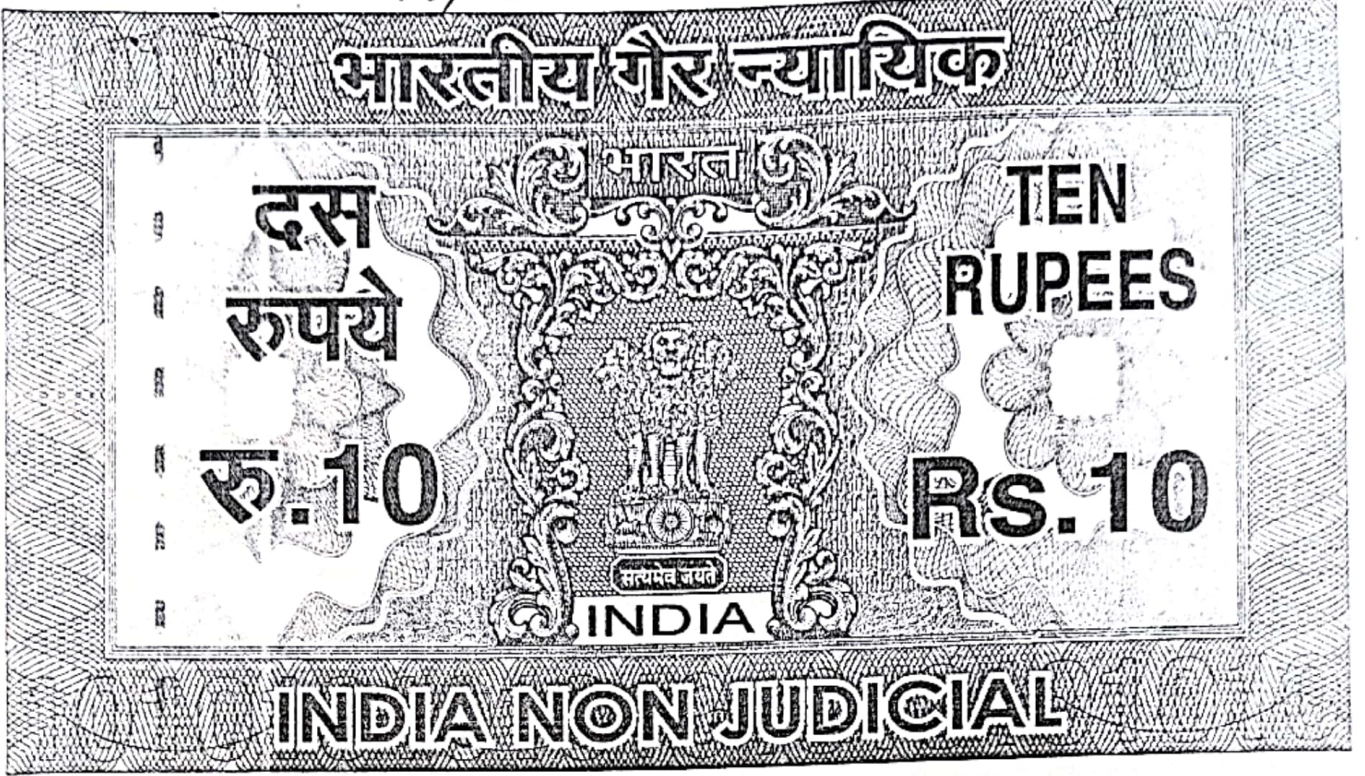


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I-11713/2022



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

70AB 590408

31/8  
 2616-057  
 868

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

*[Signature]*  
 District Sub-Register-II  
 Alipore, South 24-Parganas

131 AUG 2022

## DECLARATION

THIS INDENTURE is made this the 31<sup>st</sup> day of August, 2022 (Two Thousand Twenty) *[Signature]*

BY

167073

No.....Rs.....Date.....

Name :- Bhyanand Mishra, Alipore

Address :- Alipore, South 24 Parganas, Kolkata-75

Vendor :- .....

I. CHAKRABORTY  
6B, Dr. Rajendra Prasad Sarani  
Kolkata-750 001

12 JUL 2022



District Sub Registrar-II  
Alipore, South 24 Parganas  
31 AUG 2022

(1) (A) **SRI AMITABHA CHOWDHURY (PAN - AXNPC8999A)** son of Late Amiya Kumar Chowdhury, by faith-Hindu, by occupation-Service, by nationality-Indian, residing at 1, Banerjee Para Road, P.S. -Previously Thakurpukur now Sarsuna, P.O.- Sarsuna, Kolkata - 700 061, (B) **SRI SUNIL KUMAR PAL (PAN - ALJPP2265J)**, son of Sri Madan Chandra Pal, by faith -Hindu, by occupation- Business, residing at 258, Jadav Ghosh Road, Sarsuna, P.O. & P.S. - Sarsuna, Kolkata - 700 061 and (C) **SMT. KAKALI DEY (PAN - AWWPD5570G)**, wife of Sri Sushil Kumar Dey, by religion - Hindu, by Occupation - Business, residing at 201/17, Talpukur Road, P.O. & P.S. - Sarsuna, Kolkata - 700 061, (2) **K. K. CONSTRUCTION (PAN AAQFK2355J)**, having its place of business at 258, Jadav Ghosh Road, Sarsuna, P.O. & P.S. - Sarsuna, Kolkata - 700 061, represented by its Partners, **SRI SUNIL KUMAR PAL (PAN ALJPP2265J)**, son of Sri Madan Chandra Pal, by faith - Hindu, by occupation- Business, residing at 258, Jadav Ghosh Road, Sarsuna, P.O. & P.S. - Sarsuna, Kolkata - 700 061 and **SMT. KAKALI DEY (PAN AWWPD5570G)**, wife of Sri Sushil Kumar Dey, by religion - Hindu, by Occupation - Business, residing at 201/17, Talpukur Road, P.O. & P.S. - Sarsuna, Kolkata - 700061, hereinafter called and referred to as the **"DECLARANT"** (which terms or expressions shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, legal representative, administrators, and assigns.

**WHEREAS** by virtue of a Agreement for Development alongwith Development Power of Attorney, being registered in the office of A.D.S.R. Behala and which is recorded in Book No. 1, Volume No. 1607-2019, Pages 395698 to 395733 being No. 160712342 for the year 2019 (hereinafter referred to as the **PRINCIPAL DEED**) the Declarant No. 1(A,B,C) herein who being the vendors/owners entered into a Development Agreement alongwith Development Power of Attorney on 02.12.2019 with the Declarant No. 2 herein who being the Builder/Contractor/Developer, in respect of **ALL THAT** piece and parcel of demarcated land measuring about 5 cottachs 12 Chittaks 03 sqft (4 Cottahs 12 Chittaks Bagan land under R.S.Dag No. 100 and 1 Bhatta & Chittaks of sq. ft. under land from R.S.Dag No. 111) alongwith tin shed structure measuring about 300 sq. ft. standing thereon, lying and situated under District South 24 Parganas, Mouza - Dakshin Behala, Pargana - Balia, J.L.No.16, Touzi No. 351, R.S. No. 81, C.S. Khatian No. 280, R.S. Khatian No. 532 and 533 within the limits of ward no. 127 of the K.M.C. being Premises No. 79H/1, Banerjee Para Road, Kolkata -700 061 Police Station - previously

Thakurpukur now Sarsuna, under the jurisdiction of the office of the Additional District Sub Register at Behala, District South 24 Parganas.

**AND WHEREAS** due to typographical error certain mistake and inaccuracies have been inadvertently crept in the Principal Deed, which is certainly required to be rectified.

**AND WHEREAS** in the said Principal Deed the Clause (iii) of the Second Schedule is wrongly written as " (iii) One self contained residential 2BHKflat on the Second Floor on the North-Eastern side," instead of "(iii) One self contained residential 2BHKflat on the First Floor on the North-Eastern side" and the Clause (vi) of the Second Schedule is wrongly written as " (vi) One self contained residential 2BHKflat on the Second Floor on the South-Eastern side, " instead of " (vi) One self contained residential 2BHKflat on the First Floor on the South-Eastern side," which is ought to be rectified.

**AND WHEREAS** in the said Principal Deed at page 5, at the end of second paragraph the following words should be incorporated after the words "First Schedule": "And after purchasing the same the Vendors herein duly mutated their name in the records of KMC vide premises no. 79H/1, Banerjee Para Road".

**AND WHEREAS** in the said Principal Deed in the schedule portion the premises no. is wrongly written as "79H, Banerjee Para Road" instead of "79H, Banerjee Para Road (Old) 79H/1, Banerjee Para Road (New)", which is ought to be rectified.

That as rectified and modified as aforesaid by way of the this indenture, the Principal Deed shall remain in full force and effect.

IN WITNESS WHEREOF the Declarants hereunto set and subscribed their respective hands on the day, month and year first above written after going through this indenture which is written strictly in accordance with their instruction and information and understanding the meaning thereof.

WITNESSES:

1. Rahul Dey  
67, Sankarhat Lane,  
KOLKATA-700061

M/s. K. K. CONSTRUCTION

*Sumit Dey*

PARTNER

M/s. K. K. CONSTRUCTION

*Kanali Dey*  
PARTNER

*Sumit Dey*  
*Anil Kumar Choudhary*

*Kanali Dey*

\_\_\_\_\_  
SIGNATURE OF THE DECLARANT

2. *Suprakarnarayan Kundu*  
56/42/6, Jadar Ghosh Road,  
Sarsuna, Kolkata-61

Drafted by:


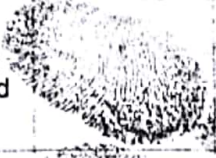








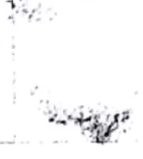
*Supak Kumar Das*

Advocate

Alipore Judges' Court,  
Kolkata - 700 027












Computer Print by:

Joyjit Dey *JG*  
Sarsuna, Kolkata-61

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












Name.....

Signature..... *Smit Patel*

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

Name.....

Signature..... *Mansi Dey*

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

Name.....

Signature..... *Anita R. Choudhary*

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

Name.....

Signature.....

0665001

THE KOLKATA MUNICIPAL CORPORATION AD-0665001  
ASSESSMENT COLLECTION 005226 09/12/2019 12:0

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2

WARD NABANITA RAY(MONDAL)

127

35 (JOKA-II)

PROPERTY TAX  
(Fresh/Supplementary) PAYMENT

Assessee No : 411270207319  
Premises and Street : 79H/1, BANERJEE PARA ROAD  
Mailing Address : 258, JADAV GHOSH ROAD  
P.O + P.S-SARSUNA, KOLKATA

Pin Code: 700061

Owner :  
AMITABHA CHOWDHURY, SUNIL KR PAL  
KAKALI DEY

From Qtr	To Qtr	Type	Rebate(Rs.)	Penalty(Rs.)	Interest(Rs.)	Payable(₹)
2/2019-20	2/2019-20	FU	0.00	0.00	0.00	38618.00
3/2019-20	3/2019-20	FU	0.00	0.00	0.00	4864.00
4/1996-97	1/1998-99	SC	3.00	0.00	0.00	50.00
4/2002-03	1/2004-05	SC	3.00	0.00	0.00	50.00
** TOTAL AMOUNT PAID :Rs.83239.00						
** AMOUNT IN WORDS : Rupees Eighty Three Thousand Two Hundred Thirty Nine on.						

Mode	Chq/DD No	Chq/DD Date	Bank Name	Branch Name	Amount(₹)
DD	074369	06/12/2019	AXIS BANK		83239.00

N.B. Cheque/Draft is subject to Realization

E. and U.E.



Print it only mark on BARCODE

## Major Information of the Deed

Deed No :	I-1602-11713/2022	Date of Registration :	31/08/2022
Query No / Year	1602-2002616868/2022	Office where deed is registered :	
Query Date	30/08/2022 9:55:42 PM	D.S.R. - I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SANJIB MONDAL 6/2, BOMBAY BAGAN ROAD, Thana : Thakurpukur, District : South 24-Parganas, WEST BENGAL, PIN - 700061, Mobile No. : 8910712849, Status : Buyer/Claimant		
Transaction	Additional Transaction :		
<b>[0901] Declaration, Declaration relating to immovable property</b>			
Set Forth value	Market Value :		
Rs. 1,00,000/-	Rs. 41,20,007/-		
Stamp duty 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:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Banerjee Para Road (Sarsuna), Road Zone : (Sarsuna Main Road -- On Wards) , , Premises No: 79H/1, , Ward No: 127 Pin Code : 700061



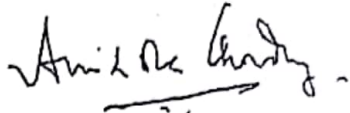





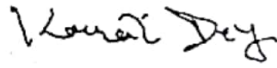
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	5 Katha 12 Chatak 3 Sq Ft	70,000/-	40,39,007/-	Property is on Road Adjacent to Metal Road,
<b>Grand Total :</b>				<b>9.4944Dec</b>	<b>70,000 /-</b>	<b>40,39,007 /-</b>	

### Structure Details :





Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	300 Sq Ft.	30,000/-	81,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>300 sq ft</b>	<b>30,000 /-</b>	<b>81,000 /-</b>	





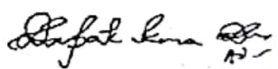
**Declarant Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
Sl No	Name	Photo	Finger Print	Signature
1	<p><b>AMITABHA CHOWDHURY</b>                      Son of Late AMIYA KUMAR CHOWDHURY                      Executed by: Self, Date of Execution: 31/08/2022                      , Admitted by: Self, Date of Admission: 31/08/2022 ,Place : Office</p>			
	31/08/2022	LTI 31/08/2022	31/08/2022	
<p>1, BANERJEE PARA ROAD, City:- , P.O:- SARSUNA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AXxxxxxx9A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 31/08/2022                      , Admitted by: Self, Date of Admission: 31/08/2022 ,Place : Office</p>				
2	<p><b>SUNIL KUMAR PAL</b>                      (Presentant)                      Son of MADAN CHANDRA PAL                      Executed by: Self, Date of Execution: 31/08/2022                      , Admitted by: Self, Date of Admission: 31/08/2022 ,Place : Office</p>			
	31/08/2022	LTI 31/08/2022	31/08/2022	
<p>258, JADAV GHOSH ROAD, City:- , P.O:- SARSUNA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALxxxxxx5J,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 31/08/2022                      , Admitted by: Self, Date of Admission: 31/08/2022 ,Place : Office</p>				
3	<p><b>KAKALI DEY</b>                      Wife of SUSHIL KUMAR DEY                      Executed by: Self, Date of Execution: 31/08/2022                      , Admitted by: Self, Date of Admission: 31/08/2022 ,Place : Office</p>			
	31/08/2022	LTI 31/08/2022	31/08/2022	
<p>201/17, TALPUKUR ROAD, City:- , P.O:- SARSUNA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AWxxxxxx0G,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 31/08/2022                      , Admitted by: Self, Date of Admission: 31/08/2022 ,Place : Office</p>				
4	<p><b>K K CONSTRUCTION</b>                      258, JADAV GHOSH ROAD, City:- , P.O:- SARSUNA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 , PAN No.:: AAxxxxxx5J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative</p>			

**Representative, Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	Name Photo Finger Print Signature
1	<p><b>SUNIL KUMAR PAL</b>                      Son of MADAN CHANDRA PAL                      Date of Execution - 31/08/2022, , Admitted by: Self, Date of Admission: 31/08/2022, Place of Admission of Execution: Office</p>   <p>Aug 31 2022 12:46PM LTI 31/08/2022 31/08/2022</p> <p>258, JADAV GHOSH ROAD, City:- , P.O:- SARSUNA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx5J,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : K K CONSTRUCTION (as PARTNER)</p>
2	<p><b>KAKALI DEY</b>                      Wife of SUSHIL KUMAR DEY                      Date of Execution - 31/08/2022, , Admitted by: Self, Date of Admission: 31/08/2022, Place of Admission of Execution: Office</p>   <p>Aug 31 2022 12:47PM LTI 31/08/2022 31/08/2022</p> <p>201/17, TALPUKUR ROAD, City:- , P.O:- SARSUNA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AWxxxxxx0G,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : K K CONSTRUCTION (as PARTNER)</p>

**Identifier Details :**

Name	Photo	Finger Print	Signature
<p><b>DIPAK KUMAR DAS</b>                      Son of D.K. DAS                      ALIPORE JUDGES COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027</p>   <p>31/08/2022 31/08/2022 31/08/2022</p>			
Identifier Of AMITABHA CHOWDHURY, SUNIL KUMAR PAL, KAKALI DEY, SUNIL KUMAR PAL, KAKALI DEY			

Endorsement For Deed Number : I - 160211713 / 2022

On 31-08-2022

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 12:05 hrs on 31-08-2022, at the Office of the D.S.R. - I | SOUTH 24-PARGANAS by SUNIL KUMAR PAL, one of the Executants.

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

Execution is admitted on 31/08/2022 by 1. AMITABHA CHOWDHURY, Son of Late AMIYA KUMAR CHOWDHURY, 1. BANERJEE PARA ROAD, P.O: SARSUNA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by Profession Service, 2. SUNIL KUMAR PAL, Son of MADAN CHANDRA PAL, 258, JADAV GHOSH ROAD, P.O: SARSUNA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by Profession Business, 3. KAKALI DEY, Wife of SUSHIL KUMAR DEY, 201/17, TALPUKUR ROAD, P.O: SARSUNA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by Profession Business

Indetified by DIPAK KUMAR DAS, , , Son of D.K. DAS, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 31-08-2022 by SUNIL KUMAR PAL, PARTNER, K K CONSTRUCTION (Partnership Firm), 258, JADAV GHOSH ROAD, City:- , P.O:- SARSUNA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061

Indetified by DIPAK KUMAR DAS, , , Son of D.K. DAS, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 31-08-2022 by KAKALI DEY, PARTNER, K K CONSTRUCTION (Partnership Firm), 258, JADAV GHOSH ROAD, City:- , P.O:- SARSUNA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061

Indetified by DIPAK KUMAR DAS, , , Son of D.K. DAS, ALIPORE JUDGES COURT, 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 10/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 590408, Amount: Rs.10/-, Date of Purchase: 12/07/2022, Vendor name: I Chakraborty



Suman Basu  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I | SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2022, Page from 432624 to 432637

being No 160211713 for the year 2022.



Digitally signed by SUMAN BASU  
Date: 2022.09.14 11:52:45 +05:30  
Reason: Digital Signing of Deed.

(Suman Basu) 2022/09/14 11:52:45 AM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I | SOUTH 24 PARGANAS  
West Bengal.



(This document is digitally signed.)