

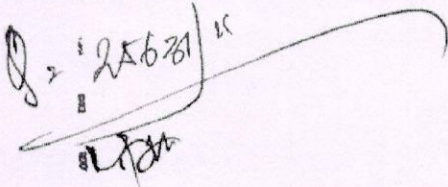
10246/11

11378/11



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

F 751908





DEED OF DECLARATION

THIS DEED OF DECLARATION is made on this the 27th day of December, Two Thousand and Eleven (2011) **BETWEEN BEGUM LUTFUNNESSA**, wife of Khan Sahib Moujavi Wahiduzzaman, by religion Islam, by profession- Property holder, ^{an Indian citizen} previously residing at 16, Syed Amir Ali Avenue, Police Station- Ballygunge, Kolkata-700019 and at present residing at 10/1, Toyenbi Circular Road, Motijheel Commercial Road, Dhaka, Bangladesh, represented by her Constituted Attorney-

Attended

I hereby declare that the Payment is admitted to
 Registration, the stamp duty and the
 endorsement charges attached to this document
 are the part of this document.

Addressed to the
 of Assurances - Kolkata

For, R. A. Developers



Partner

Amiruddin Ahmed, son of Late Haji Nasiruddin Ahmed of 7/2F, Miajan Ostagar Lane, Kolkata-700017, Police Station- Karaya, hereinafter called and referred to as the **DECLARANT** (Which term or expression shall unless repugnant or excluded by the context mean and include her heirs, legal representatives, executors, administrators and assigns) do hereby declare as follows:

That by four Deeds of Conveyance which were duly executed and registered on the 20th Day of March, 1998 before the office of the Additional Registrar of Assurances-I, Calcutta and all recorded in Book No. I and Volume No. 91, being Deed No. 1237 for the year 1998 Pages from 368 to 391, Deed No. 1238 for the year 1998 Pages from 392 to 415, Deed No. 1240 for the year 1998 Pages from 416 to 439 and Deed No. 1239 for the year 1998 Pages from 95 to 118 in respect of **ALL THAT** the piece or parcel of revenue redeemed homestead land measuring a total area of 1 (one) Bigha, 13 (thirteen) Cottahs 2 (two) Chittaks and 13 (thirteen) square feet be the same a little more or less together with brick built buildings messuages tenements hereditaments thereon together with the right to continue Title Suit no. 63 of 1993 the then pending before the Second Court of the Civil Judge (Senior Division) at Alipore comprised of Khas Mahal Dihi- Panchannagram, Division V, Sub-Division H, Touzi-no. 2833 holding no. 260 (old) 126 (new) being portion of premises no. 7, Tiljala Place and part of premises no. 11, Dilkhusa Street at present portion of municipal premises no. 7A, 7B, 7C, 7D, 7E and 7F, Tiljala Place (as renumbered) and part of premises no. 11, Dilkhusa Street, P. S.- Karaya, Calcutta-700 017, Sub-Registration office at Sealdah within the Calcutta Municipal Corporation ward no. 65 which is butted and bounded in the manner i.e. On the North: Dr. Biresh Guha Street (Previously Dilkhusa Street); On the East- Tiljala Place; On the South: 51, Samsul Huda Road; and On the West: Corporation Road, which was morefully described and set forth in the Schedule of the said Deed of Conveyance as well as written in the **SCHEDULE "A"** herein below.

AND WHEREAS subsequently the said Title Suit no. 63 of 1993 pending before the Second Court of the Ld. Civil Judge (Senior Division) at Alipore was transferred to the Ninth Court of the Ld. Civil Judge (Senior Division) at Alipore and renumbered as Title Suit no. 53 of 2004 and the said suit was compromised

For, R. A. Developers


Partner

and a Deed of Agreement/ Settlement dated 08th July, 2010 was filed jointly by the parties to the said suit and the Ninth Court of Ld. Civil Judge (Senior Division) at Alipore was pleased to Decree the said Suit on 24.03.2011 on the basis of said Agreement/ Settlement dated 08.07.2010 and the said Agreement/ Settlement dated 08.07.2010 was made part of the said Decree.

AND WHEREAS originally the premises no. 7, Tiljala Place measuring a total area of 1 (one) Bigha, 13 (thirteen) Cottahs 2 (two) Chittaks and 13 (thirteen) square feet be the same a little more or less together with brick built buildings messuages tenements hereditaments thereon, which was separated into 6 (six) premises in the Books of records of the Kolkata Municipal Corporation being premises no. 7A, 7B, 7C, 7D, 7E and 7F, Tiljala Place, Kolkata-700 017, Police Station- Karaya, under Kolkata Municipal Corporation ward no. 65.

AND WHEREAS the property thereby conveyed in favour Purchaser therein namely, (1) Javed Akhtar, (2) Sahida Parveen, (3) Rehan Javed and (4) Irfan Javed all of 44D, Shamsul Huda Road, Kolkata-700 017, Police Station- Karaya, is measuring 1 (one) Bigha, 13 (thirteen) Cottahs 2 (two) Chittaks and 13 (thirteen) square feet be the same a little more or less together with brick built buildings messuages tenements hereditaments thereon, but a physical verification of said premises No. 7A, 7B, 7C, 7D, 7E AND 7F, Tiljala Place, Police Station Karaya, Kolkata 700 017, reveals that the said premises comprised a total area of 1 (one) Bigha, 16 (Sixteen) Cottahs 1 (One) Chittak and 15 (fifteen) square feet be the same a little more or less together with TOGETHER WITH brick built buildings messuages tenements hereditaments thereon, and the said premises separately contains the following area:

- (a) Premises No. 7A is measuring 5 Cottahs 11 Chittak 39 Sq.ft.
- (b) Premises No. 7B is measuring 8 Cottahs 01 Chittak 03 Sq.ft.
- (c) Premises No. 7C is measuring 7 Cottahs 07 Chittak 36 Sq.ft.
- (d) Premises No. 7D is measuring 5 Cottahs 02 Chittak 40 Sq.ft.
- (e) Premises No. 7E is measuring 4 Cottahs 06 Chittak 11 Sq.ft.
- (f) Premises No. 7F is measuring 5 Cottahs 03 Chittak 21 Sq.ft.

For, R. A. Developers

Partner

AND WHEREAS the boundary of the said premises on all the sides and the total area of land including the structure standing thereon was correctly written and recorded in the said Deeds of Conveyance and need not require any rectification and/ correction in any manner whatsoever.

AND WHEREAS the said mistake should be declared and the physical measurement should be declared in page numbers 6,10,14,15 & 19 in the concerned paragraphs and pages hence forth and the correct schedule as mentioned in the **SCHEDULE "B"** hereinafter written should be read and rectified accordingly to avoid future complications relating to said measurement of the property thereby conveyed in favour of the purchaser therein.

NOW THIS DEED OF DECLARATION WITNESSETH that in the said four Deeds of Conveyance being nos. 1237, 1238, 1239 and 1240 for the year 1998 the measurement of land was written as 1 (one) Bigha, 13 (thirteen) Cottahs 2 (two) Chittaks and 13 (thirteen) square feet be the same a little more or less together with TOGETHER WITH brick built buildings messuages tenements hereditaments thereon, in 2nd paragraph of page 6, 1st paragraph of page no. 10, 1st Paragraph of page no. 14 continuing Paragraph on Page 15 and in the schedule of the said deed in page no. 19 should be rectified, recorded, replaced/ inserted and read accordingly as 1 (one) Bigha, 16 (Sixteen) Cottahs 1 (One) Chittak and 15 (fifteen) square feet be the same a little more or less together with TOGETHER WITH brick built buildings messuages tenements hereditaments thereon, is morefully and particularly described in the **SCHEDULE "B"** hereinafter written.

This Deed of Declaration shall be treated as part and parcel of the Original Deed of said four Deed of Conveyance being nos. 1237, 1238, 1239 and 1240 for the year 1998 registered with the office of the Additional Registrar of Assurances-I, Calcutta, and recorded in Book No. I and Volume No. 91, Deed No. 1237 of 1998 is recorded under Pages from 368 to 391, Deed No. 1238 of 1998 is recorded under Pages from 392 to 415, Deed No. 1240 of 1998 is recorded under Pages from 416 to 439 and Deed No. 1239 of 1998 is recorded under Pages from 95 to 118, shall remain unchanged, firm and remain as it is.

For, R. A. Developers

 Partner

Attested.

SCHEDULE "A" ABOVE REFERRED TO:

ALL THAT piece or parcel of revenue redeemed land measuring a total area of 1 (one) Bigha, 13 (thirteen) Cottahs 2 (two) Chittaks and 13 (thirteen) square feet be the same a little more or less TOGETHER WITH brick built buildings messuages tenements hereditaments thereon and also all other right of easements attached therein comprised of khas Mahal Dihi- Panchannagram, Division V, Sub-Division H, Touzi-no. 2833 holding no. 260 (old) 126 (new) being portion of premises no. 7, Tiljala Place at present portion of municipal premises nos. 7A, 7B, 7C and 7D, 7E and 7F, Tiljala Place (as renumbered), P. S.- Karaya, Calcutta-700 017 Sub-Registration office at Sealdah within the Calcutta Municipal Corporation ward no. 65 which is butted and bounded as follows:-

On the North : Dr. Biresw Guha Street (Previously Dilkhusa Street);

On the East : K.M.C Road;

On the South : 51, Samsul Huda Road; and

On the West : K.M.C Road,

SCHEDULE "B" ABOVE REFERRED TO:

ALL THAT the piece or parcel of revenue redeemed land measuring a total area of 1 (one) Bigha, 16 (Sixteen) Cottahs 1 (One) Chittak and 15 (fifteen) square feet be the same a little more or less together with brick built buildings messuages tenements hereditaments thereon, and also all other right of easements attached therein comprised of khas Mahal Dihi- Panchannagram, Division V, Sub-Division H, Touzi-no. 2833 holding no. 260 (old) 126 (new) being portion of premises no. 7, Tiljala Place at present portion of municipal premises no. 7A, 7B, 7C, 7D, 7E and 7F, Tiljala Place (as renumbered), P. S.- Karaya, Calcutta-700 017 (previously Calcutta-700 019) Sub-Registration office at Sealdah within the Calcutta Municipal Corporation ward no. 65 which is butted and bounded as follows:-

On the North : Dr. Biresw Guha Street (Previously Dilkhusa Street);

On the East : K.M.C Road;

On the South : 51, Samsul Huda Road; and

On the West : K.M.C Road,

For, R. A. Developers

Partner

Attended.

IN WITNESS WHEREOF, the parties herein put their signatures on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

AT KOLKATA IN PRESENCE OF:

WITNESSES.

A Ahmed
(Amiruddin Ahmed)

As Constituted attorney of
Baqerul Hossain.

1. *Nasim Reza*
20, Abdul Halim Lane
Kolkata 70016.

2. *Sabir Ahmed*
Advocate,

SIGNATURE OF THE DECLARANT

Drafted by
Sabir Ahmed
(SABIR AHMED),
Advocate
Alipore Criminal Court,
Kolkata 700 027.

Sabir Ahmed
For, R. A. Developers

Partner



Government Of West Bengal
Office Of the A.R.A.-I KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 11378 of 2011
(Serial No. 10246 of 2011)

On

Payment of Fees:

On 27/12/2011

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 : 23,4 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 0/-, on 27/12/2011

Amount by Draft

1. Rs. 41482/- is paid , by the draft number 321452, Draft Date 26/12/2011, Bank Name State Bank of India, PARK CIRCUS, received on 27/12/2011
2. Rs. 41483/- is paid , by the draft number 321453, Draft Date 26/12/2011, Bank Name State Bank of India, PARK CIRCUS, received on 27/12/2011

(Under Article : A(1) = 82874/- ,E = 7/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 27/12/2011)

Deficit stamp duty

Deficit stamp duty

1. Rs. 188380/- is paid 32145626/12/2011 State Bank of India, PARK CIRCUS, received on 27/12/2011
2. Rs. 188380/- is paid 32145726/12/2011 State Bank of India, PARK CIRCUS, received on 27/12/2011

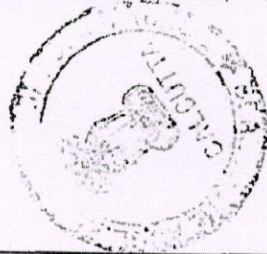
Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 12.14 hrs on :27/12/2011, at the Office of the A.R.A.-I KOLKATA by Amiruddin Ahmed ,Executant.

Executed by Attorney

Execution by

1. Amiruddin Ahmed, son of Lt. Haji Nasiruddin Ahmed , 7/2 F, Miyajan Ostagar Lane, Kolkata, Thana:-Karaya, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700017 By Caste Muslim By Profession: Others,as the constituted attorney of Begum Lutfunnessa . is admitted by him.
Identified By Wasim Reza , son of ... , Alipore Police Court, Kolkata, Thana:-Alipore District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700027 . By Caste: Muslim, By Profession: Advocate.



(Sadhan Chandra Das)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

Additional Registrar
of Assurances-I, Kolkata

27 DEC 2011

(Sadhan Chandra Das)











ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

27/12/2011 12:39:00

EndorsementPage 1 of 1

For, R. A. Developers

Partner

Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
				
				

Name. *AMIR WADDIN ALHARBI*

Signature... *AlHarbi*.....

Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger

Name.....

Signature.....

Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger

Name.....

Signature.....

Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger

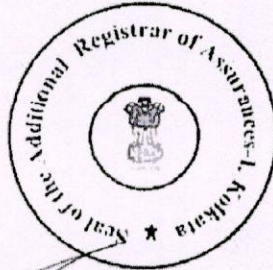
Name.....

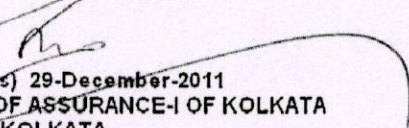
Signature.....

AlHarbi
For, R. A. Developers
Partner

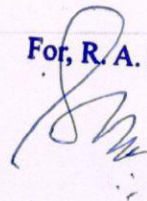
Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 25
Page from 4428 to 4438
being No 11378 for the year 2011.




(Sadhan Chandra Das) 29-December-2011
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA
Office of the A.R.A.-I KOLKATA
West Bengal

For, R. A. Developers



Partner

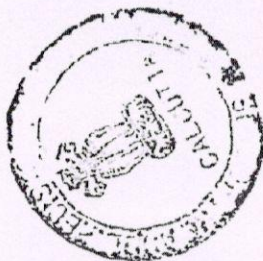
For, R. A. Developers



Partner

Partner

For, R. A. Developers





Additional Registrar
of Assurances-I, Kolkata
27 DEC 2019

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.R.A.-I KOLKATA, District- Kolkata
Signature / LTI Sheet of Serial No. 10246 / 2011

I . Signature of the Presentant

Name of the Presentant	Signature with date
Amiruddin Ahmed	<i>AA Ahmed</i> 27/12/2011

II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Amiruddin Ahmed Address - 7/2 F, Miyajan Ostagar Lane, Kolkata, Thana: Karaya, District: -South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700017	Attorney		 LTI	<i>AA Ahmed</i>
			27/12/2011	27/12/2011	

Name of Identifier of above Person(s)

Wasim Reza
 Alipore Police Court, Kolkata, Thana: Alipore,
 District: -South 24-Parganas, WEST BENGAL, India,
 P.O. :- Pin :-700027

Signature of Identifier with Date

Wasim Reza
27.12.11

For, R. A. Developers

[Signature]
Partner

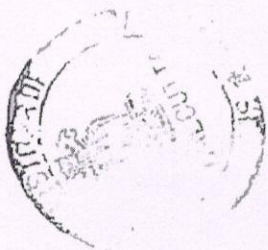


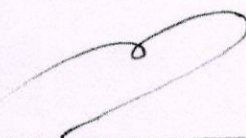
[Signature]
 Additional Registrar
 of Assurances-I, Kolkata
 27 DEC 2011

(Sadhan Chandra Das)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA
 Office of the A.R.A.-I KOLKATA

For, R. A. Developers

Partner




Registrar
of Assurances, Kolkata
27 DEC 2011

For, R. A. Developers

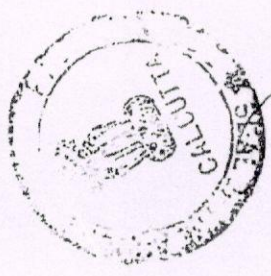
Partner





Additional Registrar
of Companies-1, Kolkata
27 DEC 2011

[Handwritten Signature]
For, R. A. Developers
Partner



Admission Registrar
of Companies-1, Kolkata
27 DEC 2011


For, R. A. Developers
Partner



Registrar
of Assurances, Kolkata
27 DEC 2011

For R. A. Developers
[Signature]
Partner



[Signature]
Additional Registrar
Kolkata
DEC 2011

4231

.....
.....
.....

A. K. Purkayastha (Stamp Vendor)
Alipore Police Court, Kolkata

14/09/09

Sabir Ahmed

Adv

Alipore Police Court
Kolkata - 700 027

108)-



For, R. A. Developers

Partner

Identified by me

Wasim Reza

Advocate

Alipore Police Court

Kolkata 700 027

Additional Registrar
of Assurances I, Kolkata
27 DEC 2009