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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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

Registrar (S 7(2))
District Sub Registrar-II
North 24 Parganas, Barasat

30 JUN 2023

DEED OF DECLARATION

THIS DEED OF DECLARATION made on this 19th day of June Two Thousand and Twenty Three (2023)

BETWEEN

Sold To.....
 Name.....
 Address.....

10 MAY 2023

Rs.....

C.M.M.'s Court
 2, Bankshall Street, Kol-1

13813 Aditi Chatterjee
 Komal (Soy)

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 South
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 15698

ABANISH KUMAR DAS
 Govt. License Stamp Vendor
 C. M. M. S Court
 2, Bankshall Street, Kol-1

Samin. Goswami



1656



Samin. Goswami

Registrar U/S 7 (2)
 District Sub Registrar-II
 North 24 Parganas, Barasat

Identified by me
 Aditi Chatterjee
 Advocate

Daughter of Mr. Debalrata Chatterjee
 High Court Calcutta
 Kolkata - 700001

19 JUN 2023

(1) **SRI BHOLA NATH GOSWAMI (PAN AKLPG8833E) (AADHAR No. 964947018742) (MOBILE No. 9734575866)** son of Sri Mukunda Goswami by faith Hindu, by occupation Business, residing at 71, Sadhna Aushadhaloy Road, South Dum Dum Municipality, Post Office - Sreebhumi, Police Station - Lake Town, Kolkata - 700048 and (2) **SRI SAMIR GOSWAMI (PAN BTMPG1638N) (AADHAR No. 325994213269) (MOBILE No. 9733989898)** son of Sri Bhola Nath Goswami, by faith Hindu, by occupation Business, residing at 69, Sadhna Aushadhaloy Road, South Dum Dum Municipality, Post Office - Sreebhumi, Police Station - Lake Town, Kolkata - 700048, jointly, hereinafter called and referred to as the **VENDORS/ OWNERS**, (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the "**ONE PART**".

AND

SALASARSHYAM REALTECH LLP (PAN AEUFS0901E) a Limited Liability Partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, having its registered office at Natural City, Block J, 6th Floor, Flat 6B, 43 Shyam Nagar Road, Post Office & Police Station - Lake Town, Kolkata - 700055, District - North 24 Parganas, duly represented by its partners namely (1) **MR. AAYUSH TEKRIWAL (PAN ABXPT9559K) (AADHAR No. 532158995808) (MOBILE No. 9830137531)** son of Sri Dwarka Prasad Tekriwal, by faith - Hindu, by occupation - Business, residing at 227 Lake Town Block - 'B' Post Office & Police Station - Lake Town, Kolkata - 700089, and (2) **MR. SANJAY PURI, (PAN AJJPP2277L) (AADHAR No. 308167992880) (MOBILE No. 9830112905)** son of Late Raj Kumar Puri, by faith - Hindu, by occupation - Business, residing at 266, Lake Town Block - B, Post Office & Police Station - Lake Town, Kolkata - 700 089, hereinafter called and referred to as the **PURCHASER** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their executor, administrator, successor or successors - in - office, legal representatives and assigns) of "**OTHER PART**".

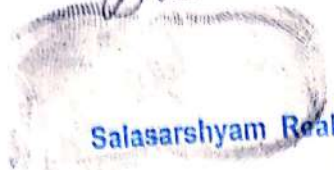
WHEREAS by virtue of a Deed of Conveyance dated 17th day of November, 2022 the Vendors / Owners herein had indefeasibly sold, conveyed, transferred, released and parted **ALL THAT** the piece and parcel of Sali 'agricultural' land admeasuring **91.94 decimals or 55 Cottah, 11 Chittack and 23 sq. ft.** more less being **74.94 decimals** of land in R.S. / L.R. Dag No. 975 under Khatian No. 372, thereafter 972, appertaining to L.R. Khatian No. 995 and 996 and an area more or less **17 decimals** in R.S. / L.R. Dag No. 976 under Khatian No. 109, thereafter 972, appertaining to L.R. Khatian No. 995 and 996 lying and situate at Mouza - Dakshindari, J.L. No. 25, R.S. No. 6, Touzi No. 1298/2833 within the jurisdiction of South Dum Dum Municipality, Ward No. 33, Municipal Holding No.1207 Dakshindari Road, Premises No. 1207 Dakshindari Road, Kolkata - 700048, P.S. - Lake Town, District - 24 Parganas (North), **TOGETHER WITH** the right to use and enjoy the common rights of easements in all common parts, portions, areas, facilities and amenities and appurtenances comprised in the "**SAID PROPERTY**" including the right to use the common entrance and staircases and all other common parts and portions, installations and facilities, absolutely and forever

TOGETHER WITH
PROVISIONS in con-
PROPERTY



1657

Bhramar Prasad Swami



1659

Salasarshyam Realtech LLP

(SANJAY KURI)



1658

Salasarshyam Realtech LLP

Amal Tekmal
Partner



1660

Identified by me
Aditi Chatterjee
Advocate

D/o. Ms. Dehabrata Chatterjee
High Court Calcutta
Kolkata - 700001.

3/1
Registrar O/S 7 (2)
District Sub Registrar-II
North 24 Parganas, Barasat

19 JUN 2023

TOGETHER WITH all easements or quasi - easements and other stipulations, provisions in connection with the beneficial use and enjoyment of the "**SAID PROPERTY**", spaces etc. **TOGETHER WITH** all sewers, drains water courses, lights, liberties, easements, privileges and appurtenances whatsoever belonging to or in anywise appertaining thereto the "**SAID PROPERTY**" at a valuable consideration mentioned therein and the said Deed of Conveyance was registered before the Additional District Sub Registrar Bidhannagar Salt Lake City and the same was recorded in Book No. - I, Volume No. 1504 - 2022, Page from 196214 to 196239, Being Deed No. 150404794 for the year 2022 (hereinafter for the sake of brevity called and referred to as the "Purchase Deed").

AND WHEREAS inadvertently in the said Purchase Deed Being Deed No. 150404794 for the year 2022 registered before the Additional District Sub Registrar Bidhannagar Salt Lake City certain typographical mistake has been located which are mentioned below and the same be rectified by virtue of the present.

- a) That in Page No. 2 in Paragraph No. 3 - Line No. 10 and Line No. 11 of the said Purchase Deed typographical mistakes has been located wherein "**Holding No. 1207**" and "**Premises No. 1207**" has been wrongly and erroneously mentioned as "**Holding No. 1201**" in **Line No. 10 of Paragraph No. 3 of Page 2** and "**Premises No. 1201**" in **Line No. 10 of Paragraph No. 3 of Page 2**. Hence now rectified.
- b) That in Page No. 3 in Paragraph No. 1 - Line No. 08 and Line No. 09 of the said Purchase Deed typographical mistakes has been located wherein "**Holding No. 1207**" and "**Premises No. 1207**" has been wrongly and erroneously mentioned as "**Holding No. 1201**" in **Line No. 08 of Paragraph No. 1 of Page 3** and "**Premises No. 1201**" in **Line No. 09 of Paragraph No. 1 of Page 3**. Hence now rectified.
- c) That in Page No. 3 in Paragraph No. 2 - Line No. 09 of the said Purchase Deed typographical mistakes has been located wherein "**Holding No. 1207**" and "**Premises No. 1207**" has been wrongly and erroneously mentioned as "**Holding No. 1201**" in **Line No. 09 of Paragraph No. 2 of Page 3** and "**Premises No. 1201**" in **Line No. 09 of Paragraph No. 2 of Page 3**. Hence now rectified.
- d) That in Page No. 3 in Paragraph No. 4 - Line No. 12 of the said Purchase Deed typographical mistakes has been located wherein "**Holding No. 1207**" and "**Premises No. 1207**" has been wrongly and erroneously mentioned as "**Holding No. 1201**" in **Line No. 12 of Paragraph No. 4 of Page 3** and "**Premises No. 1201**" in **Line No. 12 of Paragraph No. 4 of Page 3**. Hence now rectified.
- e) That in Page No. 4 in Paragraph No. 2 - Line No. 09 and Line No. 10 of the said Purchase Deed typographical mistakes has been located wherein "**Holding No. 1207**" and "**Premises No. 1207**" has been wrongly and



[Handwritten Signature]
Registrar U/S 7 (2)
District Sub Registrar-II
North 24 Parganas, Barasat

19 JUN 2023

erroneously mentioned as "**Holding No. 1201**" in **Line No. 09 of Paragraph No. 2 of Page 4** and "**Premises No. 1201**" in **Line No. 10 of Paragraph No. 2 of Page 4**. Hence now rectified.

- f) That in Page No. 5 in Paragraph No. 2 - Line No. 13 of the said Purchase Deed typographical mistakes has been located wherein "**Holding No. 1207**" and "**Premises No. 1207**" has been wrongly and erroneously mentioned as "**Holding No. 1201**" in **Line No. 13 of Paragraph No. 2 of Page 5** and "**Premises No. 1201**" in **Line No. 13 of Paragraph No. 2 of Page 5**. Hence now rectified.
- g) That in Page No. 6 Line No. 1 of the said Purchase Deed typographical mistakes has been located wherein "**Holding No. 1207**" and "**Premises No. 1207**" has been wrongly and erroneously mentioned as "**Holding No. 1201**" in **Line No. 1 of Page 6** and "**Premises No. 1201**" in **Line No. 1 of Page 6**. Hence now rectified.
- h) That in Page No. 7 Paragraph No. 2 where the First Schedule of the Property "Said Property" is mentioned there in Line No. 8 and Line No. 9 of the said Purchase Deed typographical mistakes has been located wherein "**Holding No. 1207**" and "**Premises No. 1207**" has been wrongly and erroneously mentioned as "**Holding No. 1201**" in **Line No. 8 of Page No. 7, Paragraph No. 2 - where the First Schedule of the Property "Said Property"** is mentioned and "**Premises No. 1201**" in **Line No. 9 in Page No. 7, Paragraph No. 2 - where the First Schedule of the Property "Said Property"** is mentioned. Hence now rectified.
- i) That everywhere in the said Purchase Deed Being Deed No. 150404794 for the year 2022 registered before the Additional District Sub Registrar Bidhannagar Salt Lake City, wherever Holding No. 1201 is mentioned the same is now rectified and read as Holding No. 1207 and wherever Premises No. 1201 is mentioned the same is now rectified and read as Premises No. 1207.

Other than the aforesaid omissions / errors / typographical mistake the rest of the content in the said Purchase Deed vide Deed No. 150404794 for the year 2022 registered before the Additional District Sub Registrar Bidhannagar Salt Lake City shall remain unchanged and unaltered.

By dint of the said Deed of Conveyance the said Vendors / Owners had indefeasibly sold, conveyed, transferred, released and parted the entire immovable property as dealt in under the "First Schedule" thereunder written.

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

SIGNED SEALED AND DELIVERED on behalf of the above named **VENDORS / OWNERS** at Kolkata in the presence of:

1. Mittun Ghosh
200 DAKHIN JARI ROAD
KOLKATA - 700048

Bhola Nath Goswami
SRI BHOLA NATH GOSWAMI

Samir Goswami
SRI SAMIR GOSWAMI

2. Sumit Saha
122 Old Post office Street
Kolkata - 700001.

THE VENDORS / LAND OWNERS

EXECUTED AND DELIVERED by the above named **PURCHASERS** at Kolkata in the presence of:

1. Sumit Saha

Salasarshyam Realtech LLP

Aayush Tekriwal
Partner

SRI AAYUSH TEKRIWAL
Partner of SALASARSHYAM REALTECH LLP

Salasarshyam Realtech LLP

Sanjay Pur
Partner of SALASARSHYAM REALTECH LLP

THE PURCHASERS

2. Mittun Ghosh

Drafted by me as per the instructions of both the parties hereto:

Aditi Chatterjee
Advocate

High Court Calcutta

Enrol No: WB/2157/2010.

SPECIMEN FORM FOR TEN FINGERPRINTS

Signature of the
executants/
presentants



Bharat Rao



Sameer Rao



Anupul Tekmal

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

SPECIMEN FORM FOR TEN FINGERPRINTS

Signature of the
executants/
presentants



[Handwritten Signature]
(SANJAY PURI)







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



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 15023001560839/2023






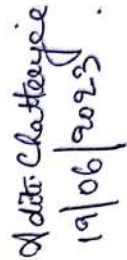
I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Bhola Nath Goswami 71, Sadhana Asudhalaya Road, City:- , P.O:- Sreebhumi, P.S:-Lake Town, District:-North 24- Parganas, West Bengal, India, PIN:- 700048	Declarant			Bhola nath goswami 19-6-23
2	Mr Samir Goswami 71, Sadhana Asudhalaya Road, City:- , P.O:- Sreebhumi, P.S:-Lake Town, District:-North 24- Parganas, West Bengal, India, PIN:- 700048	Declarant			Samir Goswami 19/06/2023.
3	Aayush Tekriwal 227 Lake Town Block-B, City:- , P.O:- Lake Town, P.S:-Lake Town, District:-North 24- Parganas, West Bengal, India, PIN:- 700055	Represent ative of Declarant [Salasarsh yam Realtech Llp]			Aayush Tekriwal 19/06/2023.



Query No:-15023001560839/2023, 16/06/2023 02:43:29 PM, D.S.R. - II NORTH 24-PARGANAS

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Sanjay Puri Lake Town Block-B, City:- , P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055	Representative of Declarant [Salasarshyam Realtech Llp]			
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Miss Aditi Chatterjee Daughter of Debabrata Chatterjee High Court Calcutta, City:- , P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001	Mr Bhola Nath Goswami, Mr Samir Goswami, Aayush Tekriwal, Sanjay Puri			 19/06/2023

(Rita Lepcha)

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS North 24-Parganas, West Bengal



Major Information of the Deed

Deed No :	IV-1502-00053/2023	Date of Registration	30/06/2023
Query No / Year	1502-3001560839/2023	Office where deed is registered	
Query Date	16/06/2023 11:37:53 AM	D.S.R. - II NORTH 24-PARGANAS, District: North 24-Parganas	
Applicant Name, Address & Other Details	Aditi Chatterjee High Court Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9836042313, Status :Advocate		
Transaction	Additional Transaction		
[4305] Other than Immovable Property, Declaration	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:4)	Rs. 21/- (Article:E, E)		
Remarks			

Declarant Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Bhola Nath Goswami Son of Mr Mukunda Goswami 71, Sadhana Asudhalaya Road, City:- , P.O:- Sreebhumi, P.S:-Lake Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700048 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/06/2023 , Admitted by: Self, Date of Admission: 19/06/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 19/06/2023 , Admitted by: Self, Date of Admission: 19/06/2023 ,Place : Pvt. Residence
2	Mr Samir Goswami Son of Mr Bholanath Goswami 71, Sadhana Asudhalaya Road, City:- , P.O:- Sreebhumi, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/06/2023 , Admitted by: Self, Date of Admission: 19/06/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 19/06/2023 , Admitted by: Self, Date of Admission: 19/06/2023 ,Place : Pvt. Residence
3	Salasarshyam Realtech Llp Block-J 6th Floor, Flat No6B, 43 Shyam Nagar Road, City:- , P.O:- Lake Town, P.S:-Madhyamgram, District:- North 24-Parganas, West Bengal, India, PIN:- 700055 ,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative



Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Aayush Tekriwal (Presentant) Son of Dwarka Prasad Tekriwal 227 Lake Town Block-B, City:- , P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, ,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Salasarshyam Realtech Llp (as Partner)
2	Sanjay Puri Son of Late Raj Kumar Puri Lake Town Block-B, City:- , P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, ,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Salasarshyam Realtech Llp (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Miss Aditi Chatterjee Daughter of Debabrata Chatterjee High Court Calcutta, City:- , P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001			
Identifier Of Mr Bhol Nath Goswami, Mr Samir Goswami, Aayush Tekriwal, Sanjay Puri			

On 19-06-2023

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

Presented for registration at 18:20 hrs on 19-06-2023, at the Private residence by Aayush Tekriwal ..

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

Execution is admitted on 19/06/2023 by 1. Mr Bhola Nath Goswami, Son of Mr Mukunda Goswami, 71, Sadhana Asudhalaya Road, P.O: Sreebhumi, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by Profession Business, 2. Mr Samir Goswami, Son of Mr Bholanath Goswami, 71, Sadhana Asudhalaya Road, P.O: Sreebhumi, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by Profession Business

Identified by Miss Aditi Chatterjee, , Daughter of Debabrata Chatterjee, High Court Calcutta, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 19-06-2023 by Aayush Tekriwal, Partner, Salasarshyam Realtech Llp, Block-J 6th Floor, Flat No6B, 43 Shyam Nagar Road, City:- , P.O:- Lake Town, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700055

Identified by Miss Aditi Chatterjee, , Daughter of Debabrata Chatterjee, High Court Calcutta, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 19-06-2023 by Sanjay Puri, Partner, Salasarshyam Realtech Llp, Block-J 6th Floor, Flat No6B, 43 Shyam Nagar Road, City:- , P.O:- Lake Town, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700055

Identified by Miss Aditi Chatterjee, , Daughter of Debabrata Chatterjee, High Court Calcutta, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

On 30-06-2023

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 21.00/-

Statement of Stamp Duty

certified that required Stamp Duty payable for this document is Rs. 30/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-
2. Stamp: Type: Impressed, Serial no 13813, Amount: Rs.100.00/-, Date of Purchase: 10/05/2023, Vendor name: ABANISH KUMAR DAS



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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - IV

Volume number 1502-2023, Page from 1081 to 1098

being No 150200053 for the year 2023.



Digitally signed by RITA LEPCHA
Date: 2023.07.12 15:16:31 +05:30
Reason: Digital Signing of Deed.

(Rita Lepcha) 2023/07/12 03:16:31 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)