

Sl. No. 924/2022.

T- 878/2022



पश्चिम बंगाल WEST BENGAL

54AB 727977

2/829336/2022

Chyangdin
31.44

16.03.2022

DECLARED THAT THE DOCUMENT IS ADMITTED TO THE REGISTRY FOR THE PURPOSES OF THIS DOCUMENT AND THE PARTIES TO THE DOCUMENT

Chyangdin

APRIL 16 2022 REGISTRAR SILIGURI

16/3/2022

Dipak Sarkar
Madip Kumar Sarkar
Ganesh Sarkar
Sunima Sarkar

DEED OF DECLARATION

THIS DEED OF DECLARATION IS MADE ON THIS 16th DAY IN THE MONTH OF MARCH FOR THE YEAR OF TWO THOUSAND TWENTY TWO AT SILIGURI.

S. Sarkar
Adv./Silg.

BETWEEN

Dipak Sarkar

Pradip Kumar Sarkar
Sankar Sarkar

Swapna Sarkar

SRI DIPAK SARKAR (PAN. BEDPS2983C), aged about 68 years, Son of Late Jatindra Nath Sarkar, Indian by nationality, professing Hinduism by religion, Businessman by occupation, resident of Govt. Saw Mill Road, Mahananda Para, Ward No. IV of Siliguri Municipal Corporation, P.O. Siliguri Bazar, P.S. Siliguri, Pin: 734005, Dist. Darjeeling, West Bengal, shall hereinafter be called the "FIRST PARTY" (which expression shall mean and include unless excluded by or repugnant to the context his heirs, successors, legal representatives, executors, administrators and assigns) of ONE PART.

AND

- (1) SRI PRADIP KUMAR SARKAR (PAN. AVWPS9491E), aged about 68 years,
- (2) SRI SANKAR SARKAR (PAN. AIMPS4350B), aged about 64 years and
- (3) MS. SWAPNA SARKAR (PAN. FCEPS7087E), aged about 57 years,

all are Sons and Daughter of Late Jatindra Nath Sarkar, all are Indians by nationality, all professing Hinduism by religion, Nos. (1) and (2) are Businessman and No. (3) is a Homemaker by occupation, all are residents of Bina Bhawan, Majumder Colony, Ward No. IV of Siliguri Municipal Corporation, Mahananda Para, P.O. and P.S. Siliguri, Pin: 734001, District Darjeeling, West Bengal, shall hereinafter be called the "SECOND PARTIES" (which expression shall mean and include unless excluded by or repugnant to the context their heirs, successors, legal representatives, executors, administrators and assigns) of the OTHER PART.

WHEREAS the father of both the parties to this Deed, name!y, "Jatindra Nath Sarkar", who was the recorded owner-in-possession of approximately 90 Kathas of Land along with residential structures situated thereon, comprised in different Plots of Land within Mouza Siliguri, District Darjeeling, West Bengal, free from all encumbrances, charges, attachments, pending litigations and hereditaments, and thus having permanent, heritable and transferable right, title and interests thereon and after his intestate death on 04.07.2001, the aforesaid

S. Sarkar
Adm/leg.

Dipak Sarkar
Pradyuman Sarkar
Sankar Sarkar
Sudama Sarkar

properties were equally and jointly divided amongst his Four Legal Heirs (who have been impleaded as the First Party and Second Parties to this Deed) in terms of the provisions of the Hindu Succession Act, 1956 and thereafter, the aforesaid landed properties of Late Jatindra Nath Sarkar were owned and possessed by both the parties to this Deed, jointly, equally and in an undivided manner, therefore, each Legal Heir was having 22.5 Kathas of Land within their lawful ownership, thus, the First Party was having 22.5 Kathas of Land in his possession and the Second Parties were having total 67.5 Kathas of Land in their possession.

AND

WHEREAS, in the meantime, the First Party had transferred by way of Gift, land admeasuring approximately 9.25 Kathas of Land from his share of 22.5 Kathas of Land to the above-named Second Parties by virtue of one Deed of Gift, bearing Deed No. P-50, recorded in Book No. I, for the year of 2002 (dated 07.01.2002), duly registered before the Additional District Sub-Registrar at Siliguri, District Darjeeling (W.B.) and after the said Gift, the First Party was the lawful owner-in-possession of 13.5 Kathas of Land and by virtue of the aforesaid Deed of Gift, the Second Parties, had jointly became the owner-in-possession of total 76.75 Kathas of Land.

AND

WHEREAS, for multiple problems arising out of and in the course of joint family living, the parties to this Deed, were not compatible to reside with each other under same roof and in accordance therewith, the parties had entered into one Deed of Partition, being numbered as Deed No. I-977, recorded in Book No. I, C.D. Volume No. 24, from pages 71 to 80, for the year of 2003 (dated 24.02.2003) and on the said Deed of Partition, total 7 (Seven) Lands were partitioned and as a result therefor, the First Party became the owner-in-possession of all the piece and parcel of one plot of homestead land admeasuring approximately 13.5 Kathas along with one two-storied residential structure situated thereon, situated within Mouza Siliguri, comprised in R.S. Plot No. 2043, appertaining to R.S. Khatian No. 627, J.L. No. 110 (88), Pargana Baikunthapur, Touzi No. 3 (Ja), bearing Siliguri Municipal Corporation Holding No.

J. Sarkar
Adm. / sig.

Dipak Sarkar
Anup Kumar Das
Sankar Sarkar
Sudama Sarkar

1592/126/116, within the jurisdiction of Additional District Sub-Registrar at Siliguri, within P.O. Siliguri Bazar, P.S. and S.D.L. & L.R. office at Siliguri, more particularly at Govt. Saw Mill Road, within Ward No. IV of Siliguri Municipal Corporation, Mahananda Para, Pin: 734005, District Darjeeling, West Bengal, free from free from all encumbrances, charges, attachments, pending litigations and hereditaments, and thus having permanent, heritable and transferable right, title and interests thereon.

The said Land with Structure was butted and bounded as follows:

- In the North: 12 Feet wide Siliguri Municipal Corporation Road (Metal Road);
- In the South: Land of Late Shanti Ranjan Ghosh;
- In the East: Land with Structure of Sri Swapan Joarder and;
- In the West: 9 Feet wide Private Road (under the ownership of the Second Parties)

AND

WHEREAS, by virtue of the said Deed of Partition, bearing Deed No. I-977 for the year of 2003, as aforesaid, the Second Parties became the exclusive, undisputed, joint, equally entitled and undivided owner-in-possession of total 7 Plots of Land (along with one residential structure situated on one of the lands amongst those 7 lands) thus having and admeasuring approximately 76.75 Kathas in total, within Mouza Siliguri, free from all encumbrances, charges, attachments, pending litigations and hereditaments, and thus having permanent, heritable and transferable right, title and interests thereon.

AND

WHEREAS, it now appears that through some mistake and inadvertence, as there were multiple plots of land of which the Second Parties had become the owners-in-possession, the area of Land as mistakenly described in Point No. 2 attached with the Schedule-C, with respect to the Plot No. 2043, that the Second Parties had become the owners-in-possession of

S. Sarkar
Ad. Reg.

Dipak Sarkar
Anand Kumar Sarkar
Sankar Sarkar
Sankar Sarkar

total 8 (Eight) Kathas of Land in place of 9.5 Kathas of Land. The said plot of land is more fully and particularly described as Schedule-A Land which is appended below.

The said plot of land is butted and bounded as follows:

- In the North: 12 feet wide Siliguri Municipal Corporation Road (Metal Road);
- In the South: Sold Land of Sri Prafulla Chanda;
- In the East: 9 Feet wide Private Road;
- In the West: Sold Land of Late Jatindra Nath Sarkar.

AND

WHEREAS, it now appears that through some mistake and inadvertence, as there were multiple plots of land of which the Second Parties had become the owners-in-possession, the area of Land as mistakenly described in Point No. 2 attached with the Schedule-C, with respect to the Plot No. 2043, that the Second Parties had become the owners-in-possession of total 32 Kathas 13 Chhataks of Land in place of 30.5 Kathas 13 Chhataks of Land (i.e., 31 Kathas 5 Chhataks of Land). The said plot of land is more fully and particularly described as Schedule-B Land which is appended below.

The said plot of land is butted and bounded as follows:

- In the North: Land of Sri T. R. Joshi;
- In the South: 12 feet wide Siliguri Municipal Corporation Road (Metal Road);
- In the East: Land of Sri Dipu Saha;
- In the West: Land of Smt. Chinta Debi.

S. Sarkar
Adv. / Sg.

Except the aforesaid two mistakes, the other particulars of the property which have been partitioned among the parties to this Deed have correctly been recorded and appropriately prescribed in the Deed of Partition, being Deed No. I-977 for the year of 2003.

Dipak Sarkar
Anil Kumar Sarkar
Sankar Sarkar
Sankar Sarkar

AND

WHEREAS, in order to remove all doubts and further to avoid any kind of disputes and complications in future, it has become necessary to make a Declaration about the said mistake to the effect that the Schedule-A Land of the Second Parties situated in Plot No. 2043 (on one part), shall be total 9.5 Kathas of Land instead of 8 Kathas of Land and the Schedule-B Land of the Second Parties situated in Plot No. 2043 (on the other part), shall be total 31 Kathas 5 Chhataks instead of 32 Kathas 13 Chhataks, and not as mentioned/prescribed in the Deed of Partition, being Deed No. I-977 for the year of 2003.

AND

WHEREAS, it is now declared by both parties to this Deed, who were also the parties to the aforesaid Deed of Partition, being Deed No. I-977 for the year of 2003 (dated 24.02.2003), for all intents and purposes, that the Schedule-A Land as prescribed in this Deed of Declaration shall be comprised with an area of Land admeasuring 9.5 Kathas and Schedule-B as prescribed in this Deed of Declaration Land shall be comprised with an area of Land admeasuring 31 Kathas 5 Chhataks.

This Deed of Declaration shall be read ^{along with} ~~as a part of~~ the aforesaid Deed of Partition, being Deed No. I-977 for the year of 2003 (dated 24.02.2003), executed by the First Party and the Second Parties. There is no change in the share of the parties to the Deed of Partition, being Deed No. I-977 for the year of 2003 is being effected with the present Deed of Declaration and there is no such change of location and physical possession of the landed properties which have been effectuated by the Deed of Partition, being Deed No. I-977 for the year of 2003.

S. Sarkar
Adv. 18/9

SCHEDULE-A

Dipak Sarkar

Pradip Kumar Sarkar
Sankar Sarkar

Sudhama Sarkar

All that piece and parcel of land admeasuring total 9.5 Kathas, comprised in R.S. Plot No. 2043, appertaining to R.S. Khatian No. 627, situated within Mouza Siliguri, J.L. No. 110 (88), Pargana Baikunthapur, Touzi No. 3 (Ja), within the jurisdiction of Additional District Sub-Registrar at Siliguri, within P.O. Siliguri Bazar, P.S. and S.D.L. & L.R. office at Siliguri, more particularly at Govt. Saw Mill Road, within Ward No. IV of Siliguri Municipal Corporation, Mahananda Para, Pin: 734005, District Darjeeling, West Bengal.

The said plot of land is butted and bounded as follows:

- In the North: 12 feet wide Siliguri Municipal Corporation Road (Metal Road);
- In the South: Sold Land of Sri Prafulla Chanda;
- In the East: 9 Feet wide Private Road;
- In the West: Sold Land of Late Jatindra Nath Sarkar.

SCHEDULE-B

All that piece and parcel of land admeasuring total 31 Kathas 5 Chhataks, comprised in R.S. Plot No. 2043, appertaining to R.S. Khatian No. 627, situated within Mouza Siliguri, J.L. No. 110 (88), Pargana Baikunthapur, Touzi No. 3 (Ja), within the jurisdiction of Additional District Sub-Registrar at Siliguri, within P.O. Siliguri Bazar, P.S. and S.D.L. & L.R. office at Siliguri, more particularly at Govt. Saw Mill Road, within Ward No. IV of Siliguri Municipal Corporation, Mahananda Para, Pin: 734005, District Darjeeling, West Bengal.

The said plot of land is butted and bounded as follows:

- In the North: Land of Sri T. R. Joshi;
- In the South: 12 feet wide Siliguri Municipal Corporation Road (Metal Road);
- In the East: Land of Sri Dipu Saha;
- In the West: Land of Smt. Chinta Debi.

S. Sarkar
Adr. 1/8/89

IN WITNESSES WHEREOF both the First Party and Second Parties, in good health and in sound, conscious mind, have set and subscribed their respective hand on this Deed of Declaration on the Day, Month and Year first above written.

WITNESSES:

1. Name: Pralay Sarkar
S/D/W of: Lt. M. N. Sarkar
Address: Binabkumar, Mahananda Para,
Hazembar Colony, Siliguri,
Dist- Darjeeling, Pin-734001

Signature of the First Party

Dipak Sarkar

(DIPAK SARKAR)

2. Name: Souvik Sarkar
S/D/W of: Pradip Kumar Sarkar
Address: Bina Bhawan, Mahananda Para
Majinda Colony, Siliguri
Dist- Darjeeling, Pin-734001

Signature of the Second Parties

1. Pradip Kumar Sarkar

(PRADIP KUMAR SARKAR)

2. Sankar Sarkar

(SANKAR SARKAR)

3. Swapna Sarkar

(SWAPNA SARKAR)

Drafted as per the instructions of the parties, prepared in my office, contents read-over and made understood to the parties in Bengali Language and identified by me:

Subham Sarkar

(SUBHAM SARKAR)

Advocate/Siliguri

Enrol. No. WB (F) 936/623/2018



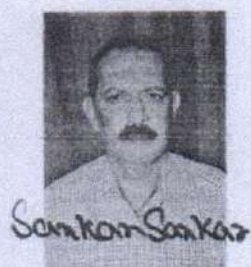
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

Dipak Soibaz
Signature



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

Pradyumn Soibaz
Signature



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

Sankar Sankar
Signature



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

Swapna Soibaz
Signature

Major Information of the Deed

No :	I-0402-00878/2022	Date of Registration	16/03/2022
Query No / Year	0402-2000829336/2022	Office where deed is registered	
Query Date	14/03/2022 3:17:45 PM	A.D.S.R. SILIGURI, District: Darjeeling	
Applicant Name, Address & Other Details	SUBHAM SARKAR SILIGURI COURT,Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN -734001, Mobile No. : 9832533632, Status :Advocate		
Transaction	Additional Transaction		
[0901] Declaration, Declaration relating to immovable property			
Set Forth value	Market Value		
	Rs. 7,84,05,644/-		
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)		



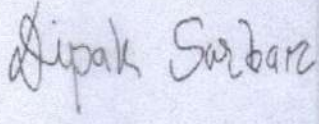
Land Details :

District: Darjeeling, P.S:- Siliguri, Municipality: SILIGURI MC, Road: GOVT. SAW MILL AREA WARD NO.4, Mouza: Siliguri, JI No: 88, Pin Code : 734005

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-2043	RS-627	Bastu	Bastu	9.5 Katha		1,82,50,625/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L2	RS-2043	RS-627	Bastu	Bastu	31 Katha 5 Chatak		6,01,55,019/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
		TOTAL :			67.3406Dec	0 /-	784,05,644 /-	
		Grand Total :			67.3406Dec	0 /-	784,05,644 /-	



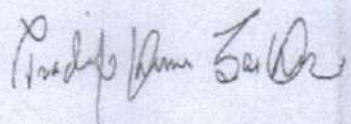
Details :

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Shri DIPAK SARKAR (Presentant) Son of Late JATINDRA NATH SARKAR Executed by: Self, Date of Execution: 16/03/2022 , Admitted by: Self, Date of Admission: 16/03/2022 ,Place : Office			
16/03/2022		LTI 16/03/2022	16/03/2022

GOVT.SAW MILL ROAD, MAHANANDA PARA, City:- Siliguri Mc, P.O:- SILIGURI BAZAR, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BExxxxxx3C, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 16/03/2022 , Admitted by: Self, Date of Admission: 16/03/2022 ,Place : Office

2



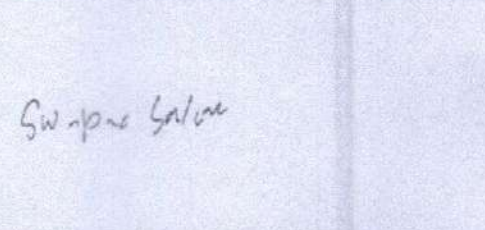
Name	Photo	Finger Print	Signature
Shri PRADIP KUMAR SARKAR Son of Late JATINDRA NATH SARKAR Executed by: Self, Date of Execution: 16/03/2022 , Admitted by: Self, Date of Admission: 16/03/2022 ,Place : Office			
16/03/2022		LTI 16/03/2022	16/03/2022

MAJUMDER COLONY, MAHANANDA PARA, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AVxxxxxx1E, Aadhaar No: 52xxxxxxxx9812, Status :Individual, Executed by: Self, Date of Execution: 16/03/2022 , Admitted by: Self, Date of Admission: 16/03/2022 ,Place : Office

3

Name	Photo	Finger Print	Signature
Shri SANKAR SARKAR Son of Late JATINDRA NATH SARKAR Executed by: Self, Date of Execution: 16/03/2022 , Admitted by: Self, Date of Admission: 16/03/2022 ,Place : Office			
16/03/2022		LTI 16/03/2022	16/03/2022

MAJUMDER COLONY, MAHANANDA PARA, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AIxxxxxx0B, Aadhaar No: 72xxxxxxxx3214, Status :Individual, Executed by: Self, Date of Execution: 16/03/2022 , Admitted by: Self, Date of Admission: 16/03/2022 ,Place : Office

Name	Photo	Finger Print	Signature
Miss SWAPNA SARKAR Daughter of Late JATINDRA NATH SARKAR Executed by: Self, Date of Execution: 16/03/2022 , Admitted by: Self, Date of Admission: 16/03/2022 ,Place : Office			
	16/03/2022	LTI 16/03/2022	16/03/2022
MAJUMDER COLONY, MAHANANDA PARA, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734001 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: FCxxxxxx7E, Aadhaar No: 50xxxxxxxx7773, Status :Individual, Executed by: Self, Date of Execution: 16/03/2022 , Admitted by: Self, Date of Admission: 16/03/2022 ,Place : Office			

Identifier Details :

Name	Photo	Finger Print	Signature
Shri PRALAY SARKAR Son of Late MANINDRA NATH SARKAR MAJUMDER COLONY, MAHANANDA PARA, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001			
	16/03/2022	16/03/2022	16/03/2022
Identifier Of Shri DIPAK SARKAR, Shri PRADIP KUMAR SARKAR, Shri SANKAR SARKAR, Miss SWAPNA SARKAR			

Endorsement For Deed Number : I - 040200878 / 2022

3-2022

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 11:44 hrs on 16-03-2022, at the Office of the A.D.S.R. SILIGURI by Shri DIPAK SARKAR, one of the Executants.

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

Execution is admitted on 16/03/2022 by 1. Shri DIPAK SARKAR, Son of Late JATINDRA NATH SARKAR, GOVT. SA MILL ROAD, MAHANANDA PARA, P.O: SILIGURI BAZAR, Thana: Siliguri, City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by Profession Business, 2. Shri PRADIP KUMAR SARKAR, Son of Late JATINDRA NATH SARKAR, MAJUMDER COLONY, MAHANANDA PARA, P.O: SILIGURI, Thana: Siliguri, City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 3. Shri SANKAR SARKAR, Son of Late JATINDRA NATH SARKAR, MAJUMDER COLONY, MAHANANDA PARA, P.O: SILIGURI, Thana: Siliguri, City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 4. Miss SWAPNA SARKAR, Daughter of Late JATINDRA NATH SARKAR, MAJUMDER COLONY, MAHANANDA PARA, P.O: SILIGURI, Thana: Siliguri, City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Others

Indetified by Shri PRALAY SARKAR, , Son of Late MANINDRA NATH SARKAR, MAJUMDER COLONY, MAHANANDA PARA, P.O: SILIGURI, Thana: Siliguri, City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Others

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 1624, Amount: Rs.10/-, Date of Purchase: 14/03/2022, Vendor name: S K Sarkar



Sangha Ratna Syangden
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
Darjeeling, West Bengal

of Registration under section 60 and Rule 69.

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me number 0402-2022, Page from 43798 to 43812

ing No 040200878 for the year 2022.



Syangden

Digitally signed by SANGHA RATNA
SYANGDEN

Date: 2022.03.22 17:14:43 +05:30

Reason: Digital Signing of Deed.

(Sangha Ratna Syangden) 2022/03/22 05:14:43 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)