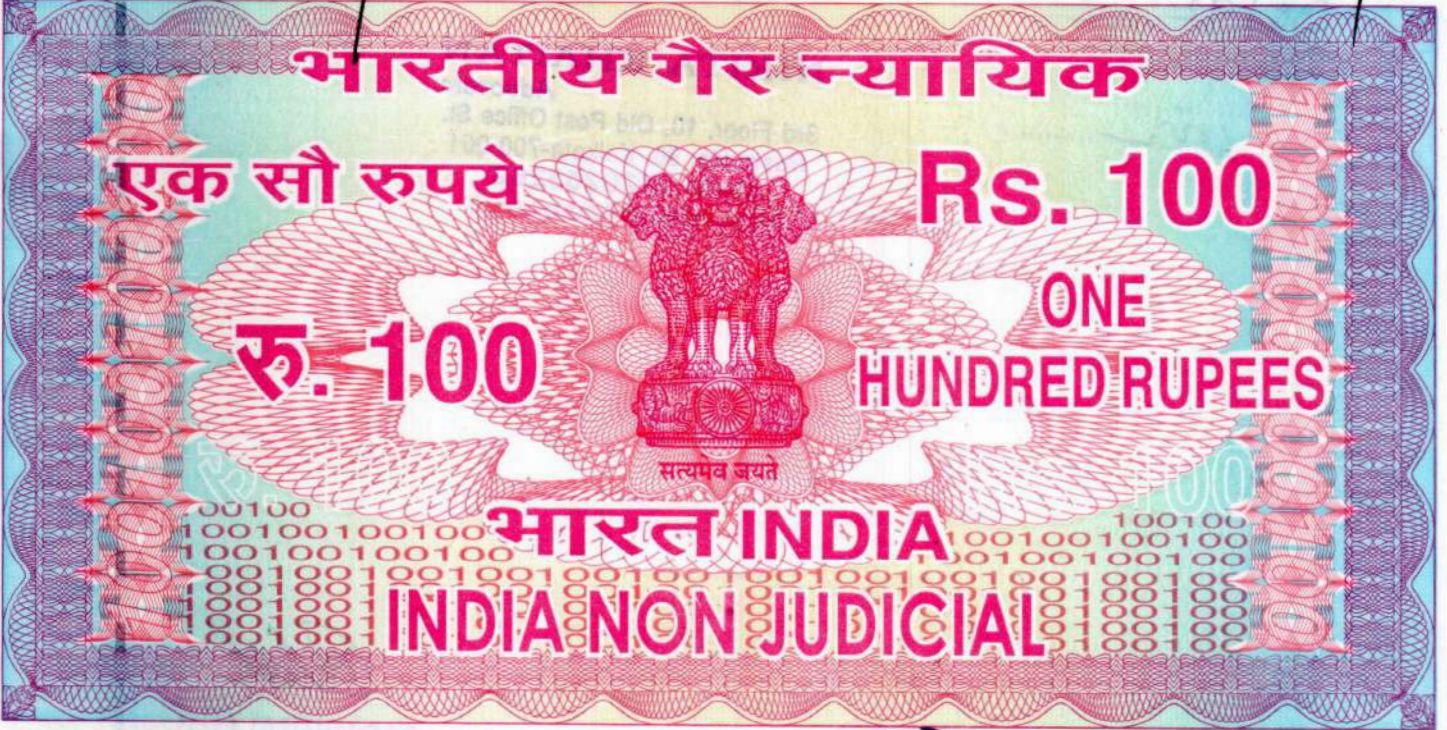


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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AM 882978



11:28
 21/04/23
 न्यु

Additional Registrar of Assurances-IV, Kolkata

Certified that the Document is admitted of Registration. The Signaturesheet and the endorsement sheets attached to this document are the part this Documents

Additional Registrar of Assurances-IV, Kolkata

20 APR 2023

DEED OF DECLARATION

THIS DEED OF DECLARATION is made on this 20th day of April, 2023 by **SUNNY PAUL (PAN : AWNPP9086A) (AADHAAR No: 8235 6462 0313)**, son of Late Arun Kumar Paul, residing at 52D, Bondel Road, Police Station - Karaya, Post Office - Ballygunge, Kolkata - 700019, hereinafter referred to as the **"DECLARANT"** (which term or expression shall unless excluded by

30 NOV 2022

SL. NO. 38192 DATE
NAME
ADD.
AMT. *100*

NIKITA KHAITAN
Advocate
3rd Floor, 10, Old Post Office St.
Room No. 96, Kolkata-700 001
Mob- 8420255262
khatannikita@gmail.com

Shel

MOUSUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE



Additional Registrar of
Assurances-IV, Kolkata



**ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA**
20 APR 2023

20 APR 2023

Additional Registrar of
Assurances-IV, Kolkata

Certified that the document is admitted at
Registration. The Registrar has affixed the
endorsement sheets attached to this document
on the part this Certificate.

or repugnant to the context or subject be deemed to mean and include his successors-in-interest, heirs, legal representatives, executors, nominees and assigns).

WHEREAS a Deed of Release dated 31st December, 2022, was registered in the office of the Additional Registrar of Assurances-IV, Kolkata, recorded in Book No. I, Volume No. 1904-2023, Pages from 5693 to 5720 Being No. 190400148 for the year 2023 made by and between one Smt. Sukla Paul and two others and Rochita Construction Private Limited (the "**SAID DEED OF RELEASE**").

AND WHEREAS at the time of execution of the Said Deed Of Release a few inadvertent/typographical errors cropped up in the Said Deed Of Release that skipped the attention of Parties to the Said Deed Of Release.

AND WHEREAS to rectify the said errors it is necessary that this Deed of Declaration be signed and/or executed as an addendum to the Said Deed of Release.

NOW THIS DEED WITNESSETH AND IT IS HEREBY DECLARED BY THE PARTIES as follows:-

1. That on Page 1 of the Said Deed of Release on the second line, after the name "...(2) SHRI SUNNY..." the spelling of Paul has been mistakenly spelt as "PAIL". The said mistake shall be and always be replaced with the correct spelling, i.e., "PAUL".

Faint, illegible text at the top of the page, possibly a header or introductory paragraph.

Second block of faint, illegible text, likely the main body of the document.

Third block of faint, illegible text, continuing the document's content.

Fourth block of faint, illegible text, possibly a concluding sentence or signature area.



**ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA**
20 APR 2023

2. That on Page 1 of the Said Deed of Release on the third line, after the expression "...son of late..." the word "Sunny" shall be and always be replaced with the word "Arun Kumar"
3. **Save** as amended hereinabove, all other terms, conditions and stipulations mentioned in the Said Deed Of Release dated 31st December, 2022 shall remain unchanged and in full force and effect and will continue to apply and remain in force mutatis mutandis.
4. The responsibility of genuineness of all the facts written in this Declaration solely lies in the Declarant.
5. No positional quantitative or qualitative change of property in the original document has occurred due to this Declaration.
6. Henceforth, the Said Deed Of Release dated 31st December, 2022 shall always be read in conjunction with these presents and this Deed Of Declaration is analogous and contemporaneous to the Said Deed Of Release dated 31st December, 2022.

... on the third line. ... shall be ...

... conditions and ... shall be ...

... in this ...

... in ...

... 21st December ...



✓

**ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA**
20 APR 2023

IN WITNESS WHEREOF the Declarant hereto has executed these presents on the day, month and year first above written.

SIGNED SEALED AND DELIVERED by the
DECLARANT at Kolkata
in the Presence of:

Sunny Paul

WITNESSES:

1. Akshay Khera
10, Old Post office Street
Kolkata - 700001
2. Uttisna Ghosh
10, Old Post office
Street, Kolkata -
700001.

Drafted by me:

Nikita Khaitan
Nikita Khaitan
Advocate
Calcutta High Court
F/1154/1054/2017






20/4/2023







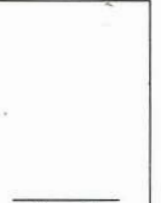





**ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA**
20 APR 2023

FORM FOR EXECUTION & FINGER PRINTS











NAME :

EXECUTION & SIGNATURE <i>Sunny Paul</i>		 Little	 Ring	 Middle	 Fore	 Thumb
	(LEFT HAND)					
	Description :- Status :-	 Thumb	 Fore	 Middle	 Ring	 Little
(RIGHT HAND)						

NAME :

EXECUTION & SIGNATURE	PHOTOGRAPH	 Little	 Ring	 Middle	 Fore	 Thumb
	(LEFT HAND)					
	Description :- Status :-	 Thumb	 Fore	 Middle	 Ring	 Little
(RIGHT HAND)						

NAME :

EXECUTION & SIGNATURE	PHOTOGRAPH	 Little	 Ring	 Middle	 Fore	 Thumb
	(LEFT HAND)					
	Description :- Status :-	 Thumb	 Fore	 Middle	 Ring	 Little
(RIGHT HAND)						



✓

**ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA**

20 APR 2023

=====
DATED THIS 20th DAY OF APRIL, 2023
=====

BY

SUNNY PAUL

.....DECLARANT

DEED OF DECLARATION

**C. P. KAKARANIA
ADVOCATE
ROOM NO. 96, 3rd FLOOR
10, OLD POST OFFICE STREET,
KOLKATA-700 001**

Major Information of the Deed



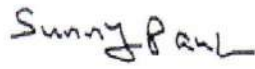
Deed No :	I-1904-05533/2023	Date of Registration	20/04/2023
Query No / Year	1904-2000998451/2023	Office where deed is registered	
Query Date	19/04/2023 6:09:15 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Nikita Khaitan 10 Old Post Office Street,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8420255262, Status :Advocate		
Transaction	Additional Transaction		
[0901] Declaration, Declaration relating to immovable property	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 2,10,00,000/-	Rs. 2,69,55,180/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:4)	Rs. 101/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Apartment Details :

District: South 24-Parganas, P.S:- Karaya, Corporation: KOLKATA MUNICIPAL CORPORATION, Premises No: 52E, Ward No: 000, Road: Bondel Road, Pin Code : 700019

Sch No.	Mouza/Road Zone	Plot	Khatian	Floor Area (in Sq.Ft.)	Set Forth Value (in Rs.)	Market value (in Rs.)	Other Details
A1	, Zone Name: (Ashutosh Ch Avenue -- Bamun Para Lane),			Super Built-up Area: 4000	2,00,00,000/-	2,59,20,000/-	Floor No: 1, Apartment Type: Flat/Apartment Residential Use , Floor Type: Mosaic, Age of Flat: 0 Year ,Property is on Road, New Flat ,Status of Completion : Yet to be constructed
A2	, Zone Name: (Ashutosh Ch Avenue -- Bamun Para Lane),			Area of Open garage: 270	10,00,000/-	10,35,180/-	, Apartment Type: Open Garage Residential Use , Floor Type: Cemented, Age of Flat: 0 Year ,Property is on Road, New Flat ,Status of Completion : Yet to be constructed

Declarant Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Sunny Paul (Presentant) Son of Late Arun Kumar Paul Executed by: Self, Date of Execution: 20/04/2023 , Admitted by: Self, Date of Admission: 20/04/2023 ,Place : Office			
		20/04/2023	LTI 20/04/2023	20/04/2023
Swinhoe Street, 13/3/2b, City:- Not Specified, P.O:- Gariahat, P.S:-Bulkygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AWxxxxxx6A, Aadhaar No: 82xxxxxxxx0313, Status :Individual, Executed by: Self, Date of Execution: 20/04/2023 , Admitted by: Self, Date of Admission: 20/04/2023 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Naresh Chandra Das Son of Late Narayan Chandra Das Aviyatri Club, City:- Not Specified, P.O:- Noapara, P.S:-Noapara, District:-North 24 -Parganas, West Bengal, India, PIN:- 743122			
	20/04/2023	20/04/2023	20/04/2023
Identifier Of Mr Sunny Paul			

On 20-04-2023

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 11:28 hrs on 20-04-2023, at the Office of the A.R.A. - IV KOLKATA by Mr Sunny Paul ,Executant.

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

Execution is admitted on 20/04/2023 by Mr Sunny Paul, Son of Late Arun Kumar Paul, Swinhoe Street, 13/3/2b, P.O: Gariahat, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Service

Indetified by Mr Naresh Chandra Das, , Son of Late Narayan Chandra Das, Aviyatri Club, P.O: Noapara, Thana: Noapara, , North 24-Parganas, WEST BENGAL, India, PIN - 743122, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 101.00/- (E = Rs 21.00/- ,I = Rs 55.00/- ,M(a) = Rs 21.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 101.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 30/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 30192, Amount: Rs.100.00/-, Date of Purchase: 30/11/2022, Vendor name: M Ghosh



Mohul 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 1904-2023, Page from 288884 to 288896

being No 190405533 for the year 2023.



Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2023.04.27 12:52:34 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2023/04/27 12:52:34 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)