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Registrar (IS 7(2) Oistrict Sub Registrar II 24 Pgs (N) Barasat

DEED OF DECLARATION

3 0 MAR 2017

This Deed of Declaration is made on this 29th Day of March, 2017 by:

- AJIT KUMAR GHOSH (PAN ASEPG8006G), son of Late Sushil Chandra Ghosh, by faith - Hindu, by occupation retired, residing at 5, Charakdanga Road, now known as Kabi Sukanta Sarani, P.O. K.G. Bose Sarani, P.S: Beliaghata, Kolkata - 700 085;
- 2) SMT. SHANTA GHOSH (PAN ANXPG2751Q), widow of Late Asim Kumar Ghosh, by faith Hindu, by occupation Housewife, residing at 6B, Charakdanga Road, now known as Kabi Sukanta Sarani, P.O. K.G. Bose Sarani, P.S: Beliaghata Kolkata 700 085, and

Address ... 2 7 MIR 2017 Sit Leemor Skat. Asit Leonar Glah. Sant Jun 375 Joyassi glosh

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- 3) SMT. JOYASRI GHOSH (PAN ACIPG6102F), widow of Late Asit Kumar Ghosh, by faith – Hindu, by occupation Housewife, residing at Dutta Tower, Flat No.4C, 5th Floor, Park Market, Hirapur, P.O.CMPF, P.S: Dhanbad Town, Dhanbad- 826001, Jharkhand, all by faith – Hindu, do hereby jointly and severally, solemnly declare, affirm and state on oath as follows:-
- I. That one Asim Kumar Ghosh, Ajit Kumar Ghosh, Smt. Joyasri Ghosh and Abhishek Ghosh were jointly seized and possessed of and/or otherwise well and sufficiently entitled to according to their respective shares in ALL THAT the piece and parcel of land containing by estimation an area of 6.22 Acres, more or less situate and lying at Mouza Udairajpur, J.L. No. 43, Police Station Barasat under Madhyamgram Municipality, Ward No. 9 (On Jessore Road North), District 24 Parganas commonly known as Kuhukeka Gardens, comprised in several Dag and Khatian Nos.
- iii. By an Indenture of Conveyance dated 23rd day of May, 2008 between Asim Kumar Ghosh, Ajit Kumar Ghosh, Smt. Joyasri Ghosh and Abhishek Ghosh therein collectively referred to as the Vendors of the First Part and M/s Punctual Marketing Private Limited therein referred to as the Purchaser of the Second Part and Dilip Sen & Others therein referred to as the Confirming Parties of the Third Part and registered at the Office of the D.S.R.-II, North 24 Parganas and recorded in Book No. I, CD Volume No. 6, Pages from 30 to 58, being No. 04192 for the year 2008, the Vendors therein with the consent and concurrence of the Confirming Parties therein at or for the

consideration therein mentioned, granted, transferred, conveyed, assigned and assured, unto and in favour of the Purchaser therein ALL THAT the land admeasuring 11.55 Decimal out of 6.22 Acre, more or less mentioned in Paragraph 1 hereinabove and hereinafter for the sake of brevity referred to as the 'Said Deed'.

- iii. After the execution and registration of the said Deed, the said Asim Kumar Ghosh, being the Vendor No.1 in the said first deed, died on the 16th day of August, 2008, leaving him surviving his widow Smt. Shanta Ghosh as his only heir and legal representative and the said Abhishek Ghosh, the Vendor No. 4 in the said Deed, a Bachelor, also died on the 8th day of October, 2014, leaving him surviving his mother Smt. Joyasri Ghosh as his only heir and legal representative.
- iv. Thus the said Smt. Santa Ghosh, the declarant No.2 herein by way of inheritance became entitled to the share of her deceased husband and Smt. Joyasri Ghosh, the declarant No.3 herein apart from the share held by her by way of inheritance from her husband also became entitled to the share left by her deceased son.
- v. Thus, the Declarants herein are at present the erstwhile owners and the heirs and legal representatives of two erstwhile owners namely Asim Kumar Ghosh and Abhishek Ghosh, both since deceased in respect of the land mentioned in Paragraph - 1 hereinabove.

- vi. In the said Deed due to inadvertence certain errors and omissions occurred and unless the same are modified, it is appearing very difficult for the Purchaser in the said deed to get the property mutated in its favour in the records of B.L.&L.R.O, Barasat – II, North 24 Parganas.
- vii. It is pertinent to mention that RS Dag No. 990 was bifurcated into 4(four) LR Dag being Nos. 2415, 2437, 2438 & 2439 . We sold land from LR Dag Nos. 2437, 2438 & 2439 The defects inthe said Deed along with the corrections to be made are enumerated as hereunder:
 - a. In Page No. 10, Line Nos. 12 and 13 from the top under paragraph No. 21, it has been mentioned that R.S. Dag No. 990(P) now L.R. Dag Nos. 2415, 2438 and 2439. It is stated that L.R. Dag No. 2415 has wrongly been inserted. The correct L.R. Dag No. is 2437 and accordingly it should be read as L. R. Dag Nos. 2437 in place and stead of 2415.
 - b. In Page No. 11, Line Nos. 8 and 9 from the top, it has been mentioned that R.S. Dag No. 990(P) now L.R. Dag Nos. 2415, 2438 and 2439. It is stated that L.R. Dag No. 2415 has wrongly been inserted. The correct L.R. Dag No. is 2437 and accordingly it should be read as L.R. Dag Nos. 2437 in place and stead of 2415.
 - c. In Page No. 14, Line Nos. 8 and 9 from the top under the heading "The First Schedule above referred to" it has been mentioned that R.S. Dag No. 990 corresponding to L.R. Dag

Nos. 2415, 2438 and 2439. It is stated that LR Dag No. is 2437 has been inadvertently omitted and accordingly it should be inserted and read as L. R. Dag Nos. 2415, 2437, 2438 and 2439.

- d. In Page No. 15, Line Nos. 12 and 13 from the top under the heading "The Second Schedule above referred to" it has been mentioned that R.S. Dag No. 990 now L.R. Dag Nos. 2415, 2438 and 2439. It is stated that L.R. Dag No. 2415 has wrongly been inserted. The correct L.R. Dag No. is 2437 and accordingly it should be read as L. R. Dag Nos. 2437 in place and stead of 2415.
- viii. It is declared that the errors and omissions occurred as mentioned hereinabove are merely inadvertent mistakes and does not affect title and area of the land which has already been transferred by the said Deed.
- ix. In this connection, it is pertinent to mention that in the said first Deed it has been covenanted by the Vendors that they themselves and their respective heirs, executors and administrators and/or assigns shall at all times hereafter at the request and cost of the Purchaser do execute and perform all such acts, deeds and things for further better and more perfectly assuring the said land unto and to the use of the Purchaser, its Successor or Successors-in-Office or assigns and to honour the said covenant the Declarants being the vendors in the first deed as the erstwhile owners and the heirs and legal representatives

of two erstwhile owners namely Asim Kumar Ghosh and Abhishek Ghosh, both since deceased are executing this declaration.

- x. It is pertinent to mention that the valuation of the said property made in Deed being No. 04192 for the year 2008 has been made on the basis of RS Dag No.990 and the area of the said land remains unaltered, possession whereof has already been given to the purchaser in the said first deed.
- xi. Save and except the above mentioned variations the other parts of the said Deed will apply mutatis mutandis and remain unaltered, un-obliterated and be in full force, effect and virtue.
- xil. We have no objection in case the Purchaser of the said Deed takes necessary steps for getting its name mutated in the records of rights maintained in the Office of the concerned B.L.&L.R.O.

The statements contained in the foregoing Paragraphs are true to the best of our knowledge and belief.

Witness:

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Hd. Hursibaro Rahaman

WB. NO - 494 2004.

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Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS, District Name :North 24-Parganas Signature / LTI Sheet of Query No/Year 15021000103223/2017

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with
1	Ajit Kumar Ghosh 5 Charakdanga Road, P.O:- K G Bose Sarani, P.S:- Beliaghata, District:-South 24- Parganas, West Bengal, India, PIN - 700085	Declarant	9		il tenior 460
Si No.	Name of the Executant	Category	Photo	Finger Print	Signature with
2	Smt Shanta Ghosh 6B Charakdanga Road, P.O K.G. Bose Sarani, P.S:- Beliaghata, District:-South 24- Parganas, West Bengal, India, PIN - 700085	Declarant			Santopu- 29.3.2017
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with
3	Smt Joyasri Ghosh Park Market Hirapur, P.O:- CMPF, P.S:- DHANBAD, District:-Dhanbad, Jharkhand, India, PIN - 826001	Declarant			Joyassi gha 29.3.2017



SI No.	Name and Address of identifier	Identifier of	Signature with date
1	Dhiraj Kumar Surana Son of Chand Ratan Surana 13 Netaji Subhas Road, P.O:- Howrah, P.S:- Howrah, District:- Howrah, West Bengal, India, PIN - 711101	Ajit Kumar Ghosh, Smt Shanta Ghosh, Smt Joyasri Ghosh	Dhig Su 29/07/17

(Asit Kumar Mukherjee)
DISTRICT SUBREGISTRAR
OFFICE OF THE D.S.R. II NORTH 24-PARGANAS
North 24-Parganas, West
Bengal





চাহতের নির্বাচন কমিশন

HEGTION COMMISSION OF NOIA IDENTITY CARD IVB/22/155/192886



নিবাচক্ষর নাম

Elector's Name

निकास नाम

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Pather's Name

: Einhil Charifra Dhosh

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Address:

5. CHARAIDANGA ROAD IKABI SUKANTA SARAND, WARD NO.36, KOLKATA NUMCIPAL CORPORATION, NARKELDANGA, KOLKATA, TPOGES

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AJIT KUMAR GHOSH

SUSHIL CHANDRA GHOSH

15/05/1935 Permanent Account Number

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ELECTION COMMISSION OF INDIA ভারতের নির্বাচন কমিশন

IDENTITY CARD পরিচয় পর

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Elector's Name निर्वाध्यक्षमा नाम

Father/Mother/ Husband's Name শিতা/মাত/শ্ৰামীর বাদ

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৯/বি চারকল্পনা রোভ(কে.এদ.মরণী), क्लबाजा।

Facsimile Signature Electoral Registration Officer নিৰ্বাহকদিবখন আছিলটোক

155 -Sellagheta

Assembly Constituency

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WB/24/163/240509



থিবাঁচডের নাম

ধীরাজ কুমার সুরানা

Elector's Name

Dhiraj Kumar Surana

শিতার নাম

: চাঁদ রতন সুরানা

Pather's Name

Chard Ratan Syrana

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Address:

45 FLR-1, JATH DAS ROAD, LAKE, KOLKATA-700029

Date: 29/11/2015

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Facsimite Signature of the Electoral

Registration Officer for 160-Rashbehari Constituency

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WB/24/163/240509



নিৰ্বাচকের দাব

ধীরাজ কুমার সূরানা

Elector's Name.

Dhimj Kumar Suruma

শিকার দায

Fother's Name

: চাদ রতন স্রানা Chand Ratan Surana

PR/Sex

: %/M

WB/24/163/240509

favor:

45 FLR-1, पश्चिम नाम खाव, (मात), खलवाका- 700029

Address:

45 FLR-1, JATIN DAS ROAD, LAKE, KOLKATA-700029

Date: 29/11/2016

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াণিকবিকের স্বাক্তরে অনুসূতি

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160-Rashbehari Constituency

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Major Information of the Deed

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Applicant Name, Address & Other Details Bikash Mondal 236 B A.J.C. Basu Road, Than BENGAL, Mobile No.: 98741		: Bhawanipore, District : South 24-Parganas, WES 1157, Status :Solicitor firm	
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Remarks			_

	larant Details:
SI	Name Address Photo-Plagor of int and Signature
1	Ajit Kumar Ghosh (Presentant) Son of Late Sushii Chandra Ghosh 5 Charakdanga Road, P.O K G Bose Sarani, P.S Beliaghata, District South 24-Parganas, West Bengal, India, PIN - 700085 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:ASEPG8006GStatus: Individual, Executed by: Self, Date of Execution: 29/03/20.7 , Admitted by: Self, Date of Admission: 29/03/2017, Place: Pvt. Residence
2	Smt Shanta Ghosh Wife of Late Asim Kumar Ghosh 6B Charakdanga Road, P.O:- K G Bose Sarani, P.S:- Beliaghata. District:-South 24-Parganas, West Bengal, India, PIN - 700085 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:ANXPG2751QStatus:Individual, Executed by: Self, Date of Execution: 29/03/2017, Admitted by: Self, Date of Admission: 29/03/2017, Place: Pvt. Residence
3	Smt Joyasri Ghosh Wife of Late Asit Kumar Ghosh Park Market Hirapur, P.O:- CMPF, P.S:- DHANBAD, District:-Dhanbad, Jharkhand, India, PIN - 826001 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PIN No.:ACIPG6102FStatus: Individual, Executed by: Self, Date of Execution: 29/03/2017 , Admitted by: Self, Date of Admission: 29/03/2017 ,Place: Pvt. Residence

Identifier Details : Dhiraj Kumar Surana Son of Chand Ratan Surana	(69)
13 Netaji Subhas Road, P.O:- Howrah, P.S:- Howrah, District:-How Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Ghosh	wrah, West Bengal, India, PIN - 711101, Sex: Mala, By Ajit Kumar Ghosh, Smt Shanta Ghosh, Smt Joyesn

Endorsement For Deed Number: IV - 150200096 / 2017

On 29-03-20174

Procent non Under Section 52 & Rule 22 (5) 46 (1) W.B. Registration Rules (1962)

Presented for registration at 19:40 hrs on 29-03-2017, at the Private residence by Ajit Kumar Ghosh, one of the Executants.

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

Execution is admitted on 29/03/2017 by 1. Ajit Kumar Ghosh, Son of Late Sushil Chandra Ghosh, 5 Charakcanga Road, P.O: K G Bose Sarani, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700085, by ister Hindu, by Profession Retired Person, 2. Smt Shanta Ghosh, Wife of Late Asim Kumar Ghosh, 6B Charakdanga Footh, P.O: K G Bose Sarani, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700085, by caste Footh, by Profession House wife, 3. Smt Joyasri Ghosh, Wife of Late Asit Kumar Ghosh, Park Market Hirapur, P.O: CMF Footh, Charakcanga Footh, Profession House wife, 3. Smt Joyasri Ghosh, Wife of Late Asit Kumar Ghosh, Park Market Hirapur, P.O: CMF Footh, Charakten, DHANBAD, , Dhanbad, JHARKHAND, India, PIN - 826001, by caste Hindu, by Profession House wife.

indetified by Dhiraj Kumar Surana, , , Son of Chand Ratan Surana, 13 Netaji Subhas Road, P.O: Howrah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Service

Om-

Asit Kumar Mukherjee DISTRICT SUB-REGISTRAR OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS

North 24-Parganas, West Bengal

On 30-03-2017s

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 numbe of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fee paid by Cash Rs 21/-

Payment of Stamp Duty 84

Certified that required Stamp Duty payable for this document is Rs. 30/- and Stamp Duty paid by Stamp Rs 50/-Description of Stamp

Stamp: Type: Impressed, Serial no 142140, Amount: Rs.50/-, Date of Purchase: 27/03/2017, Vendor name: Abhijit.

Om-

Asit Kumar Mukherjee
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II NORTH 24PARGANAS
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - IV
Volume number 1502-2017, Page from 1794 to 1816
being No 150200096 for the year 2017.



Olm-

Digitally signed by ASIT KUMAR MUKHERJEE Date: 2017.03.31 11:10:33 +05:30 Reason: Digital Signing of Deed.

(Asit Kumar Mukherjee) 31-Mar-17 11:10:33 AM DISTRICT SUB-REGISTRAR OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS West Bengal.

(This document is digitally signed.)