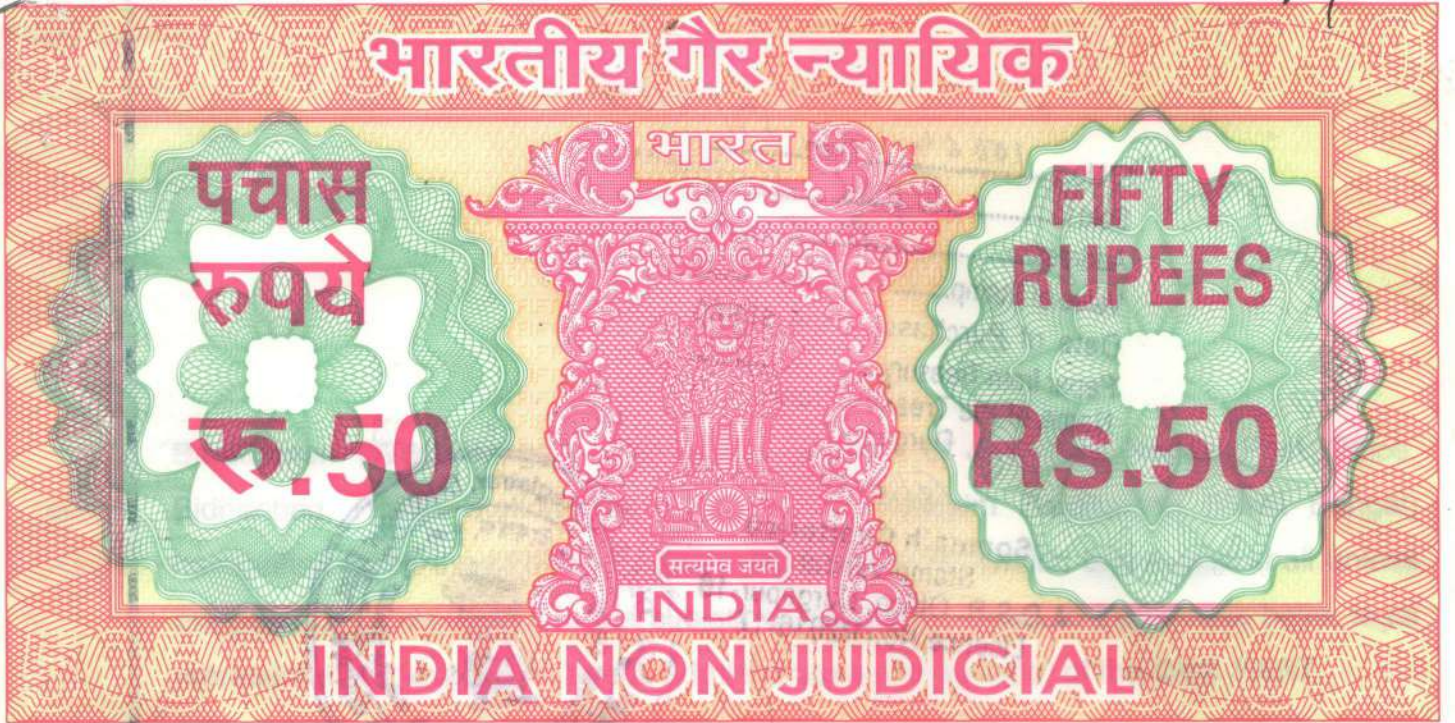


5874

R-5796/23.



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AH 421195

11.02 AM
21.06.23
Query No. 2001584150/23

Certified that the Document
is Admitted to Registration the
Signature Sheet and the Endr-
osements with this
Document are the Part of this
Document

A.D.S.R. Dargaga
Sardar

Query No. 2001584150/2023

21 JUN 2023

DEED OF DECLARATION

THIS DEED OF RECTIFICATION is made on this 21st day of June 2023.

BY

SRI BIPUL BANERJEE (PAN APAPB0947A) son of Late Chittaranjan Banerjee, by
faith. Hindu, by profession. Advocate, presently residing at Flat No. A9/2B, Sugam Park,
Asansol, Post Office. South Dhadka, Police Station. Asansol, District. Paschim

Cont.....P/2

[Handwritten signature]

SI No. 10064 Date 19/06/23
 Sold to Bipul Banerjee
 Address Anansol
 Value of Stamp 50
 Date of Purchase of the stamp
 Prepaid from Treasury
 Name of the Treasury from Durgapur

Somnath Chatterjee
 Stamp Vendar
 A.D.S.R. Office, Durgapur-16
 Licence No. 1/2016-17



Add. Dist. Sub-Registrar
 Durgapur, Paschim Bardhaman

21 JUN 2023

DEED OF DECLARATION

THIS DEED OF RECITIFICATION is made on this 21st day of June 2023.

BY

SRI BIPUL BANERJEE (AN APARSON) son of Late Chintanjan Banerjee by faith Hindu, by profession Advocate, presently residing at Flat No. A/28, Sugam Park, Anansol, Post Office South Durgapur, Police Station, Anansol, District, Paschim Bardhaman.

(Handwritten signature)

:: 2 ::

Bardhaman (West Bengal) permanent resident of Jay. Kay Nagar, Post Office. Bidhanbag, Police Station. Raniganj, District. Paschim Bardhaman (West Bengal) hereinafter called the "**FIRST PARTY / PURCHASER**" (which expression shall unless excluded by or repugnant to the subject or context be deem to include his heirs, legal representatives, executors, agent, administrators and assigns) of the **ONE PART**.

AND

SMT. SUSMITA GHOSH (PAN CFUPG8144Q) wife of Sri Dipak Kumar Ghosh, by faith. Hindu, Occupation. Housewife, Citizen. Indian, permanent resident of Flat No. LX40602, Utsan Luxury CondoVille, AG/1/D, New Town, Rajarhat, Kolkata 700156, West Bengal, presently residing at Post Box No. 47733-00100, Nairobi, Kenya hereinafter called the "**SECOND PARTY/VENDOR**" (which expression shall unless excluded by or repugnant to the subject or context be deem to include her heirs, legal representatives, executors, agent, administrators and permitted assigns) of the **OTHER PART**.

WHEREAS the land more clearly and specifically mentioned in the schedule was owned and possessed by the "**SECOND PARTY/VENDOR**"

AND WHEREAS by a regd. Deed of Sale being No. 5436 for the 2023, Registered in Book No. 1, Volume No. 2306-2023, Page No. 92397 to 92413 of Addl. Dist. Sub-Registrar Office. Durgapur (hereinafter referred to as the Principle Deed of sale) the

Cont.....P/3

SKP
AK

:: 3 ::

"**SECOND PARTY/VENDOR**" sold her aforesaid schedule property in favour of **FIRST PARTY / PURCHASER**" and delivered the possession of the same to him.

AND WHEREAS in the manner aforesaid the **FIRST PARTY / PURCHASER**" became the absolute owner and possessor of the schedule property and is now absolutely seized, possess of and occupied or otherwise well and sufficiently entitled to the aforesaid property and possessing the same peacefully.

AND WHEREAS by typographical error in the said principal deed of sale in page No.2 Para No. 1 in Line No. 8 after the word 'the' and before the word 'PART' the word 'OTHER' is inadvertently typed in place of 'ONE'.

AND WHEREAS again by typographical error in the said principal deed of sale in page No. 2, Para No. 2, in Line No. 5 after the word 'the' and before the word '(which' the word 'PURCHASER' is inadvertently typed in place of 'VENDOR'.

AND WHEREAS again by typographical error in the said principal deed of sale in page No. 2, Para No. 2, in Line No. 7, after the word 'the' and before the word 'PART' the word 'ONE' is inadvertently typed in place of 'OTHER'.

AND WHEREAS said accidently and inadvertently error in the said principal deed of sale is required to be rectified and / or modified in the manner hereinafter appearing.
NOW THIS DEED OF DECLARATION WITNESSETH that the principal deed of sale being no. 5436 for the 2023 of Addl. Dist. Sub-Registrar Office. Durgapur executed by the parties is rectified in following manner:-

Cont.....P/4



:: 4 ::

1. In the said principal deed in page No. 2, Para No. 1, in Line No. 8 after the word 'the' and before the word 'PART' the word 'ONE' will be inserted by deleting the word 'OTHER'
2. In the said principal deed in page No.2, Para No. 2, in Line No. 5 after the word 'the' and before the word '(which' the word 'VENDOR' will be inserted by deleting the word 'PURCHASER'
3. In the said principal deed in page No.2, Para No. 2, in Line No. 7, after the word 'the' and before the word 'PART' the word 'OTHER' will be inserted by deleting the word 'ONE'

AND as per above rectification and / or modification the principal deed shall remain full force and effect.

AND that the correct and rectified Para 1 and 2 of page no.2 of said principal deed of sale being No. 5436 for the 2023, are as under .

" **SRI BIPUL BANERJEE** (PAN APAPB0947A) son of Late Chittaranjan Banerjee, by faith. Hindu, by profession. Advocate, presently residing at Flat No. A9/2B, Sugam Park, Asansol Post Office. South Dhadka, Police Station. Asansol, District. Paschim Bardhaman (West Bengal) permanent resident of Jay. Kay Nagar, Post Office. Bidhanbag, Police Station. Raniganj, District. Paschim Bardhaman (West Bengal) hereinafter called the "**PURCHASER**" (which expression shall unless excluded by or repugnant to the subject or context be deem to include his heirs, legal representatives, executors, agent, administrators and assigns) of the **ONE PART**.

Cont.....P/5

Handwritten initials/signature

:: 5 ::

SMT. SUSMITA GHOSH (PAN CFUPG8144Q) wife of Sri Dipak Kumar Ghosh, by faith. Hindu, Occupation. Housewife, Citizen. Indian, permanent resident of Flat No. LX40602, Utsan Luxury Condoville, AG/1/D, New Town, Rajarhat, Kolkata 700156, West Bengal, presently residing at Post Box No. 47733-00100, Nairobi, Kenya hereinafter called the "**VENDOR**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to include her heirs, legal representatives, executors, agent, administrators and permitted assigns) of the **OTHER PART.**"

AND no qualitative and quantitative change has been occurred in this connection materialistic change/quality be changes.

AND the instant Deed of Declaration will be treated as the part of Deed of Sale being No. 5436 for the year 2023 of Addl. Dist. Sub-Registrar Office. Durgapur.

SCHEDULE

All that piece and parcel of land, properties and hereditaments and appurtenances with all easement right attached thereto situated under Mouza. Sankarpur, J.L. No. 109, Police Station. New Township, Addl. District Sub-Registrar Office, Durgapur, Chowki & Sub-Division. Durgapur, Dist. Paschim Bardhaman, L.R. Khatian No. 2965 & 274, L.R. Plot No. 116, corresponding R.S. Plot No. 26/486 measuring an area of 6.14 Katha, equivalent to 9.58 Decimal, Class. Baid, presently fit for Bastu, being butted and bounded by On the East : 15 ft. width metal road, On the West & South : R.S. Plot No. 88, On the North : R.S. Plot No.486,

Cont.....P/6

Proportionate rent of the aforesaid land is to be paid to the Government of West Bengal through B.L & L.R.O Durgapur.

The land is proposed to be used for Bastu.

The finger print of the parties are taken in the separate sheet, which is annexed herewith and should be treated as part of this deed.

IN WITNESS WHEREOF the parties hereto execute and sign these present on this the day month and year written at the outset.

Witnesses

1. Bipul K. Ghosh
DIPAK KUMAR GHOSH
S/O Late Bipul Kumar Ghosh
LY 40602, UTSA LUKURY
AG/110, NEW TOWN, RAJARSHI
Kolkata 700156

Bipul Banerjee
Signature of the "First Party / Purchaser"

2. Bidesh Banerjee
S/O Lt Sanjit Banerjee
Sishubagan
Ranigand.

Drafted and prepared by me
as per instructions of the Parties read
over and explained to the parties and

Susmita Ghosh.
Signature of the "Second Party/Vendor"

Prady K. Adhikary
Advocate, Durgapur Court (Advocate)
Enl. No. WB-512/2000

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো /Fingers Print & Photo

বাম হাত Left Hand						 Bipul Banerjee
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর
Signature.....Bipul Banerjee

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো /Fingers Print & Photo

বাম হাত Left Hand						 Susmita Ghosh
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর
Signature.....Susmita Ghosh

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো /Fingers Print & Photo

বাম হাত Left Hand						ফটো PHOTO
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর
Signature.....

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো /Fingers Print & Photo

বাম হাত Left Hand						ফটো PHOTO
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর
Signature.....

DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম) : Dipak Kumar Ghosh
2. FATHER/ HUSBAND NAME (পিতা/স্বামীর নাম) : Late Binay Kumar Ghosh
3. OCCUPATION (পেশা) : _____
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা) Flat No. LX 40602, Urban Luxury
VILLAGE/TOWN (গ্রাম) Condoville, AG/1/D, New Town,
Rajarhat, Kolkata.
POST OFFICE (পোস্ট অফিস) _____
POLICE STATION (থানা) _____ PIN 700158
DISTRICT(জেলা) _____ STATE (রাজ্য) _____
5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক) _____
6. AADHAR NO _____
PAN CSCPG6188H
EPIC NO CSCPG6188H Passport No. 22906752

আমি (শনাক্তকারী) _____ অত্র দলিলের (Query No.) _____
বিক্রেতা/দাতা গনকে শনাক্ত করিলাম।

I, Dipak Kumar Ghosh as identifier identifying the executants
of the concerned deed (Query No.) 2001589050/2023

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND					
RIGHT HAND					

Dipak Kumar Ghosh

IDENTIFIER SIGNATURE
(শনাক্তকারীর স্বাক্ষর)

Major Information of the Deed



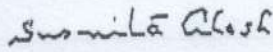


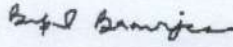
Deed No :	I-2306-05796/2023	Date of Registration	21/06/2023
Query No / Year	2306-2001584150/2023	Office where deed is registered	
Query Date	19/06/2023 6:33:09 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	B Banerjee Asansol Court, Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, Mobile No. : 9434182397, Status :Advocate		
Transaction	Additional Transaction		
[0901] Declaration, Declaration relating to immovable property	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
	Rs. 27,35,370/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:4)	Rs. 14/- (Article:E, E)		
Remarks			

Land Details :

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Sankarpur, JI No: 109, Pin Code : 713212

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-116 (RS :-)	LR-2965	Bastu	Bahal	6.14 Katha		27,35,370/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road,
Grand Total :					10.131Dec	0 /-	27,35,370 /-	

Declarant Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs Susmita Ghosh (Presentant) Wife of Mr Dipak Kumar Ghosh Executed by: Self, Date of Execution: 21/06/2023 , Admitted by: Self, Date of Admission: 21/06/2023 ,Place : Office			
		21/06/2023	LTI 21/06/2023	21/06/2023
New Town Rajarhat, Flat No: LX40602, City:- Not Specified, P.O:- Rajarhat, P.S:-Rajarhat, District:- North 24-Parganas, West Bengal, India, PIN:- 700156 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: cfxxxxxx4q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 21/06/2023 , Admitted by: Self, Date of Admission: 21/06/2023 ,Place : Office				
2	Name Mr Bipul Banerjee Son of Late Chittaranjan Banerjee Executed by: Self, Date of Execution: 21/06/2023 , Admitted by: Self, Date of Admission: 21/06/2023 ,Place : Office			
		21/06/2023	LTI 21/06/2023	21/06/2023
Sugam Park, South Dhadka, Asansol, Flat No: A9/2B, City:- Asansol, P.O:- South Dhadka, P.S:- Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713302 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, PAN No.:: APxxxxxx7A, Aadhaar No: 59xxxxxxxx8364, Status :Individual, Executed by: Self, Date of Execution: 21/06/2023 , Admitted by: Self, Date of Admission: 21/06/2023 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Dipak Kumar Ghosh Son of Late Bijoy Kumar Ghosh New Town Rajarhat, City:- Not Specified, P.O:- Rajarhat, P.S:-Rajarhat, District:- North 24-Parganas, West Bengal, India, PIN:- 700156			
	21/06/2023	21/06/2023	21/06/2023
Identifier Of Mrs Susmita Ghosh , Mr Bipul Banerjee			

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Sankarpur, JI No: 109, Pin Code : 713212

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 116, LR Khatian No:- 2965	Owner:সুমিতা ঘোষ, Gurdian:দীপক কুমার ঘোষ, Address:নিজ , Classification:বাইদ, Area:0.09000000 Acre,	Mrs Susmita Ghosh

Endorsement For Deed Number : I - 230605796 / 2023

On 21-06-2023

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 11:02 hrs on 21-06-2023, at the Office of the A.D.S.R. DURGAPUR by Mrs Susmita Ghosh , one of the Executants.

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

Execution is admitted on 21/06/2023 by 1. Mrs Susmita Ghosh , Wife of Mr Dipak Kumar Ghosh , New Town Rajarhat, Flat No: LX40602, P.O: Rajarhat, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700156, by caste Hindu, by Profession House wife, 2. Mr Bipul Banerjee , Son of Late Chittaranjan Banerjee , Sugam Park, South Dhadka, Asansol, Flat No: A9/2B, P.O: South Dhadka, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713302, by caste Hindu, by Profession Advocate

Indetified by Mr Dipak Kumar Ghosh , , , Son of Late Bijoy Kumar Ghosh , New Town Rajarhat, P.O: Rajarhat, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700156, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14.00/- (E = Rs 14.00/-) and Registration Fees paid by Cash Rs 14.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20/- and Stamp Duty paid by Stamp Rs 50.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 10064, Amount: Rs.50.00/-, Date of Purchase: 19/06/2023, Vendor name: SOMNATH CHATTERJEE

Santanu Pal

Santanu Pal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
Paschim Bardhaman, West Bengal

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
PASCHIM BARDHAMAN, WEST BENGAL

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 2306-2023, Page from 98554 to 98567
being No 230605796 for the year 2023.



Digitally signed by SANTANU PAL
Date: 2023.06.22 13:39:36 +05:30
Reason: Digital Signing of Deed.

Santanu Pal

(Santanu Pal) 2023/06/22 01:39:36 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)