AND DEVELOPERS PVT. LTD.**, shall be read at all material time in future.

2. That all other material facts and recites in the Principal Development Agreement with Power of Attorney, i.e. Mouza, Dag number, Khatian number, Premises number area of land, etc. are remain unchanged, unaltered and as before.
3. Be it expressly stated that this declaration does not make any material alteration to the contents of the said Principal Development Agreement with Power of Attorney, as well as it does not make any material change to the property entered into the said Principal Development Agreement with Power of Attorney.

IN WITNESSES WHEREOF the Parties herein have hereunto set and subscribed their hands and seals on the day, month and year first above written.

WITNESSES:-

1. *Alay Saha*
Advocate

2. *Pratik Saha*
Alipore Police
Court - 27

Drafted by:-
Alay Saha
Advocate
Alipore Police Court,
Kolkata-700027

Pratik Saha

OWNER

Chandrika Promoters & Developers Pvt. Ltd.

Pratik Saha












Director

DEVELOPER

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name.....

Signature.....

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name..... PRABIR PAUL.....

Signature..... *Prabir Paul*.....

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name.....

Signature.....



भारत सरकार
भारत सरकार
 Unique Identification Authority of India
 Government of India

Enrolment No.: 0647/03107/64583

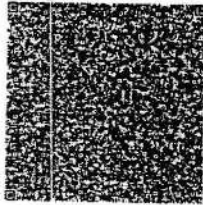
Download Date: 28/06/2019

To
 PRABIR PAUL
 C/O Santi Ranjan Paul
 URBANA, TOWER-6, FLAT NO.-2404
 783 ANANDAPUR
 E.K.T
 E.K.T
 Kolkata West Bengal - 700107
 9433443846

Generation Date: 15/08/2019

Signature valid

UNIQUE IDENTIFICATION AUTHORITY OF INDIA
 KOLKATA
 28/06/2019 15:05:55



QR Code with Photograph

आपका आधार क्रमांक / Your Aadhaar No. :

9058 9891 0937

VID : 9117 4808 1074 5403

मेरा आधार, मेरी पहचान



भारत सरकार
 Government of India



PRABIR PAUL
 Date of Birth/DOB: 07/10/1973
 Male/ MALE



9058 9891 0937

VID : 9117 4808 1074 5403

मेरा आधार, मेरी पहचान



Government of India



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

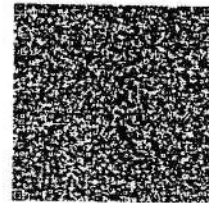
- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारत सरकार
 Government of India

Address:
 C/O Santi Ranjan Paul, URBANA,
 TOWER-6, FLAT NO.-2404, 783
 ANANDAPUR, E.K.T, Kolkata,
 West Bengal - 700107



QR Code with Photograph

9058 9891 0937

VID : 9117 4808 1074 5403



भारत सरकार
 Government of India

www.uidai.gov.in



भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
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Government of India



Enrolment No/Enrolment No.: 2077/80128/00057

Alok Safui (Alok Safui)

Date: 21/06/2016

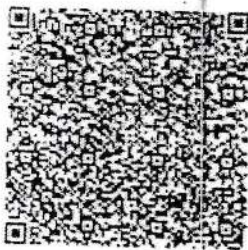
S/O: Sanat Kumar Safui, Kantha Villa, 3rd Floor,
16/2 Rajani Kanta Das Road, Kolkata, Safui Para
More, P. S - Garfa, Hailu, Kolkata,
West Bengal - 700078

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

Your Aadhaar No/ Your Aadhaar No.:

3370 2325 6241



MERA AADHAAR, MERI PEHACHAN



1947



mail@uidai.gov.in

WWW

www.uidai.gov.in

Signature Not Verified

Digitally signed by DS (UNIQUE IDENTIFICATION AUTHORITY OF INDIA-01)
Date: 2016.06.21 00:28:15 IST

- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
- Please update your mobile number and e-mail address.
This will help you to avail various services in future.



भारत सरकार
GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



Alok Safui
DOB: 24/02/1972
Male / MALE



Address:

S/O: Sanat Kumar Safui, Kantha
Villa, 3rd Floor, 16/2 Rajani
Kanta Das Road, Kolkata, Safui
Para More, P. S - Garfa, Hailu,
Kolkata,
West Bengal - 700078

3370 2325 6241

MERA AADHAAR, MERI PEHACHAN

3370 2325 6241

MERA AADHAAR, MERI PEHACHAN

Major Information of the Deed

Deed No :	I-1603-01766/2022	Date of Registration	03/02/2022
Query No / Year	1603-2000388741/2022	Office where deed is registered	
Query Date	02/02/2022 2:53:00 PM	1603-2000388741/2022	
Applicant Name, Address & Other Details	Alok Safui Alipore Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830828274, Status : Advocate		
Transaction	Additional Transaction		
[0901] Declaration, Declaration relating to immovable property			
Set Forth value	Market Value		
Rs 2/-	Rs. 96,62,061/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (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:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad. Premises No: 2651, , Ward No: 109 Pin Code : 700094

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	5 Katha 6 Chatak	1/-	95,54,061/-	Property is on Road
Grand Total :				8.8688Dec	1/-	95,54,061 /-	



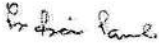
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	1/-	1,08,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		400 sq ft	1/-	1,08,000 /-	



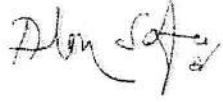
Declarant Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	OIENDRILA PROMOTERS AND DEVELOPERS PVT LTD 27B, BOSE PUKUR ROAD, City:- , P.O:- KASBA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 , PAN No.:: AAxxxxxx9M, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

esentative Details :

Name,Address,Photo,Finger print and Signature			
Name	Photo	Finger Print	Signature
PRABIR PAUL (Presentant) Son of SANTI RANJAN PAUL Date of Execution - 03/02/2022, , Admitted by: Self, Date of Admission: 03/02/2022, Place of Admission of Execution: Office	 Feb 3 2022 1:32PM	 LTI 03/02/2022	 03/02/2022
2404, URBANA , 783, ANANDAPUR, City:- , P.O:- E K T P, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx7Q,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : OIENDRILA PROMOTERS AND DEVELOPERS PVT LTD (as DIRECTOR)			

Identifier Details :

Name	Photo	Finger Print	Signature
ALOK SAFUI Son of SANAT SAFUI ALIPORE, City:- , P.O:- ALIPORE, P.S:- Alipore. District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 03/02/2022	 03/02/2022	 03/02/2022
Identifier Of PRABIR PAUL			

Endorsement For Deed Number : I - 160301766 / 2022

On 03-02-2022

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 13:16 hrs on 03-02-2022, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by PRABIR PAUL ,.

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

Execution is admitted on 03-02-2022 by PRABIR PAUL, DIRECTOR, OIENDRILA PROMOTERS AND DEVELOPERS PVT LTD (Private Limited Company), 27B, BOSE PUKUR ROAD, City:- , P.O:- KASBA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042

Identified by ALOK SAFUI, , Son of SANAT SAFUI, ALIPORE, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39/- (E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 39/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10/- and Stamp Duty paid by Stamp Rs 50/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 17918, Amount: Rs.50/-, Date of Purchase: 30/12/2021, Vendor name: Samiran Das



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2022, Page from 59615 to 59626

being No 160301766 for the year 2022.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2022.02.08 17:35:48 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2022/02/08 05:35:48 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)