

8529/2022

8547/2022



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AG 751339

21/5/2022

Additional Registrar of
Assurances-IV, Kolkata



9

Declared that the Document is admitted to
Registration. The Signature Sheet and the
Endorsement Sheet attached to this document
are the part of this Document.

Additional Registrar
of Assurances-IV, Kolkata

24 MAY 2022

:- DEED OF DECLARATION :-
(Declaration relating to Boundary)

THIS DEED OF DECLARATION is made on this the 24th day of May Two
Thousand and Twenty Two (2022).

23 MAY 2022

30163

No.....Rs. **100/-** Date.....

Name:.....

Address:.....

Vendor:.....

Ajit Kumar Mohanty

Advocate

Alipur Police Court
Kolkata-27

Alipur Collectorate, 74 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kol-27

A.R.A.
VT



Identified by me:-

Ajit Kumar Mohanty

Addr.

Alipore Police Court

Kol-27.

Enrolment NO. F-853/2010

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fo

M/S. CHANDA AND CO ENGG PRIVATE LIMITED (PAN-AABCC0086A), (CIN-U27109WB1970PTC027742), a company incorporated under the companies Act 1956, it registered office at 3/1B, Mahendra Road, P.O. Bhowanipore, P.S. Bhowanipore, Kolkata-700 025, Dist-South 24 Parganas, West Bengal, India represented by its director **SRI. PRADIP DEY (PAN-AGOPD1577B) (AADHAAR NO.9894-9267-2675)** son of Sri Nirmal Chandra Dey, by faith Hindu, by Nationality- Indian, by occupation - Business, residing at 36, Middle Road, P.O. Santoshpur, P.S. Survey Park, Kolkata-700075, Dist-South 24 Parganas, West Bengal, India (which term or expression shall unless excluded by or repugnant to the subject to context be deemed to mean and include its heirs, executors, administrators, legal representatives and assigns) herein after be referred to as **Declarant** of the **ONE PART**.

WHEREAS the aforesaid **M/S. CHANDA AND CO ENGG PRIVATE LIMITED** the Declarant herein had purchased **ALL THAT** piece & parcel of land measuring **2(Two) Bighas** lying and situated at Mouza-Satgachi, J.L. No-20, Touzi No-169, R.S. No-154, Comprised in C.S. Dag Nos-2861, 2862, 2863, 2864, 2865, 2866 & 2867 Under C.S. Khatian No-233, Within The Ambit of **South Dumdum Municipality**, under **Ward No.27 Being Municipal Holding No.149 Shyamnagar Road, P.S. Dum Dum, Kolkata-700055, District- North 24 Parganas**, from one **Sri. Raghu Nath Roy Chowdhury** son of Late Brojendra Kumar Roy Chowdhury of 143 Shyamnagar Road, P.S. Dum Dum, Calcutta-700055 on dated **18th day of June 2010** and the same was duly registered at the Office of A.D.S.R. Cossipore Dum Dum and the same was recorded in **Book. I, CD Vol No.16, Pages from 3337-3358 Being No.04362 for the Year 2011**.

AND WHEREAS after the said purchase due to two sided road one on the northern side another on the southern side and because of the reason the aforesaid property divided into two parts, each part of the property holds 20 **(Twenty)** Cottahs of Land Each.

AND WHEREAS the Declarant herein mutated the said property at the office of South Dum Dum Municipality in respect of the aforesaid property i.e. **ALL THAT** the piece and parcel of land containing an area of 2(two) Bighas equivalent to 40 Cottahs be the same, a little more or less situate and lying within the limits of South Dum Dum Municipality, being **Holding Nos. 295 & 295/A**, Gouri Nath Sastri Sarani, (Old holding NO. 149, Shyamnagar Road) in Mouza Satgachi, Touzi No. 169, J.L. No. 20, Revenue Survey No. 154, C.S. Dag Nos. 2861, 2862, 2863, 2864, 2865, 2866 and 2867, under C.S. Khatian No-233, comprised in L.R. Dag Nos.7451, 7454, 7455, 7456, under L.R. Khatian No-7138, under ward No-27, being assessment nos-**1202901513753** & **1202902967570**, Police Station Dum Dum, Kolkata-700055, District of 24 Parganas (North).

AND WHEREAS the declarant herein had got **Municipal Holding No.295 Gouri Nath Shastri Sarani (Old Holding No.149) under Ward No.27**, being assessment no- **1202901513753**, P.S. Dum Dum, Kolkata-700055, District- **North 24 Parganas** in respect of **ALL THAT** piece & parcel of land measuring 20 Cottha (on the southern portion) together with factory Shed/ structures standing thereon lying and situated at Mouza-Satgachi, J.L. No-20, Touzi No-169, R.S. No-154, Comprised in C.S. Dag Nos-2861, 2862, 2863, 2864, 2865, 2866 & 2867 Under C.S. Khatian No-233. **(Presently L.R. Khatian No.7138 under L.R. Dag No.7451, 7454, 7455 & 7456).**

AND WHEREAS the declarant herein had got another **Municipal Holding No.295/A Gouri Nath Shastri Sarani (Old Holding No.149)** under **Ward No.27**, being assessment no- **1202902967570**, **P.S. Dum Dum, Kolkata-700055, District- North 24 Parganas** in respect of **ALL THAT** piece & parcel of land measuring **20 Cottha** (on the northern portion) lying and situated at **Mouza-Satgachi, J.L. No-20, Touzi No-169, R.S. No-154**, Comprised in **C.S. Dag Nos-2861, 2862, 2863, 2864, 2865, 2866 & 2867 Under C.S. Khatian No-233. (Presently L.R. Khatian No.7138 under L.R. Dag No.7455).**

AND WHEREAS now the declarant declare the boundary of the schedule mentioned property for its urgent requirement in respect of **ALL THAT** piece & parcel of land measuring **20 Cottah** out of total **40 Cottah** lying and situated at **Mouza-Satgachi, J.L. No-20, Touzi No-169, R.S. No-154**, Comprised in **L.R. Dag No-7455, Under L.R. Khatian No.7138**, within the limits of the **South Dum Dum Municipality**, being **Municipal Holding No.295/A Gouri Nath Shastri Sarani (Old Holding No.149)** under **Ward No.27**, being assessment no- **1202902967570**, **P.S. Dum Dum, Kolkata-700055, District- North 24 Parganas** by this Declaration.

AND WHEREAS by this declaration in respect of the boundaries of the properties more fully mentioned above Deeds is executed by purchaser of the said principal deeds, so this deed will be treated as part and parcel of the said principal deeds registered at the Office of A.D.S.R. Cossipore Dum Dum and the same was recorded in **Book. I, CD Vol No.16, Pages from 3337-3358 Being No.04362 for the Year 2011** and the nature and character and the subject matter of the aforesaid Deeds will remain effective in force till date.

AND WHEREAS by virtue of this declaration, there has been no change in identification and boundary of the said property and no interest of the seller and any other third party get hampered. This, I am declaring at my sole responsibility.

AND WHEREAS the boundary of the Schedule below property are as follows :-

:- THE SCHEDULE ABOVE REFFER TO :-
(Description of the Property under this Boundary Declaration)

ALL THAT piece & parcel of land measuring **20 Cottah** out of total 40 Cottah lying and situated at Mouza-Satgachi , J.L. No-20, Touzi No-169, R.S. No-154, Comprised in L.R. Dag No-7455, Under L.R. Khatian No.7138, within the limits of the **South Dum Dum Municipality**, being **Municipal Holding No.295/A Gouri Nath Shastri Sarani (Old Holding No.149) under Ward No.27**, being Assessment no-1202902967570, **P.S. Dum Dum, Kolkata-700055, District-North 24 Parganas** , which is butted & bounded in the manner following:-

ON THE NORTH : By Gouri Nath Sastri Sarani Road (Formerly Shyamnagar Road) ;

ON THE SOUTH : By Municipal Holding No.295, Gouri Nath Sastri Sarani (Shyamnagar Road) ;

ON THE EAST : By Canal ;

ON THE WEST : By 16 Wide Private Common Passage ;

IN WITNESS WHEREOF the parties hereto have put their respective Seals and Signatures as their acceptance in this Day, Month and Year above written.

SIGNED SEALED AND DELIVERED BY THE
DECLARANT ON THE PRESENCE OF :

1. *Ajit Kumar Mohanty*
Adv.
Alipore Police Court
KOL-27.

For CHANDA & CO. (ENGG.) PVT. LTD.

Pradip Dey

Director

2. *Pratima Das*
Adv.
Alipore Police Court
KOL-27.

SIGNATURE OF THE DECLARANT

Drafted by me

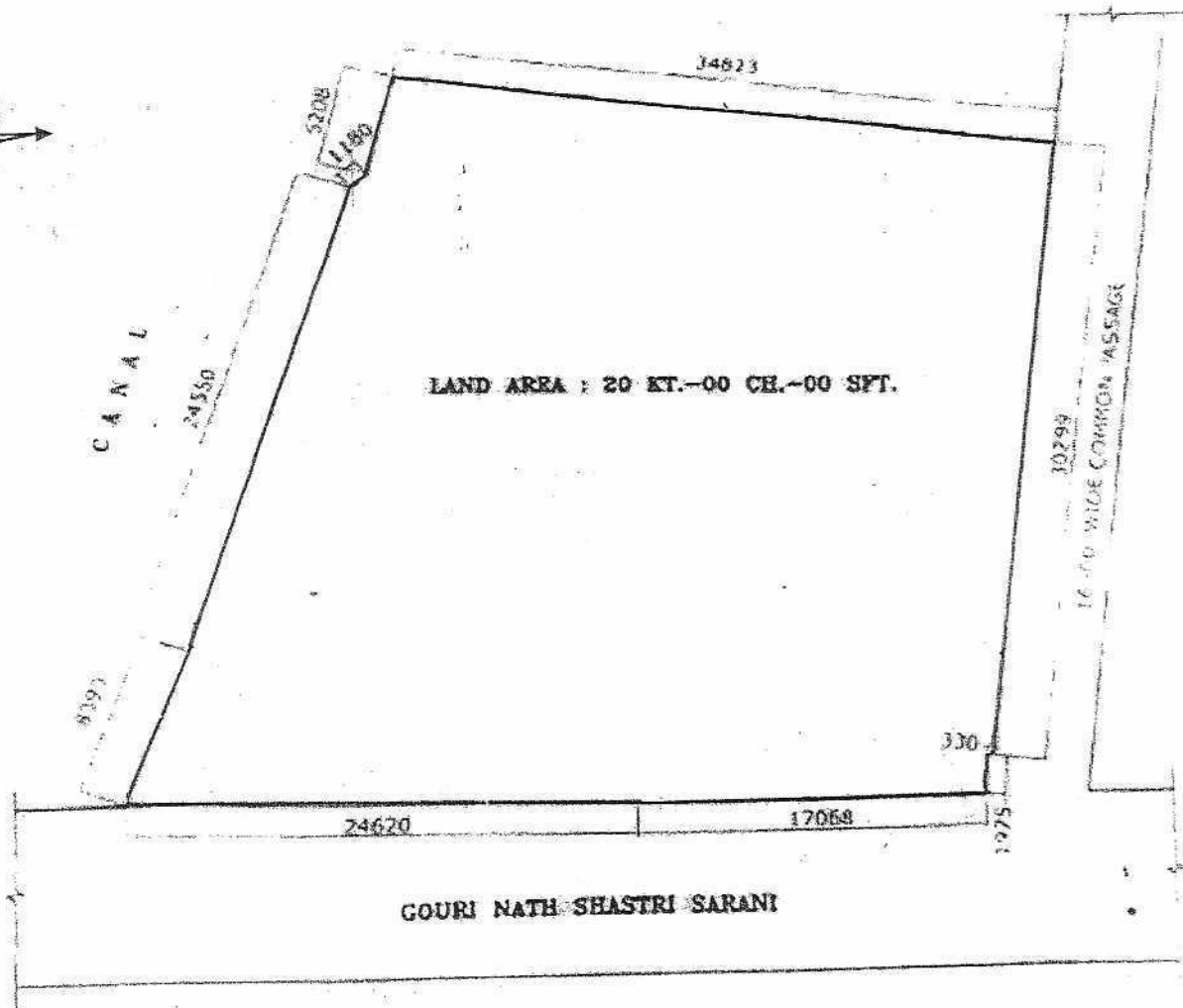
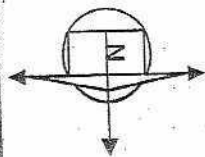
Ajit Kumar Mohanty

Advocate
Enrolment No. F-853/2010.
Alipore Police Court.
Kolkata-700027.

PLAN OF LAND MEASURING 20 COTTAH LYING AND SITUATED AT MOUZA-SATGACHI, J.L.
D-20, TOUZI NO-169, R.S. NO-154, COMPRISED IN L.R. DAG NOS-7455, UNDER L.R. KHATIAN
NO.7138, WITHIN THE LIMITS OF THE SOUTH DUM DUM MUNICIPALITY, BEING MUNICIPAL
HOLDING NO.295/A GOURI NATH SHASTRI SARANI (OLD HOLDING NO.149) UNDER WARD NO.27
BEING ASSESSMENT NO-1202902967570, P.S. DUM DUM, KOLKATA-700055, DISTRICT- NORTH 24
PARGANAS.

LAND AREA-20 COTTAH MORE OR LESS (SHOWN IN **RED** BORDER)

HOLDING NO-295, GOURI NATH SASTRI SARANI



For CHANDA & CO. (ENGG.) PVT. LTD.

Radip Dey

Director

SIGNATURE OF DECLARANT

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature

Thumb 1st finger Middle Finger Ring Finger Small Finger



left hand					
right hand					

Name PRADIP DEY.

Signature Pradip Dey

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

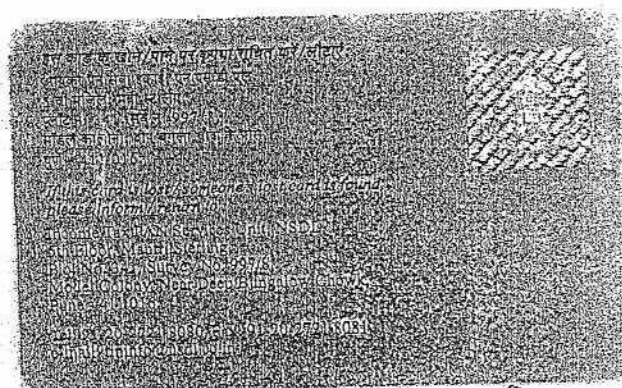
Signature

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature



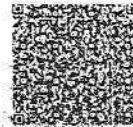
Pradip Dey
Pradip Dey



सर्वोच्च न्यायालय
INDIA



Pradip Dey
Date of Birth/DOB: 09/07/1959
Male/ MALE
Mobile No: 9831113867



9894 9267 2675
VID: 9192-9545-5843-5282

NERA AADHAAR, MERI PEHCHAN



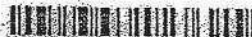
आधार प्राधिकरण
INDIA

Address :

S/O Nirmal Chandra Dey, 36, Middle
Road,, Near- Balak Samity Club,
Santoshpur, Kolkata,
West Bengal - 700075

Generation Date: 27/01/2018

9894 9267 2675



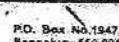
1947



help@uidai.gov.in



www.uidai.gov.in



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

Pradip Dey
Pradip Dey



BAR COUNCIL OF WEST BENGAL
(STATUTORY BODY UNDER THE ADVOCATES ACT 1961)
2 & 3, KIRAN SANKAR ROY ROAD, KOLKATA - 700031
PHONE : 2248 3956/7233

IDENTITY CARD



BAR COUNCIL OF WEST BENGAL
Name: **AJIT KUMAR MOHANTY**
BAR COUNCIL OF WEST BENGAL
Advocate
Father's/Husband's Name: **ASHOK KUMAR MOHANTY**
BAR COUNCIL OF WEST BENGAL
Chairman
(SRI PRASANTA RANJAN GUHA RAY) (BIMAL KUMAR CHATTERJEE)
CHAIRMAN EX-COMMITTEE CHAIRMAN

Ajit Kumar Mohanty
Adv

Major Information of the Deed

Deed No :	I-1904-08547/2022	Date of Registration	24/05/2022
Query No / Year	1904-2001498730/2022	Office where deed is registered	
Query Date	20/05/2022 10:10:57 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	AJIT KUMAR MOHANTY ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7278121010, Status : Advocate		
Transaction	Additional Transaction		
[0901] Declaration, Declaration relating to immovable property			
Set Forth value	Market Value		
Rs. 100/-	Rs. 2,47,49,990/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 100/- (Article:4)	Rs. 73/- (Article:E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :










District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Gourinath Sastri Rd, Mouza: Satgachi, Premises No: 295/A, , Ward No: 027 JI No: 20, Pin Code : 700055

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-7455 (RS :-)	LR-7138	BASTU WITH AREA>10 COTTAH	BASTU WITH AREA>10 COTTAH	20 Katha	100/-	2,47,49,990/-	Property is on Road ,Last Reference Deed No :1506-I -04362-2011
Grand Total :					33Dec	100 /-	247,49,990 /-	

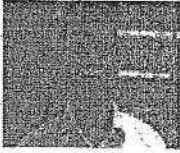


Declarant Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	CHANDA AND CO ENGG PRIVATE LIMITED 3/1B MAHENDRA ROAD, City:- , P.O:- BHOWANIPORE, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 , PAN No.:: AAxxxxxx6A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Representative Details :

Sl No.	Name Address Photo Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr PRADIP DEY (Presentant) Son of Mr NIRMAL CHANDRA DEY Date of Execution - 24/05/2022, , Admitted by: Self, Date of Admission: 24/05/2022, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>May 24 2022 3:48PM</td> <td>LTI 24/05/2022</td> <td></td> <td>24/05/2022</td> </tr> </tbody> </table> <p>36 MIDDLE ROAD, City:- , P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGxxxxxx7B, Aadhaar No: 98xxxxxxxxx2675 Status : Representative, Representative of : CHANDA AND CO ENGG PRIVATE LIMITED (as DIRECTOR)</p>	Name	Photo	Finger Print	Signature	Mr PRADIP DEY (Presentant) Son of Mr NIRMAL CHANDRA DEY Date of Execution - 24/05/2022, , Admitted by: Self, Date of Admission: 24/05/2022, Place of Admission of Execution: Office				May 24 2022 3:48PM	LTI 24/05/2022		24/05/2022
Name	Photo	Finger Print	Signature										
Mr PRADIP DEY (Presentant) Son of Mr NIRMAL CHANDRA DEY Date of Execution - 24/05/2022, , Admitted by: Self, Date of Admission: 24/05/2022, Place of Admission of Execution: Office													
May 24 2022 3:48PM	LTI 24/05/2022		24/05/2022										

Identifier Details :

Name	Photo	Finger Print	Signature
Mr AJIT KUMAR MOHANTY Son of Mr ASHOK KUMAR MOHANTY ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027			
	24/05/2022	24/05/2022	24/05/2022

Identifier Of Mr PRADIP DEY

Land Details as per Land Record

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Gourinath Sastri Rd, Mouza: Satgachi, Premises No: 295/A, , Ward No: 027 JI No: 20, Pin Code : 700055

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 7455, LR Khatian No:- 7138	Owner:মেসার্স চন্দ এন্ড কোঃ (ইন্ডিয়া) প্রাঃ লিঃ, Gurdian:পক্ষে নিহার কান্তি রায়চৌধুরী, Address:নিজ Classification:বাস্তু, Area:0.37000000 Acre,	CHANDA AND CO ENGG PRIVATE LIMITED

Endorsement For Deed Number : I - 190408547 / 2022

On 24-05-2022

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 13:40 hrs on 24-05-2022, at the Office of the A.R.A. - IV KOLKATA by Mr PRADIP DEY

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

Execution is admitted on 24-05-2022 by Mr PRADIP DEY, DIRECTOR, CHANDA AND CO ENGG PRIVATE LIMITED (Private Limited Company), 3/1B MAHENDRA ROAD, City:- , P.O:- BHOWANIPORE, P.S:-Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700025

Identified by Mr AJIT KUMAR MOHANTY, , Son of Mr ASHOK KUMAR MOHANTY, ALIPORE POLICE COURT, P.O. ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees


Certified that required Registration Fees payable for this document is Rs 73/- (E = Rs 7/- , I = Rs 55/- , M(a) = Rs 7/- , M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 73/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 30163, Amount: Rs.100/-, Date of Purchase: 23/05/2022, Vendor name: S Das


Mohui Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2022, Page from 590362 to 590380
being No 190408547 for the year 2022.



mm
Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2022.05.25 08:48:45 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2022/05/25 08:48:45 AM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)