

2388/2020

I-2315/2020

भारतीय गैर न्यायिक

दस
रुपये
₹.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

प्रमाणित किया जाता है कि दस्तावेज़ों को पंजीयन के लिए स्वीकार किया गया है।
certified that the documents is admitted to registration. The Signature sheet/ and the endorsement sheets attached with this document are the part of this document.

35AB 687499

Adl. Dist Sub-Registrar
Alipore, South 24 Parganas
28 AUG 2020

KNOW ALL MEN BY THESE DEED OF DECLARATION made this the 04th day of August in the year Two Thousand and Twenty A. D., B E T W E E N (1) SMT. RUBY GUPTA (PAN- AGJPG0351P) and (AADHAAR NO. 6347 4937 7645) daughter of Late Prasanta Kumar Sen and wife of Angshuman Gupta , by faith- Hindu, by occupation- Business , residing at Premises No. 9/28 , Bijoygarh , Post Office- Jadavpur , Police Station - Jadavpur, Kolkata - 700 032 , (2) SRI PROSENJIT SEN son of Late Prasanta Kumar Sen (PAN- ASAPS0645P) and (AADHAAR NO. 2555 7789 5931) , by faith - Hindu, by occupation - Service, residing at Premises No. 9/28, Bijoygarh , Post Office – Jadavpur , Police Station- Jadavpur, Kolkata- 700 032, hereinafter jointly and collectively called and referred to as the OWNERS (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, legal representatives, executors, administrators and assigns) of the FIRST PART .

4.8.2020
14:45
2020 896338/2020

5-9-2020

- 13932

17 JUL 2020

No.....Rs 10/- Date.....

Name:- **B. C. LAHIRI**

Advocate

Address:- Alipore Judge's Court, Kol-27

Alipore Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, Kol - 27

Vendor.....



Identified by me
Subhankar Das
Ad

Addl. Dist. Sub-Registrar
Alipore
- 4 AUG 2020
South 24 Parganas
Kolkata- 700027

A N D

NIRMAN ASSOCIATES , (PAN- AAQFN9526J) , a Partnership Firm having its registered office at Premises No. 45F/1C, Manick Bandopadhyay Sarani , Police Station – Regent Park , Kolkata – 700 040 represented by its Partners namely (1) SMT. PIYA ROY wife of Sri Indrajit Roy , (PAN- AGKPR8446F) , ADDHAR No. 784715986843 , by faith – Hindu , by occupation – Business, at present residing at Flat No. A - 3/4, Premises No. 24 , Mandiville Gardens, Police Station - Gariahat , Kolkata – 700 019 and (2) SMT. KUNTALA DUTTA wife of Sri Subir Kumar Dutta , (PAN- AFKPD6054Q) , ADDHAR No. 399386618460 , by faith – Hindu, by profession - Business, residing at First Floor, 45F/1C, Manick Bandopadhyay Sarani , Police Station - Regent Park , Kolkata - 700 040 , hereinafter called and referred to as the ATTORNEY (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its Partners for the time being their respective heirs, legal representatives, executors, successors-in-office administrators and assigns) of the OTHER PART

WHEREAS by a Development Power dated 11th. day of February, 2020 registered before the Additional District Sub Registrar at Alipore and recorded in Book No. I, Volume No. 1605 - 2020, Pages 33861 to 33890, Being No. 16050830 for the Year 2020 executed by Smt. Ruby Gupta daughter of Late Prasanta Kumar Sen and her brother jointly as Owners in favour of Nirman Associates, (PAN- AAQFN9526J) , a Partnership Firm having its registered office at Premises No. 45F/1C, Manick Bandopadhyay Sarani, Police Station – Regent Park, Kolkata – 700 040 represented by its Partners namely (1) Smt. Piya Roy wife of Sri Indrajit Roy and (2) Smt. Kuntala Dutta wife of Sri Subir Kumar Dutta mentioned therein as Attorneys hereinafter called ' the Principal Deed', the aforesaid Owners granted Development Power in respect of ALL THAT Undivided One-Fourth Share of the total land measuring 04 (Four) Cottahs 14 (Fourteen) Chittaks 0 (Zero) Sq.



1452

Ruby Gupta



Handwritten signature or scribble.

Identified to
Mrs. Anas Bala
Adl



ft. more or less equivalent to 01 Cottahs 03 Chittaks 22.5 Sq. ft. more or less of land with undivided One-fourth share of two storied building measuring 800 Sq. ft. in each floor of the existing building comprised in E. P. No. 1571, in C. S. Plot No. 357 (P), of Mouza - Ibrahimipore, J.L. No. 36, within the limits of The Kolkata Municipal Corporation, Ward No. 095, now known and numbered as Municipal Premises No. 74/9/79, Jadavpur Central Road, locally known as 9/28, Bijoygarh, Police Station – Jadavpur, Kolkata – 700 032 , within the limits of the Kolkata Municipal Corporation, Ward No. 095, Sub-Registry Office at Alipore, in the District of South 24 Parganas, the particular of such property more fully described in the Schedule thereto with such other terms and conditions stated therein .

AND WHEREAS in the recital portion and as well as in the Schedule of the Deed of Partition dated 30th August, 1992, registered before the District Sub-Registrar at Alipore and recorded in Book No. I, Volume No. 284, Pages 225 to 236, Being Deed No. 15029 for the Year 1992 which is also morefully described in the recital portion of the Development Agreement dated 16th January, 2020, registered before the Additional District Sub Registrar at Alipore and recorded in Book No. I, Volume No. 1605 - 2020, Pages 16548 to 16596, Being No. 160500323 for the Year 2020 , the actual and correct Municipal Premises No. 74/9/79, Jadavpur Central Road, locally known as 9/28, Bijoygarh, Police Station – Jadavpur, Kolkata – 700 032 is written .

AND WHEREAS inadvertently and accidentally some mistakes crept in the aforesaid Development Power of Attorney dated 11th day of February , 2020 wherein in some portions of the said Development Power of Attorney including the Schedule of the property mentioned there under, due to oversight and typographically mistake the Municipal Premises number of the said Premises has been mis-printed and wrongly written as Premises No. 76/9/79, Jadavpur Central Road, locally known as 9/28,

Bijoygarh, Police Station – Jadavpur, Kolkata – 700 032 in place of Premises No. 74/9/79, Jadavpur Central Road, locally known as 9/28, Bijoygarh, Police Station – Jadavpur, Kolkata – 700 032 .

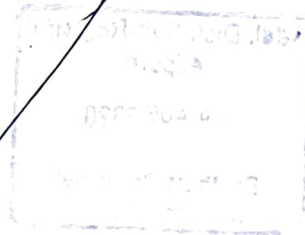
And the aforesaid mistakes and inaccuracies in the Principal deed require modification and correction in the manner hereinafter appearing .

NOW THIS DEED OF DECLARATION WITNESSETH that the Principal Deed shall be modified and corrected in the following manner :-

- (a) In different portions of the said Development Power of Attorney including Schedule of the property mentioned there under , the Municipal Premises number should be correctly written and is to be correctly read as Premises No. 74/9/79, Jadavpur Central Road, locally known as 9/28, Bijoygarh, Police Station – Jadavpur, Kolkata – 700 032 in place of Premises No. 76/9/79, Jadavpur Central Road, locally known as 9/28, Bijoygarh, Police Station – Jadavpur, Kolkata – 700 032 .

That as corrected and modified as aforesaid the Principal Deed shall remain in full force and effect and the Schedule of Property remains unchanged .

No material alteration in respect of physical and/or geographical position of the property or the details of the executants are being changed through this Declaration.



IN WITNESSES WHEREOF the parties hereto set, sealed and subscribed their respective hands and seal on this day, month and year above first above written.

SIGNED AND DELIVERED by
the OWNERS at Kolkata
in presence of :

1. Saugor Roy
18, Mann Avenue
Kolkata - 700040
2. Pradip Roy
Alipore Police Court
Kolkata - 27

[Handwritten Signature]
[Handwritten Signature]
(PROSENJIT SEN)

SIGNED AND DELIVERED by
the ATTORNEY at Kolkata
in presence of :

1. Saugor Roy
18, Mann Avenue
Kolkata - 700040
2. Pradip Roy
Alipore Police Court
Kolkata - 27

NIRMAN ASSOCIATES

[Handwritten Signature]
Partner

NIRMAN ASSOCIATES

[Handwritten Signature]
Partner

Drafted By

[Handwritten Signature]
SUBIR KUMAR DUTTA
Advocate

Alipore Police Court, Kolkata - 700 027.

Thumb Fore Middle Ring Little



Left Hand
Finger Prints



Right Hand
Finger Prints



Name : -

Signature : -

Thumb Fore Middle Ring Little



Left Hand
Finger Prints



Right Hand
Finger Prints



Name :- PROSENJIT SEN

Signature :-

Thumb Fore Middle Ring Little



Left Hand
Finger Prints



Right Hand
Finger Prints



Name :-

Signature :-

Piya Roy

Thumb Fore Middle Ring Little



Left Hand
Finger Prints



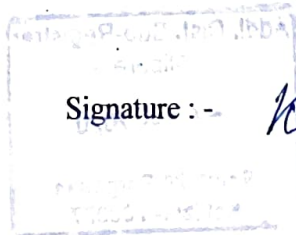
Right Hand
Finger Prints



Name :-

Signature :-

Kumala Datta











Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. ALIPORE, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16052000896338/2020

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs RUBY GUPTA 9/28, BIJOYGARH, KOLKATA, P.O:- JADAVPUR, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700032	Declarant			 18/08/20
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr SUBIR KUMAR DUTTA Son of Late BISWANATH DUTTA 29, MAHENDRA SARKAR STREET, KOLKATA, P.O:- BOWBAZAR, P.S:- Muchipara, District:- Kolkata, West Bengal, India, PIN - 700012	Mrs RUBY GUPTA, Mr PROSENJIT SEN, Mrs PIYA ROY, Mrs KUNTALA DUTTA			 18/08/20


(Sukanya Talukdar)

ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
ALIPORE

South 24-Parganas, West
Bengal

Major Information of the Deed

No :	I-1605-02315/2020	Date of Registration	28/08/2020
Query No / Year	1605-2000896338/2020	Office where deed is registered	
Query Date	03/08/2020 9:12:55 PM	1605-2000896338/2020	
Applicant Name, Address & Other Details	Subir Kumar Dutta Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830034264, Status :Advocate		
Transaction	Additional Transaction		
[0901] Declaration, Declaration relating to immovable property			
Set Forth value	Market Value		
Rs. 2/-	Rs. 17,62,501/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10/- (Article:4)	Rs. 7/- (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:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Jadavpur Central Road (Bijoygarh Colony), , Premises No: 74/9/79, , Ward No: 095 Pin Code : 700032

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	1 Katha 3 Chatak 22.5 Sq Ft	1/-	14,62,501/-	Property is on Road
Grand Total :				2.0109Dec	1 /-	14,62,501 /-	

Structure Details :




Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	1/-	3,00,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 200 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 200 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		400 sq ft	1 /-	3,00,000 /-	

Details :



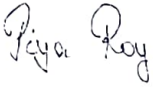
Name,Address,Photo,Finger print and Signature

Mrs RUBY GUPTA

Wife of Mr ANGSHUMAN GUPTA 9/28, BIJOYGARH, KOLKATA, P.O:- JADAVPUR, P.S:- Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN - 700032 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGxxxxxx1P, Aadhaar No: 63xxxxxxxx7645, Status :Individual, Executed by: Self, Date of Execution: 04/08/2020
 , Admitted by: Self, Date of Admission: 18/08/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/08/2020
 , Admitted by: Self, Date of Admission: 18/08/2020 ,Place : Pvt. Residence




2	Name	Photo	Finger Print	Signature
	Mr PROSENJIT SEN Son of Late PRASANTA KUMAR SEN Executed by: Self, Date of Execution: 04/08/2020 , Admitted by: Self, Date of Admission: 04/08/2020 ,Place : Office			
		04/08/2020	LTI 04/08/2020	04/08/2020
	9/28, BIJOYGARH, KOLKATA, P.O:- JADAVPUR, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700032 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ASxxxxxx5P, Aadhaar No: 25xxxxxxxx5931, Status :Individual, Executed by: Self, Date of Execution: 04/08/2020 , Admitted by: Self, Date of Admission: 04/08/2020 ,Place : Office			
3	NIRMAN ASSOCIATES 45F/1C, MANICK BANDOPADHYAY SARANI, KOLKATA, P.O:- REGENT PARK, P.S:- Regent Park, District:- South 24-Parganas, West Bengal, India, PIN - 700040 , PAN No.:: AAxxxxxx6J,Aadhaar No Not Provided by UIDAI, 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
	Mrs PIYA ROY Wife of Mr INDRAJIT ROY Date of Execution - 04/08/2020, , Admitted by: Self, Date of Admission: 04/08/2020, Place of Admission of Execution: Office			
		Aug 4 2020 3:37PM	LTI 04/08/2020	04/08/2020
	24, MANDEVILLE GARDENS, KOLKATA, P.O:- BALLYGUNGE, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx6F, Aadhaar No: 78xxxxxxxx6843 Status : Representative, Representative of : NIRMAN ASSOCIATES (as PARTNER)			

Name	Photo	Finger Print	Signature
KUNTALA DUTTA (Representant) Wife of Mr SUBIR KUMAR DUTTA Date of Execution - 04/08/2020, , Admitted by: Self, Date of Admission: 04/08/2020, Place of Admission of Execution: Office	 Aug 4 2020 3:38PM	 LTI 04/08/2020	 04/08/2020
45F/1C, MANICK BANDOPADHYAY SARANI, KOLKATA, P.O:- REGENT PARK, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700040, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx4Q, Aadhaar No: 39xxxxxxxx8460 Status : Representative, Representative of : NIRMAN ASSOCIATES (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUBIR KUMAR DUTTA Son of Late BISWANATH DUTTA 29, MAHENDRA SARKAR STREET, KOLKATA, P.O:- BOWBAZAR, P.S:- Muchipara, District:-Kolkata, West Bengal, India, PIN - 700012	 04/08/2020	 04/08/2020	 04/08/2020
Identifier Of Mrs RUBY GUPTA, Mr PROSENJIT SEN, Mrs PIYA ROY, Mrs KUNTALA DUTTA			

-2020

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

Presented for registration at 14:45 hrs on 04-08-2020, at the Office of the A.D.S.R. ALIPORE by Mrs KUNTALA DUTTA .

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

Execution is admitted on 04/08/2020 by Mr PROSENJIT SEN, Son of Late PRASANTA KUMAR SEN, 9/28, BIJOYGARH, KOLKATA, P.O: JADAVPUR, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Service

Indetified by Mr SUBIR KUMAR DUTTA, , Son of Late BISWANATH DUTTA, 29, MAHENDRA SARKAR STREET, KOLKATA, P.O: BOWBAZAR, Thana: Muchipara, , Kolkata, WEST BENGAL, India, PIN - 700012, by caste Hindu, by profession Advocate

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

Execution is admitted on 04-08-2020 by Mrs PIYA ROY, PARTNER, NIRMAN ASSOCIATES (Partnership Firm), 45F/1C, MANICK BANDOPADHYAY SARANI, KOLKATA, P.O:- REGENT PARK, P.S:- Regent Park, District:-South 24 -Parganas, West Bengal, India, PIN - 700040

Indetified by Mr SUBIR KUMAR DUTTA, , Son of Late BISWANATH DUTTA, 29, MAHENDRA SARKAR STREET, KOLKATA, P.O: BOWBAZAR, Thana: Muchipara, , Kolkata, WEST BENGAL, India, PIN - 700012, by caste Hindu, by profession Advocate

Execution is admitted on 04-08-2020 by Mrs KUNTALA DUTTA, PARTNER, NIRMAN ASSOCIATES (Partnership Firm), 45F/1C, MANICK BANDOPADHYAY SARANI, KOLKATA, P.O:- REGENT PARK, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700040

Indetified by Mr SUBIR KUMAR DUTTA, , Son of Late BISWANATH DUTTA, 29, MAHENDRA SARKAR STREET, KOLKATA, P.O: BOWBAZAR, Thana: Muchipara, , Kolkata, WEST BENGAL, India, PIN - 700012, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 7/-

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 13932, Amount: Rs.10/-, Date of Purchase: 17/07/2020, Vendor name: Subhankar Das



Sukanya Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

Document by Commissioner after execution of Visit Commission Case No:-000487 of 2020

visited the residence of Mrs RUBY GUPTA, Wife of Mr ANGSHUMAN GUPTA, 9/28, BIJOYGARH, KOLKATA, P.O: JADAVPUR, Thana: Jadavpur, South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by profession Business I have this day examined the said Mrs RUBY GUPTA who has been identified to my satisfaction by Mr SUBIR KUMAR DUTTA, Son of Late BISWANATH DUTTA, 29, MAHENDRA SARKAR STREET, KOLKATA, P.O: BOWBAZAR, Thana: Muchipara, Kolkata, WEST BENGAL, India, PIN - 700012, by caste Hindu, by profession Advocate AND the said Mrs RUBY GUPTA has admitted the execution of this document



Mr KALYAN KUMAR DEY
Head Clerk
A.D.S.R. ALIPORE
South 24-Parganas, West Bengal



Sukanya Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

On 25-08-2020

Endorsement for issuing commission Case No:- 000487 of 2020

A commission is hereby issued under section 33, sub-section(3) or section 38, sub-section(2) of the The Registration Act, 1908(XVI of 1908), to KALYAN KUMAR DEY, Head Clerk for the purpose of enquiring whether this document has been executed by Mrs RUBY GUPTA, Wife of Mr ANGSHUMAN GUPTA, 9/28, BIJOYGARH, KOLKATA, P.O: JADAVPUR, Thana: Jadavpur, South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by profession Business by whom it purports to have been executed



Sukanya Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

On 28-08-2020

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.

by a Registering Officer ON receipt of Commissioner's report Case No:- 000487 of 2020
ve report I am satisfied that this document has been executed by the said Mrs RUBY GUPTA AND I
admit it to registration



Sukanya Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2020, Page from 85884 to 85910

being No 160502315 for the year 2020.



Sukanya Talukdar

Digitally signed by SUKANYA
TALUKDAR

Date: 2020.09.02 15:05:01 +05:30

Reason: Digital Signing of Deed.

(Sukanya Talukdar) 2020/09/02 03:05:01 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. ALIPORE

West Bengal.

(This document is digitally signed.)