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P-9737/22



পশ্চিমবঙ্গ | पश्चिम बंगाल WEST BENGAL

73AB 124721

23/08/2022
2002530446/2022

It is hereby declared that the document is a true and correct copy of the original document and the same is duly registered with the Registrar of Assurances and the same is duly stamped with the appropriate stamp and the same are part of this document.

District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas
23 AUG 2022

DEED OF DECLARATION

I, **SRI AMITAVA SEN GUPTA**, (PAN : GALPS8511K), Aadhaar No. 8719 5470 3448, son of Late Sudhansu Kumar Sen Gupta, by faith – Hindu, by occupation – Retired Person, Nationality – Indian, residing at Premises No.190, Ashoke Road, P.S. – Patuli (formerly Jadavpur), Kolkata – 700084, do hereby solemnly affirm and declare as follows:-

1. That I have entered into a Joint Development Agreement dated 28th April, 2021, with **M/s. A.R. ENTERPRISE**, a Proprietorship Firm having its office at P-1, Raipur, P.O. – Garia, Police Station – Patuli, Kolkata– 700084, for development of my land measuring about 4 (Four) Cottahs 4 (four) chittacks ~~sq.ft.~~ sq.ft. be the same a little more or less together with structure standing thereon, lying and situated at and being Premises No.190, Ashoke Road, Police Station – Patuli, formerly Jadavpur, Kolkata – 700084, within the jurisdiction of the Kolkata Municipal Corporation, Ward No.101, District – 24 Parganas (South), morefully described in the Schedule “A” thereunder written and the said agreement was registered in the office of D.S.R. –III, Alipore, 24 Parganas (South) vide Book No.I, Volume No.1603-2021, pages from 105893 to 105921, Being No.16030732 for the year 2021 and in terms of the said agreement I also executed a Power of Attorney 28.04.2021, registered in the office of D.S.R. –II, Alipore, 24 Parganas (South) vide Book No.I, Volume No.1603-2021, pages from 99659 to 99673, Being No.160303745 for the year 2021, hereinafter referred to as the ‘Principal Deed and Power of Attorney’.
2. That at the time of registration of said Agreement and Power of Attorney certain mistakes have accidentally and inadvertently crept in the Principal Deed and Power of Attorney and as such this Deed of Declaration is executed for modification in the manner hereinafter appearing.

NOW THIS DEED OF DECLARATION WITNESSETH BY AND BETWEEN THE PARTIES HERETO as follows:-

1. That in several pages of the Principal Deed and Power of Attorney, the word **Aadhaar No. “8719 470 3448”**, should be substituted and read as **Aadhaar No. “ 8719 5470 3448”**.
2. That in several page including schedule of the Principal Deed and Power of Attorney, the word **“C.S. Plot Nos. 713 & 720, appertaining to Khatian No.105”**, should be substituted and read as **“Previously C.S. Plot Nos. 713 & 720, now L.R. Dag No.675 & 682, appertaining to previous Khatian**

Anikva Sengupta

No.105, now L.R. Khatian No.390" and for this no material change is occurred.

3. That as declared and modified as aforesaid the Principal Deed and Power of Attorney shall remain in full force and effect.

IN WITNESSES WHEREOF I signed this declaration on this 23rd day of August 2022.

SIGNED SEALED AND DELIVERED

In the presence of:

WITNESSES:

1. Sujon Sarker
Alipore Court
Kol-70024
2. Sudhakar
212 RB Avenue
Kol-19

Amitava Sengupta

SIGN. OF THE DECLARANT

Drafted by:

P.K. Chatterjee
Advocate
Alipore Court,
Kolkata - 27.

Printed by:

Sudhakar
Alipore Court,
Kolkata - 27.

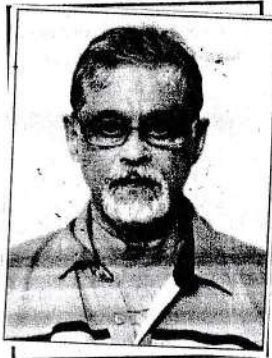


PHOTO

	THUMB FINGER	FIRST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME :

SIGNATURE :



	THUMB FINGER	FIRST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME :

SIGNATURE : Amitava Sengupta

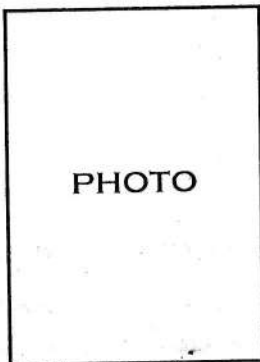


PHOTO

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LEFT HAND					
RIGHT HAND					

NAME :

SIGNATURE :



PHOTO

	THUMB FINGER	FIRST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME :

SIGNATURE :



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

Query No / Year	2002530446/2022	Office where deed will be registered
Query Date	22/08/2022 2:58:24 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	P R Roy Aliporer Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9748348206, Status : Advocate	
Transaction	Additional Transaction	
[0901] Declaration, Declaration relating to immovable property		
Set Forth value	Market Value	
	Rs. 72,41,374/-	
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
		Rs. 10/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Patuli, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ashoke Road, Premises No: 190, , Ward No: 101, Pin Code : 700084

Sch No	Plot Number	Khatian Number	Land UseROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha 3 Chatak 34 Sq Ft		72,41,374/-	Width of Approach Road: 12 Ft.,
Grand Total :				6.9873Dec	0/-	72,41,374/-	

Declarant Details :

SI No	Name & address	Status	Execution Admission Details :
1	Shri Amitava Sen Gupta Son of Late Sudhansu Kumar Sen Gupta, 190, Ashoke Road, City:- , P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No. gaxxxxxx1k, Aadhaar No.: 87xxxxxxx3448, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self



Query No: 2002530446 of 2022, Printed On : Aug 22 2022 2:58PM, Generated from wbregistration.gov.in

Identifier Details :

Name & address
Mr Swapan Sardar Son of Mr M Sardar Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Shri Amitava Sen Gupta


Owner and Land or Building Details as received from KMC :				
Sc. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 311010204499 Premises No. : 190 Ward No. : 101 Street Name : ASHOKE ROAD	Reference Deed No. : Date of Registration. : Office Where Registered :	Owner Name : SRI AMITAVA SENGUPTA Owner Address : P-85,NEW RAIPUR , GARIA , KOL-84 Pin No. : 700084	Character of Premises: Total Area of Land: 04 Cottah, 03 Chatak, 34 SqFeet,


Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 21-09-2022) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 21-09-2022)
3. Standard User charge of Rs. 300/- (Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. ALIPORE, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA

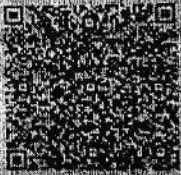


Query No: 2002530446 of 2022, Printed On : Aug 22 2022 2:58PM, Generated from wbregristration.gov.in


[Redacted]
[Redacted]




Amitava Sengupta
 DOB: 28/07/1948
 Male / MALE



8719 5470 3448

আধার - সাধারণ মানুষের অধিকার


A. Sengupta *Amitava Sengupta*


[Redacted]
[Redacted]

Address
 S/O: Sudhangshu Sengupta, P85 NEW
 RAIPUR ROAD, Garia, South 24 Parganas,
 West Bengal - 700084

8719 5470 3448

Date: 28/01/2017



1800 300 1947
 help@uidai.gov.in www.uidai.gov.in

P.O. Box No. 1947
 Bengaluru-560 001

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

AMITAVA SENGUPTA
SHIDHANGSHU SENGUPTA

28/07/1948

Permanent Account Number

GALPS8511K

A. Sengupta

Signature



Amitava Sengupta

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTIISL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचित करें/ लौटाएं :
आयकर पैन सेवा इकाई, UTIISL
प्लॉट नं. 3, सेक्टर 11, सीबीडी बेलपुर,
नवी मुंबई-400 614



भारत सरकार
GOVERNMENT OF INDIA



রঞ্জন ভট্টাচার্য
Ranjan Bhattacharya
পিতা : অনিল চন্দ্র ভট্টাচার্য
Father : Anil Chandra Bhattacharya
জন্ম সাল / Year of Birth : 1953
পুরুষ / Male



6691 1133 1048

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বৈশিষ্ট্য পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
পি 1, রাইপুর, গড়িয়া, কোলকাতা,
দক্ষিণ 24 পরগনা, পশ্চিমবঙ্গ,
700084

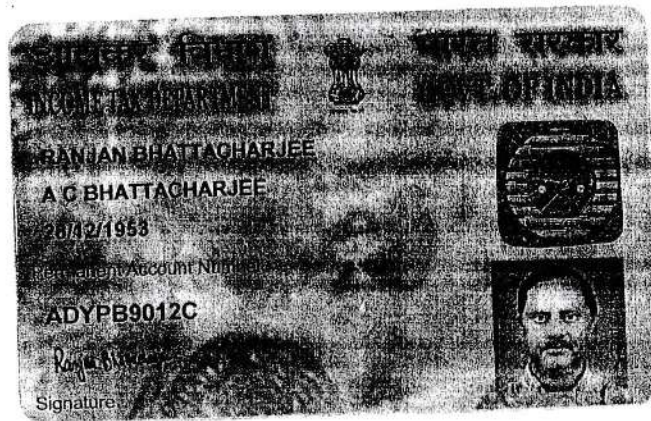
Address:
P-1, RAIPUR, GARIA,
KOLKATA, Garia, South
Twenty Four Parganas, West
Bengal, 700084

1947
1800 180 1947

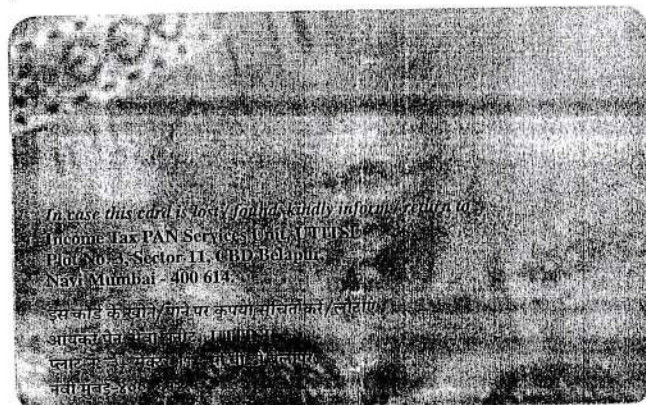
help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001



Ranjan. Bhattacharjee



Major Information of the Deed



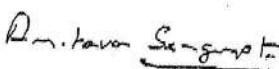
Deed No. :	I-1604-09737/2022	Date of Registration	23/08/2022
Query No / Year	1604-2002530446/2022	Office where deed is registered	
Query Date	22/08/2022 2:58:24 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	P R Roy Aliporer Police Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9748348206, Status :Advocate		
Transaction	Additional Transaction		
[0901] Declaration, Declaration relating to immovable property			
Set Forth value	Market Value		
	Rs. 72,41,374/-		
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:- Patuli, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ashoke Road, , Premises No: 190, , Ward No: 101 Pin Code : 700084



Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha 3 Chatak 34 Sq Ft		72,41,374/-	Width of Approach Road: 12 Ft.,
Grand Total :				6.9873Dec	0 /-	72,41,374 /-	

Declarant Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Amitava Sen Gupta (Presentant) Son of Late Sudhansu Kumar Sen Gupta Executed by: Self, Date of Execution: 23/08/2022 , Admitted by: Self, Date of Admission: 23/08/2022 ,Place : Office	 <small>23/08/2022</small>	 <small>LTI 23/08/2022</small>	 <small>23/08/2022</small>

190, Ashoke Road, City:- , P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: gaxxxxxx1k, Aadhaar No: 87xxxxxxxx3448, Status :Individual, Executed by: Self, Date of Execution: 23/08/2022
, Admitted by: Self, Date of Admission: 23/08/2022 ,Place : Office

Identifier Details.:

Name	Photo	Finger Print	Signature
Mr Swapan Sardar Son of Mr M Sardar Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
	23/08/2022	23/08/2022	23/08/2022
Identifier Of Shri Amitava Sen Gupta			

In 23-08-2022

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 12:48 hrs on 23-08-2022, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Shri Amitava Sen Gupta ,Executant.

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

Execution is admitted on 23/08/2022 by Shri Amitava Sen Gupta, Son of Late Sudhansu Kumar Sen Gupta, 190, Ashoke Road, P.O: Garia, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Retired Person

Identified by Mr Swapan Sardar, , Son of Mr M Sardar, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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 23712, Amount: Rs.10/-, Date of Purchase: 22/08/2022, Vendor name: S Das

(Signature)

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 1604-2022, Page from 304907 to 304916
being No 160409737 for the year 2022.



Digitally signed by ANUPAM HALDER
Date: 2022.09.07 13:12:50 +05:30
Reason: Digital Signing of Deed.

(Handwritten signature)

(Anupam Halder) 2022/09/07 01:12:50 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)