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पश्चिम बंगाल, WEST BENGAL

65AB 187801

12/37416/22

District Sub-Registrar-IV
Alipore, South 24

DEED OF DECLARATION

02 FEB 2022

I, **Soumen Paul**, son of Birendra Chandra Paul, religion – Hindu, by occupation – business, having **(PAN-CIAPP2539M)**, **(AADHAAR-3604-3385-9079)**, residing at 21B, Michael Dutta Street, now Michael Madhusudan Sarani, P.O. – Kidderpore, P.S. – Watgunge, Kolkata - 700023 being one of the Directors and authorized representative of - **M/S URBANYX CIVIL AND CONSTRUCTION PVT. LTD. (PAN AACCU4248D) GST No. 19AACCU4248DIZD (TAN NO. CALUOS583E)** a company incorporated and registered under the Company's Act, 2013 having its registered office at 10/2, Michael Madhusudan Sarani, Kidderpore, P.O.– Kidderpore, P.S. – Watgunge, Kolkata – 700023, do hereby solemnly affirm and declare as follows:-

নং. ৪০৭. তাং. ২৫/১/২২ মূল্য ২০
ক্রমের নাম..... বি. সি. সাহিত্য
সাং..... এডভোকেট
ডেপার স্বাক্ষর.....
বেহালা এ. ডি. এস. আর. অধি. স



Sanjib Mukherjee
S/O, Late Sudhansu Mukherjee
52/1, A J C Bose Road, KOL-63,
P.O. & P.S.- Thakurpukur,
Occ - Business.

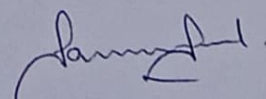
District Sub-Registrar-IV
Alibore, South 24-Pgs.

02 FEB 2022

WHEREAS by virtue of the resolution of the Board of the said company the declarant herein has been sufficiently empowered and authorized to execute the present deed of declaration for and on behalf of the said company.

ANDWHEREAS by virtue of a Deed of Conveyance dated 22nd September, 2020, registered at the office of DSR-IV, Alipore and recorded in Book - I, Volume Number 1604 - 2020, Pages from 129552 to 129582, being No. 160403165 for the year 2020, (for the sake of brevity herein after referred to as the "**SAID DEED**") the said Company had purchased from one **SMT. BINAPANI GUHA THAKURTA (PAN-CNBPG1569A), (AADHAAR No. 8788-6026-4551)**, wife of Late Animesh Guha Thakurata, by religion - Hindu, by occupation - housewife, residing at 929, Jawpur Road, Ramkrishna Park, P.O. - Motijheel, Police Station - Dum Dum, Kolkata - 700074, **ALL THAT** piece and parcel of land measuring an area about 11 cottah 5 chittack 22.5 square feet be the same little more or less in L.R. Dag No. 228 and 232 previously corresponding to R.S. Dag No. 149 and 153, along with 700 square feet concrete brick built old dilapidated residential structure standing thereon together with the easement rights of common passage attached thereto for free ingress and egress, being premises No. 192, Raja Ram Mohan Roy Road, P.O. - Barisha, Police Station - Thakurpukur now Haridevpur, Kolkata - 700008, District - South 24 Parganas, postal address 46, Biren Roy Road (East), pertaining to Mouza - Muradpur, J.L. No. 13, previously L.R. Khatian No. 340 and presently L.R. Khatian no.- 6575, within the limits of Ward No. 123, of Kolkata Municipal Corporation (earlier within South Suburban Municipality).

AND WHEREAS now it transpires that there has been an inadvertent non clarification in the said deed of conveyance dated 22nd September, 2020 and thus for the sole intend to avoid future complexities and/or complications and/or controversies, certain clarifications are required to be made in the body and the schedule and the sketch map of the said Deed of Conveyance dated 22nd September, 2020 which was registered and recorded in Book - I, Volume Number 1604 - 2020, Pages from 129552 to 129582, being No. 160403165 for the year 2020, and the same is required to be done in the manner herein given in the schedule below and the inadvertent and bonafide non-clarification of those





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District Sub-Registrar-IV
Bangalore, South 24-Pgs.

02 FEB 2022

aspects were beyond the control of the Declarant/company and/or the vendor of the deed of conveyance.

AND WHEREAS the fundamental and preliminary object of executing this deed of Declaration is limited only to clarify, but in no manner of whatsoever nature, the PRESENT intends to bring about or incorporate any new aspect to the said deed and or to change the nature and character of the same.

Now, therefore, the said company being the Vendee of the said Deed of Conveyance dated 22nd September 2020 felt it necessary to execute this Deed of Declaration for the purpose of carrying out certain clarification and incorporation in the deed of conveyance executed and registered on 22nd September, 2020 for convenience and to avoid any future complications and/or controversies and/or complexities.

SCHEDULE OF CLARIFICATION

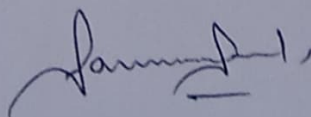
The **entire property** of the vendor Smt. Binapani Guha thakurta being 11 cottahs 5 chittacks 22 ½ square feet is comprised in two separate LR Dag Nos. one portion of the said property being 9 Cottah 1 chittack 9 Square feet in L.R. Dag No. 228 previously corresponding to R.S. Dag No. 149 and another and/or residue portion of the said property being 2 Cottah 4 chittack 13.5 Square feet in LR Dag No. 232 previously corresponding to. R.S. Dag No. 153.

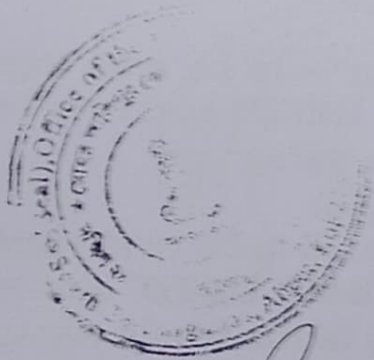
The above stated clarification is to be read together in page 3 of the recital part of the "**SAID DEED**" and is to be read accordingly and in harmony of the whole paragraph.

The above stated clarification is to be read together with the first paragraph of page 4 of the "**SAID DEED**" and is to be read accordingly and in harmony of the whole paragraph.

The above stated clarification is to be read together in page 7 of the habendum clause of the "**SAID DEED**" and is to be read accordingly and in harmony of the whole paragraph.

The above stated clarification is to be read together with Schedule A of the "**SAID DEED**" and read accordingly and in harmony of the whole paragraph of the Schedule-A.





District Sub-Registrar-IV
Bangalore, South 24-PG5-

2 FEB 2022

The above stated clarification is to be read together with any portion of the "**SAID DEED**" wherever required and is to be read in harmony of the said paragraph.

The demised and/or transacted property i.e. **9 cottah 6 chittack 38 square feet** is comprised in two separate L.R. Dag Nos. one portion of the said demised property being **9 Cottah 1 chittack 9 Square feet is in L.R. Dag No.-228 corresponding to R.S. Dag No. 149** and another and/or residue portion of the demised property being **5 chittack 29 Square feet in L.R. Dag No.-232 corresponding to. R.S. Dag No. 153**, belong from the **L.R. Khatian no.-6575**, under Mouza-Muradpur.

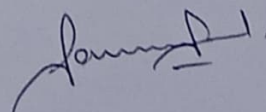
The above stated clarification is to be read together in the last paragraph of page 4 of the "**SAID DEED**" and is to be read accordingly and in harmony of the whole paragraph.

The above stated clarification is to be read together in page 7 of the habendum clause of the "said Deed" and is to be read accordingly and in harmony of the whole paragraph.

The above stated clarification is to be read together in Schedule-B of the "**SAID DEED**" and read accordingly and in harmony of the whole paragraph of the Schedule-B.

The above stated clarification is to be read together with any portion of the "**SAID DEED**" wherever required and is to be read in harmony of the said paragraph.

In the sketch map attached with the deed of conveyance dated 22nd September, 2020, shall be redrawn showing the two portions of the said plot and marked clearly.



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District Sub-Registrar-IV
Allipore, South 24-Pgs.

02 FEB 2022

IN WITNESSES WHEREOF, I the Declarant/one of the Directors of the purchaser company herein signed this Deed of Declaration this 2nd day of Feb. 2022.

SIGNED, SEALED AND DELIVERED
In the presence of witnesses:

1. *Su. Jeth*
34/1 kabiritha Sarai
KOL-7000-23

URBANYX CIVIL AND CONSTRUCTION PVT. LTD.

[Signature]
Director

.....
DECLARANT

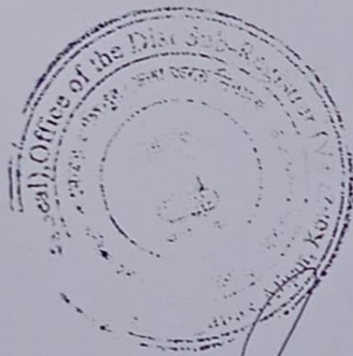
2. *Parthia Kumar Sur*
Behala, Umapally,

Prepared and Drafted by me
as per information and
documents provided by the
Executant/Declarant

Darshona Das.

DARSHONA DAS
ENROLLMENT NO.-2032/2010
HIGH COURT CALCUTTA

.....
ADVOCATE



District Sub-Registrar-IV
Alipore, South 24 Pgs

02 FEB 2022

DARSHONA DAS
ENROLLMENT NO. 50351010
HIGH COURT CALCUTTA



District Sub-Registrar-IV
Alipore, South 24-Parg

02 FEB 2022

SUB-REGISTRAR
CIVIL & M
SURATYOR



| | Thumb | 1 st finger | Middle Finger | Ring Finger | Small Finger |
|------------|-------|------------------------|---------------|-------------|--------------|
| left hand | | | | | |
| right hand | | | | | |

Name SOUMEN PAUL

Signature

| | Thumb | 1 st finger | Middle Finger | Ring Finger | Small Finger |
|-------|------------|------------------------|---------------|-------------|--------------|
| PHOTO | left hand | | | | |
| | right hand | | | | |

Name

Signature

| | Thumb | 1 st finger | Middle Finger | Ring Finger | Small Finger |
|-------|------------|------------------------|---------------|-------------|--------------|
| PHOTO | left hand | | | | |
| | right hand | | | | |

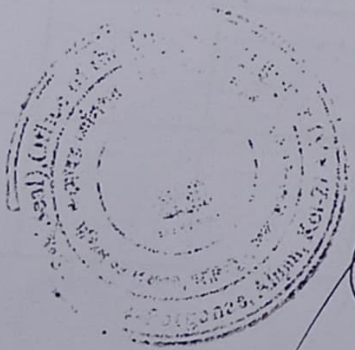
Name

Signature

| | Thumb | 1 st finger | Middle Finger | Ring Finger | Small Finger |
|-------|------------|------------------------|---------------|-------------|--------------|
| PHOTO | left hand | | | | |
| | right hand | | | | |

Name

Signature



District Sub-Registrar-IV
Alipore, South 24-Pgs.

02 FEB 2022



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

| | | |
|--|--|--|
| Query No / Year | 2000374161/2022 | Office where deed will be registered |
| Query Date | 01/02/2022 2:32:48 PM | Deed can be registered in any of the offices mentioned on Note: 11 |
| Applicant Name, Address & Other Details | SOUMEN PAUL 21B, MICHAEL MADHUSUDAN SARANI, Thana : Wattgunge, District : South 24-Parganas, WEST BENGAL, PIN - 700023, Mobile No. : 9874440095, Status :Buyer/Claimant | |
| Transaction | Additional Transaction | |
| [0901] Declaration, Declaration relating to immovable property | | |
| Set Forth value | Market Value | |
| Rs. 1,10,000/- | Rs. 1,85,76,945/- | |
| 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 | | |

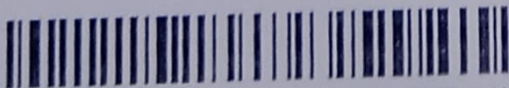
Land Details :

District: South 24-Parganas, Thana: Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raja Ram Mohan Roy Road, Road Zone : (D.H.Road -- J.L.Sarani (Premises located on Raja Ram Mohan Roy Road Ward No. 121,123)) , , Premises No: 192A, , Ward No: 123, Pin Code : 700008

| Sch No | Plot Number | Khatian Number | Land Use/ROR Proposed | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|---------------|-------------|----------------|-----------------------|------------------------------|-------------------------|-----------------------|---------------------|
| L1 | (RS :-) | | Bastu | 9 Katha 6 Chatak 38 Sq Ft | 1,00,000/- | 1,81,04,445/- | Property is on Road |
| Grand Total : | | | | 15.5558Dec | 1,00,000 /- | 181,04,445 /- | |

Structure Details :

| Sch No | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details |
|---|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1 | On Land L1 | 700 Sq Ft. | 10,000/- | 4,72,500/- | Structure Type: Structure |
| Floor No: 1, Area of floor : 700 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete | | | | | |
| Total : | | 700 sq ft | 10,000 /- | 4,72,500 /- | |



Query No: 2000374161 of 2022, Printed On : Feb 2 2022 12:41PM, Generated from wbregistration.gov.in

Declarant Details :

| SI No | Name & address | Status | Execution Admission Details : |
|-------|--|--------------|-------------------------------|
| 1 | URBANYX CIVIL AND CONSTRUCTION PRIVATE LIMITED (Private Limited Company) 10/2, MICHAEL MADHUSUDAN SARANI, City:- Not Specified, P.O:- KHIDIRPORE, P.S:-Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023 PAN No. AAxxxxxx8D, Aadhaar No.: 36xxxxxxxx9079, Status :Organization, Executed by: Representative | Organization | Executed by: Representative |

Representative Details :

| SI No | Name & Address | Representative of |
|-------|--|--|
| 1 | Mr SOUMEN PAUL Son of Mr BIRENDRA CHANDRA PAUL21B, MICHAEL MADHUSUDAN SARANI, City:- Not Specified, P.O:- KHIDIRPORE, P.S:-Wattgunge, District:- South 24-Parganas, West Bengal, India, PIN:- 700023 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. Clxxxxxx9M , Aadhaar No.: 36xxxxxxxx9079 | URBANYX CIVIL AND CONSTRUCTION PRIVATE LIMITED (as DIRECTOR) |

Identifier Details :

| Name & address |
|---|
| Mr SANJIB MUKHERJEE Son of Late SUDHANSU MUKHERJEE 52/1, AJC BOSE ROAD, City:- Not Specified, P.O:- THAKURPUKUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Identifier Of Mr SOUMEN PAUL |

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 03-03-2022) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 03-03-2022)
3. Standard User charge of Rs. 240/-(Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) 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. - I I SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. BEHALA, 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



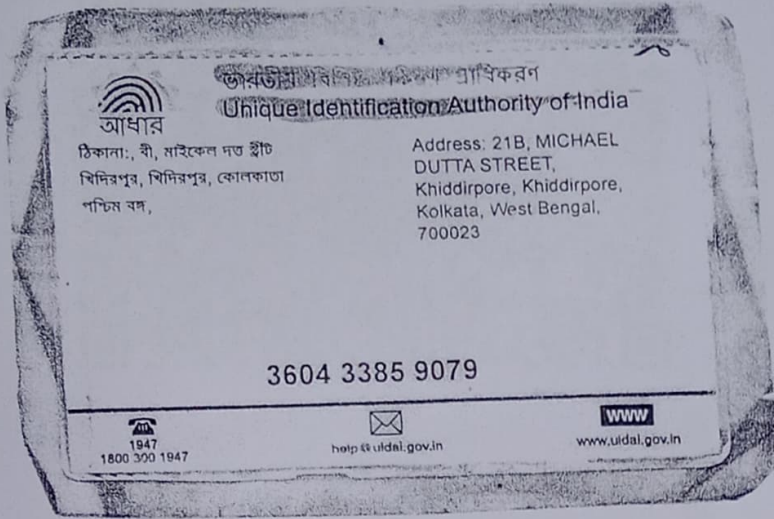
आयकर विभाग
INCOME TAX DEPARTMENT
SOUMEN PAUL
BIRENDRA CHANDRA PAUL
05/03/1986
Permanent Account Number
CIAPP2539M
Signature

भारत सरकार
GOVT OF INDIA

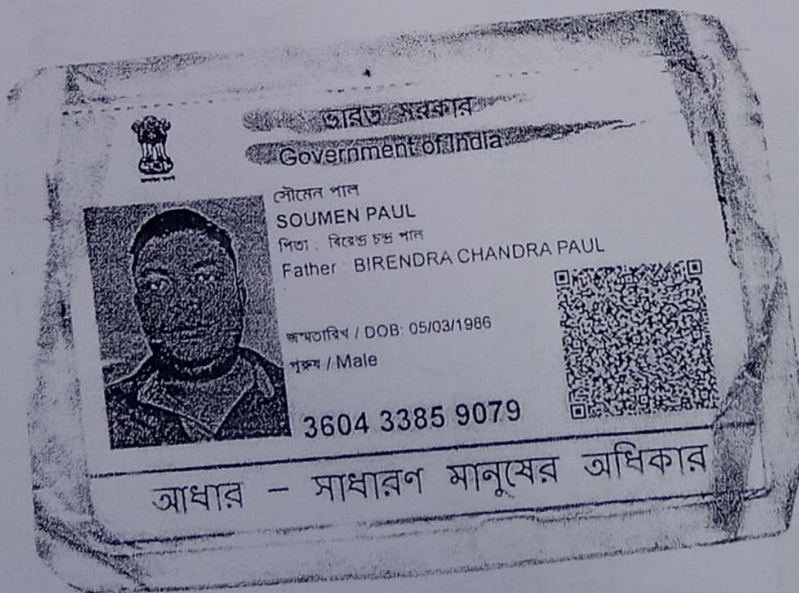


22002073

Soumen Paul,
Soumen Paul,



Soumen Paul,
Soumen Paul.



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AACCU4248D



नाम / Name
URBANYX CIVIL AND CONSTRUCTION PRIVATE
LIMITED

निगमन/गठन की तारीख
Date of Incorporation/Formation
29/04/2019

26082019

भारत सरकार
Government of India

सखीव मुखर्जी
Sanjib Mukherjee
जन्मतिथि / DOB: 08/08/1988
पुरुष / Male

Issue Date: 09/10/2013

9515 2798 9080

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

ठिकाना: 52/1, ए.जे.बोस रोड, पूर्व बर्द्धा, दक्षिण
28 परगना, पश्चिमबंग, 700063

Print Date: 21/12/2021

Address: 52/1, A.J.C. BOSE ROAD, Purba
Earisha, South Twenty Four Parganas,
West Bengal, 700063

9515 2798 9080

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

आयकर विभाग


INCOME TAX DEPARTMENT

SANJIB MUKHERJEE
SUDHANSU MUKHERJEE

03/08/1988

Permanent Account Number

BYZPM8142H


Signature



भारत सरकार

GOVT. OF INDIA

380 1444



Major Information of the Deed

| | | | |
|--|--|---------------------------------|------------|
| Deed No : | I-1604-00973/2022 | Date of Registration | 02/02/2022 |
| Query No / Year | 1604-2000374161/2022 | Office where deed is registered | |
| Query Date | 01/02/2022 2:32:48 PM | 1604-2000374161/2022 | |
| Applicant Name, Address & Other Details | SOUMEN PAUL 21B, MICHAEL MADHUSUDAN SARANI, Thana : Wattgunge, District : South 24-Parganas, WEST BENGAL, PIN - 700023, Mobile No. : 9874440095, Status :Buyer/Claimant | | |
| Transaction | Additional Transaction | | |
| [0901] Declaration, Declaration relating to immovable property | | | |
| Set Forth value | Market Value | | |
| Rs. 1,10,000/- | Rs. 1,85,76,945/- | | |
| 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:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raja Ram Mohan Roy Road, Road Zone : (D.H.Road -- J.L.Sarani (Premises located on Raja Ram Mohan Roy Road Ward No. 121,123)) , , Premises No: 192, , Ward No: 123 Pin Code : 700008

| 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 | 9 Katha 6 Chatak 38 Sq Ft | 1,00,000/- | 1,81,04,445/- | Property is on Road |
| Grand Total : | | | | 15.5558Dec | 1,00,000 /- | 181,04,445 /- | |

Structure Details :



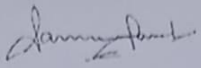
| Sch No | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details |
|---|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1 | On Land L1 | 700 Sq Ft. | 10,000/- | 4,72,500/- | Structure Type: Structure |
| Floor No: 1, Area of floor : 700 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete | | | | | |
| Total : | | 700 sq ft | 10,000 /- | 4,72,500 /- | |

Declarant Details :



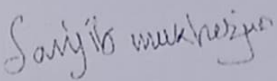
| SI No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | URBANYX CIVIL AND CONSTRUCTION PRIVATE LIMITED 10/2, MICHAEL MADHUSUDAN SARANI, City:- Not Specified, P.O:- KHIDIRPORE, P.S:-Wattgunge, District:- South 24-Parganas, West Bengal, India, PIN:- 700023 , PAN No.:: AAxxxxxx8D, Aadhaar No: 36xxxxxxxx9079, Status :Organization, Executed by: Representative, Executed by: Representative |



Representative Details :

| SI No | Name,Address,Photo,Finger print and Signature | | | |
|--|--|--|--|---|
| 1 | Name | Photo | Finger Print | Signature |
| | Mr SOUMEN PAUL (Presentant) Son of Mr BIRENDRA CHANDRA PAUL Date of Execution - 02/02/2022, , Admitted by: Self, Date of Admission: 02/02/2022, Place of Admission of Execution: Office |  Feb 2 2022 3:48PM |  LTI 02/02/2022 |  02/02/2022 |
| 21B, MICHAEL MADHUSUDAN SARANI, City:- Not Specified, P.O:- KHIDIRPORE, P.S:-Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Clxxxxxx9M, Aadhaar No: 36xxxxxxxx9079 Status Representative, Representative of : URBANYX CIVIL AND CONSTRUCTION PRIVATE LIMITED (as DIRECTOR) | | | | |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|--|--|--|---|
| Mr SANJIB MUKHERJEE Son of Late SUDHANSU MUKHERJEE 52/1, AJC BOSE ROAD, City:- Not Specified, P.O:- THAKURPUKUR, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063 |  |  |  |
| | 02/02/2022 | 02/02/2022 | 02/02/2022 |
| Identifier Of Mr SOUMEN PAUL | | | |



On 02-02-2022

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 15:30 hrs on 02-02-2022, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr SOUMEN PAUL .,

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

Execution is admitted on 02-02-2022 by Mr SOUMEN PAUL, DIRECTOR, URBANYX CIVIL AND CONSTRUCTION PRIVATE LIMITED (Private Limited Company), 10/2, MICHAEL MADHUSUDAN SARANI, City:- Not Specified, P.O:- KHIDIRPORE, P.S:-Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023

Identified by Mr SANJIB MUKHERJEE, , Son of Late SUDHANSU MUKHERJEE, 52/1, AJC BOSE ROAD, P.O: THAKURPUKUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700063, by caste Hindu, by profession Business

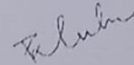
Payment of Fees

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

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Pradipta Kishore Guha
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.

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Volume number 1604-2022, Page from 37402 to 37420

being No 160400973 for the year 2022.



Pradipta

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