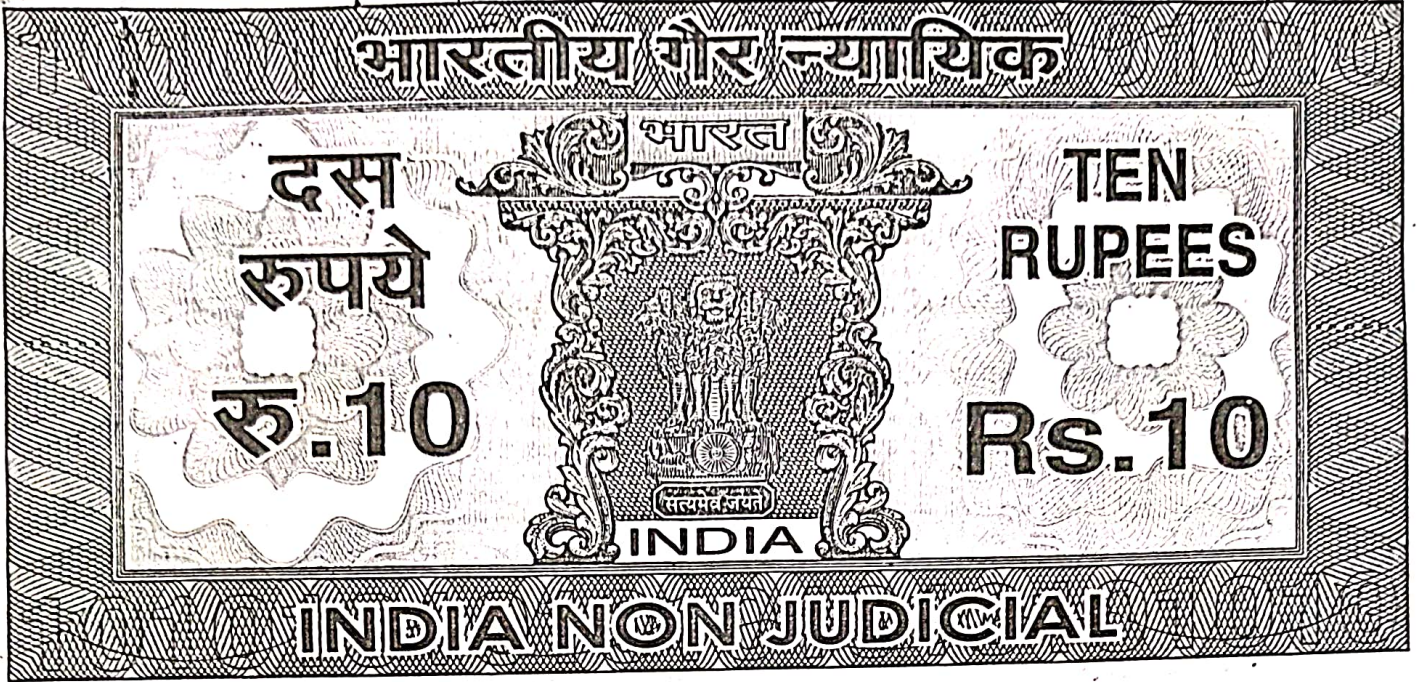


12915/2024

I-12639/2024



পশ্চিমবঙ্গ, পশ্চিম বঙ্গাল WEST BENGAL

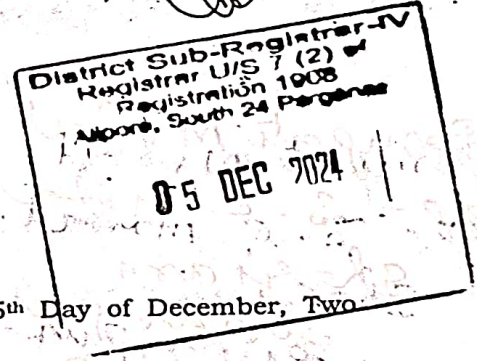
03AC 117668

05/12/2024  
Q-2003071221/2024

Certified that the document is submitted for Registration. The signature sheets and the encroachment sheets attached with the document are the part of this document



DECLARATION DEED



THIS DEED OF DECLARATION is made on this the 5<sup>th</sup> Day of December, Two thousand and twenty four (2024).

That **SRI SHYAM SUNDAR DAS**, Aadhaar No. 8629 6593 9432, son of Late Jiban Krishna Das and **SMT LATIKA DAS**, Aadhaar No.4103 0543 3433, wife of Sri Shyam Sundar Das, both are by faith-Hindu, Indian Citizen, by occupation-Business, both are residing at 32, Dixon Lane, Post Office-Entaly, Police Station-Muchipara, Kolkata-700014, District-Kolkata.

WHEREAS we have executed a Development Agreement dated 18.01.2023, in the office of the District Sub Register-IV, Alipore, noted and recorded in Book No.1, Volume No.1604-2023, pages from 21435 to 21465, Being No.539 for the year 2023 in favour of **SL ENTERPRISES**, PAN-AXGPD9693K, a proprietorship firm, having its registered office at 300, C-Gorkhara-C, Post office and Police Station-Sonarapur, Kolkata-700150, District-South 24 Parganas dully represented by its sole Proprietor namely **PIYALI DAS**, PAN-AXGPD9693K, Aadhaar No.6864 2324 2694, daughter of Shyam Sundar Das, by faith-Hindu, Nationality-Indian, by occupation-Business, residing at 32, Dixon Lane, Post Office-Entaly, Police Station-Muchipara, Kolkata-700014, District-Kolkata in respect of **ALL THAT** piece and parcel of shali land measuring about 4 Cottas be the same a little more or less together with 900 sq. ft. more or less cemented flooring one storied building standing thereon which is lying and situated at Mouza-Gorkhara, J.L.No.22, R.S. No.53, Touzi No.250, Pargana-Medanmollah, comprised in C.S Dag No.39, R.S & L.R. Dag Nos.43 corresponding C.S Khatian No.18/1, R.S Khatian No.47, L.R. Khatian Nos.4786 & 4788, within limits of Rajpur-Sonarapur Municipality being Ward No.11, Holding No.300, C-Gorkhara (C), under Police Station- Sonarapur, Kolkata-700150, District-South 24 Parganas (hereinafter called the **PRINCIPAL DEED**).

**AND WHEREAS** the aforesaid deed vide Nos. 539 for the year 2023 the all contained are same regarding recitals land area, dag or Khatian and Schedule also there is no any kind of mistake, these are remain to same and unchanged but in Deed No.539 for the year 2023 in page No.4, paragraph No.2, on line No.8 there was written a chain deed No.3484 for the year 1984, and Page No.16, The Second

Schedule above referred (owner's Allocation) to in line No.2, flat No.2B on the second floor, and page No.5, paragraph No.2, line No.10, date was written on 15.06.2012 this date was presentation date and registration date 18.06.2012, IT is a typographical mistake. Which require to rectification in the manner hereinafter appearing **NOW THIS DEED WITNESSES:-**

1. That the principal Deed No.539 for the year 2023 in page No.4, paragraph No.2, on line No.8 there was written a chain deed No.3484 for the year 1984, it should be 1986 in place of 1984.

2. That the principal Deed No.539 for the year 2023 in page No.16, The Second Schedule above referred (owner's Allocation) to, in line No.2, flat No.2B is wrong, it should be flat No.2C in place of 2B.

3. That the principal Deed No.539 for the year 2023 in page No.5, paragraph No.2, line No.10, date was written on 15.06.2012 it this the presentation date but there was missed on registration date, 18.06.2012 after this rectification abovementioned two date are perfect and actual in respect of Deed No.8133 for the year 2012.

That the above referred mistake may be rectified by this Deed of Rectification/Declaration

That as rectified aforesaid the principal Deed of Development Agreement vide Being No.539 for the year 2023 shall remain in full force and effect.

**SCHEDULE OF THE PROPERTY**

**ALL THAT** piece and parcel of shali land measuring about 4 Cottas be the same a little more or less together with 900 sq. ft. more or less cemented flooring one storied building standing thereon which is lying and situated at Mouza-Gorkhara,

J.L.No.22, R.S. No.53, Touzi No.250, Pargana-Medanmollah, comprised in C.S Dag No.39, R.S & L.R. Dag Nos.43 corresponding C.S Khatian No.18/1, R.S Khatian No.47, L.R. Khatian Nos.4786 & 4788, within limits of Rajpur-Sonarpur Municipality being Ward No.11, Holding No.300, C-Gorkhara (C), under Police Station- Sonarpur, Kolkata-700150, District-South 24 Parganas which is butted and bounded in the manner as follows :-

- On The North. R.S Dag No.44.
- On The South. R.S Dag No.41.
- On The East. 11.5 feet wide Municipal Road.
- On The West. R.S Dag No.42..

IN WITNESS WHEREOF the declarant have put his hands on the day month and year first hereinabove written.

WITNESSES

1. Pasupati Mondal  
Shri...  
WB-110

2. Samant Das  
SA No. 461-153

*Handwritten signature*

Latika Das  
**SL Enterprises**  
Piyali Das  
Proprietor

SIGNATURE OF DECLARANTS  
(Subject matter is made as  
Per subscription of Declarant)

Drafted by

*Pasupati Mondal Adv.*  
Mr. Pasupati Mondal.  
Advocate WB/1253/11  
Alipore Judges Court  
Kolkata-700027.

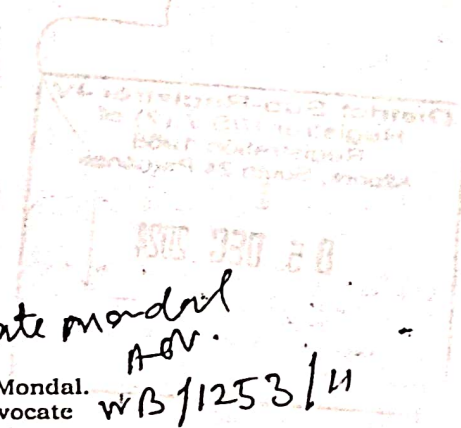
























PHOTO		THUMB	FIRST FINGER	MIDDLE FINGER	RING FINGER	RING INGER
	LEFT					
	RIGHT					












NAME **SRI SHYAM SUNDAR DAS**

SIGNATURE *Sri Shyam Sundar Das*

	LEFT					
	RIGHT					

NAME **SMT LATIKA DAS**

SIGNATURE *Latika Das*

	LEFT					
	RIGHT					

NAME **PIYALI DAS**

SIGNATURE *Piyali Das*

	LEFT					
	RIGHT					

NAME

SIGNATURE



Government of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Assessment Slip

Query No / Year	2003071221/2024	Office where deed will be registered
Query Date	04/12/2024 8:31:23 AM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	P MONDAL Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9903888355, Status : Advocate	
Transaction	Additional Transaction	
[0901] Declaration, Declaration relating to immovable property		
Set Forth value	Market Value	
	Rs. 48,33,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 10/- (Article:4)	Rs. 7/- (Article:E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks		

**Land Details :**

District: South 24-Parganas, Thana: Sonarpur, Municipality: RAJPUR-SONARPUR, Road: GORKHARA C, Mouza: Gorkhara-(022), , Ward No: 011 JI No: 22, , Pin Code : 700150

Sch No	Plot Number	Khatian Number	Land UserOR Proposed		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-43 (RS :-)	LR-4786	Bastu	Shali	2 Katha		20,79,000/-	Width of Approach Road: 12 Ft.,
L2	LR-43 (RS :-)	LR-4788	Bastu	Shali	2 Katha		20,79,000/-	Width of Approach Road: 12 Ft.,
		TOTAL :			6.6Dec	0 /-	41,58,000 /-	
		Grand Total :			6.6Dec	0 /-	41,58,000 /-	

**Structure Details :**

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	900 Sq Ft.	0/-	6,75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 900 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
	Total :	900 sq ft	0 /-	6,75,000 /-	



Query No: 2003071221 of 2024, Printed On : Dec 4 2024 9:56PM, Generated from [wibijistration.gov.in](http://wibijistration.gov.in)

SI No	Name & address	Status	Executed by: To be Admitted by:
1	Mr Shyam Sundar Das Son of Late Jiban Krishna Das,32, Dixon Lane, City:- Kolkata, P.O:- Entaly, P.S:-Muchipara, District:-Kolkata, West Bengal, India, PIN:- 700014 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, . Aadhaar No.: 86xxxxxxxx9432,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Mrs Lalika Das Wife of Mr Shyam Sundar Das,32, Dixon Lane, City:- Kolkata, P.O:- Entaly, P.S:-Muchipara, District:-Kolkata, West Bengal, India, PIN:- 700014 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, . Aadhaar No.: 41xxxxxxxx3433,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	SL ENTERPRISES ( Sole Proprietorship ) .300, C GORKHARA, City:- Kolkata, P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150 . Aadhaar No Not Provided by UIDAI Status :Organization, Executed by: Representative	Organization	Executed by: Representative

#### Representative Details :

SI No	Name & Address	Representative of
1	Piyali Das Daughter of Mr Shyam Sundar Das 32, Dixon Lane, City:- Kolkata, P.O:- Entaly, P.S:-Muchipara, District:-Kolkata, West Bengal, India, PIN:- 700014 , Aadhaar No.: 68xxxxxxxx2694	SL ENTERPRISES (as)

#### Land Details as per Land Record

District: South 24-Parganas, Thana: Sonarpur, Municipality: RAJPUR-SONARPUR, Road: GORKHARA C, Mouza: Gorkhara-(022), , Ward No: 011 JI No: 22, , Pin Code : 700150

Sc No	Plot & Khatian Number	Details Of Land	Owner Name in English as Selected by Applicant
L1	LR Plot No:- 43, LR Khatian No:- 4786	Owner:লতিকা দাস, Gurdian:শ্যামসুন্দর , Address:নিজ , Classification:শালি, Area:0.03 Acre,	Mrs Latika Das
L2	LR Plot No:- 43, LR Khatian No:- 4788	Owner:শ্যাম সুন্দর দাস, Gurdian:জীবন কৃষ্ণ, Address:নিজ , Classification:শালি, Area:0.03 Acre,	Mr Shyam Sundar Das

#### Identifier Details :

Name & address
Mr Bibhas Mondal Son of Mahadeb Mondal 182 R N C Rd Subhasgram, City:- Kolkata, P.O:- Kodalla, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Mr Shyam Sundar Das, Mrs Lalika Das, Piyali Das



To be Admitted  
Executed  
Executed

### Major Information of the Deed

Deed No :	I-1604-12639/2024	Date of Registration	05/12/2024
Query No / Year	1604-2003071221/2024	Office where deed is registered	
Query Date	04/12/2024 8:31:23 AM	D.S.R. - IV SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	P MONDAL Allpore Judges Court,Thana : Allpore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9903888355, Status :Advocate		
Transaction	Additional Transaction		
[0901] Declaration, Declaration relating to Immovable property	Market Value		
Set Forth value	Rs. 48,33,000/-		
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: GORKHARA C, Mouza: Gorkhara-(022), , Ward No: 011 JI No: 22, Pin Code : 700150



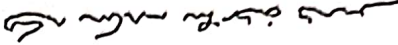


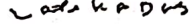
Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-43 (RS :-)	LR-4786	Bastu	Shali	2 Katha		20,79,000/-	Width of Approach Road: 12 Ft.,
L2	LR-43 (RS :-)	LR-4788	Bastu	Shali	2 Katha		20,79,000/-	Width of Approach Road: 12 Ft.,
					6.6Dec	0 /-	41,58,000 /-	
					6.6Dec	0 /-	41,58,000 /-	
Grand Total :								

### Structure Details :



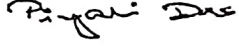
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	900 Sq Ft.	0/-	6,75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 900 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
	Total :	900 sq ft	0 /-	6,75,000 /-	





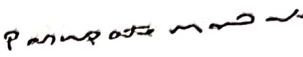
**Declarant Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr Shyam Sundar Das</b> Son of Late Jiban Krishna Das Executed by: Self, Date of Execution: 05/12/2024 , Admitted by: Self, Date of Admission: 05/12/2024 ,Place : Office	<b>Photo</b>  05/12/2024	<b>Finger Print</b>  Captured LTI 05/12/2024	<b>Signature</b>  05/12/2024
	32, Dixon Lane, City:- Kolkata, P.O:- Entaly, P.S:-Muchipara, District:-Kolkata, West Bengal, India, PIN:- 700014 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , Aadhaar No: 86xxxxxxxx9432, Status :Individual, Executed by: Self, Date of Execution: 05/12/2024 , Admitted by: Self, Date of Admission: 05/12/2024 ,Place : Office			
2	<b>Name</b> <b>Mrs Latika Das</b> Wife of Mr Shyam Sundar Das Executed by: Self, Date of Execution: 05/12/2024 , Admitted by: Self, Date of Admission: 05/12/2024 ,Place : Office	<b>Photo</b>  05/12/2024	<b>Finger Print</b>  Captured LTI 05/12/2024	<b>Signature</b>  05/12/2024
	32, Dixon Lane, City:- Kolkata, P.O:- Entaly, P.S:-Muchipara, District:-Kolkata, West Bengal, India, PIN:- 700014 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India , Aadhaar No: 41xxxxxxxx3433, Status :Individual, Executed by: Self, Date of Execution: 05/12/2024 , Admitted by: Self, Date of Admission: 05/12/2024 ,Place : Office			
3	<b>SL ENTERPRISES</b> 300, C GORKHARA, City:- Kolkata, P.O:- Sonarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150 ,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative			

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Piyali Das (Presentant )</b> Daughter of Mr Shyam Sundar Das Date of Execution - 05/12/2024 , , Admitted by: Self, Date of Admission: 05/12/2024, Place of Admission of Execution: Office	<b>Photo</b>  Dec 5 2024 1:48PM	<b>Finger Print</b>  Captured LTI 05/12/2024	<b>Signature</b>  05/12/2024
	32, Dixon Lane, City:- Kolkata, P.O:- Entaly, P.S:-Muchipara, District:-Kolkata, West Bengal, India, PIN:- 700014, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 68xxxxxxxx2694 Status : Representative, Representative of : SL ENTERPRISES ( as )			

**Identifier Details :**

Name	Photo	Finger/Print	Signature
<b>PASUPATI MONDAL</b> Son of S C MONDAL GHASIARA, City:- Kolkata, P.O:- SONARPUR, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700150		 Captured	
	05/12/2024	05/12/2024	05/12/2024

Identifier Of Mr Shyam Sundar Das, Mrs Latika Das, Piyall Das

**Land Details as per Land Record**

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: GORKHARA C, Mouza: Gorkhara-(022), , Ward No: 011 JI No: 22, Pin Code : 700150

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 43, LR Khatian No:- 4786	Owner: লতিকা দাস, Gurdian: শ্যামসুন্দর , Address: নিজ , Classification: শাদি, Area: 0.03000000 Acre,	Mrs Latika Das
L2	LR Plot No:- 43, LR Khatian No:- 4788	Owner: শ্যাম সুন্দর দাস, Gurdian: জীবন দাস, Address: নিজ , Classification: শাদি, Area: 0.03000000 Acre,	Mr Shyam Sundar Das

Endorsement For Dood Number : I - 160412639 / 2024

On 05-12-2024

**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 13:05 hrs on 05-12-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Piyali Das .

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

Execution is admitted on 05/12/2024 by 1. Mr Shyam Sundar Das, Son of Late Jiban Krishna Das, 32, Dixon Lane, P.O: Entaly, Thana: Muchipara, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700014, by caste Hindu, by Profession Business, 2. Mrs Latika Das, Wife of Mr Shyam Sundar Das, 32, Dixon Lane, P.O: Entaly, Thana: Muchipara, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700014, by caste Hindu, by Profession Business

Indetified by PASUPATI MONDAL, , Son of S C MONDAL, GHASIARA, P.O: SONARPUR, Thana: Sonarpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Advocate

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

Execution is admitted on 05-12-2024 by Piyali Das, , SL ENTERPRISES (Sole Proprietoship), 300, C GORKHARA, City:- Kolkata, P.O:- Sonarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150

Indetified by PASUPATI MONDAL, , Son of S C MONDAL, GHASIARA, P.O: SONARPUR, Thana: Sonarpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Advocate

**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 311307, Amount: Rs.10.00/-, Date of Purchase: 25/10/2024, Vendor name: I Chakraborty

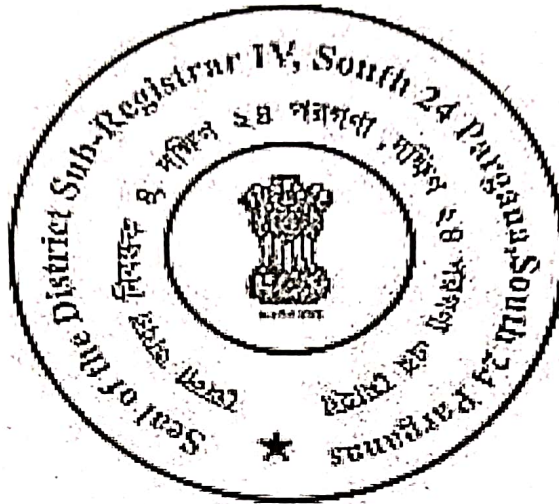


Anupam Halder  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2024, Page from 362546 to 362557  
being No 160412639 for the year 2024.



*(Handwritten signature)*

Digitally signed by Anupam Halder  
Date: 2024.12.05 15:45:44 +05:30  
Reason: Digital Signing of Deed.

(Anupam Halder) 05/12/2024  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.