

15189/22


IV-254/2022



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

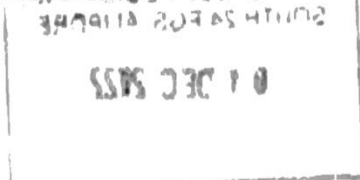
AF 520485

Certified that the document is admitted for Registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.


District Sub-Register-II
Alipore, South 24-Parganas

05 DEC 2022

THIS DEED OF DECLARATION is made on this 1st day of December Two Thousand and Twenty Two by **SRI ASISH KUMAR DEWANJEE** Son of late Anil Ranjan Dewanjee Sole Proprietor of **MESSERS A.R. DEWANJI & COMPANY**, hereinafter referred to as the **OWNER /DECLARANT** (do hereby solemnly affirm and declare as follows:-



28 NOV 2022

No. 3835 Date Rs. 50.00

Name..... Subin Dutta (ADM)

Address..... Alipore Police Court

VENDOR - MAMATA JUDDIN GAZI
ALIPORE JUDGES' COURT
KOLKATA-700027

KOL

Signature of Vendor

Asish Kumar Dewanjee

01/12/22



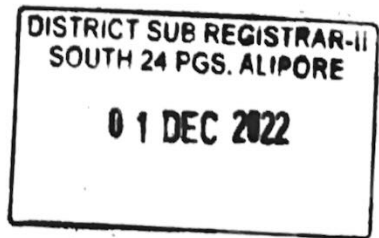
16135

M/S. A. R. DEWANJI COMPANY
Asish Kumar Dewanjee

Proprietor



16136



Identified by me
Subin Dutta
Alipore Police Court
KOL-27

WHEREAS on 19th February 1982 the said Sri Debabrata Ghosh Roy son of late Dharendra Chandra Ghosh being the Owner of the property sold, transferred and conveyed to M/s A.R. Dewanji & Company of **ALL** **THAT** the Twenty decimal of land more or less comprised in C.S & R.S Dag no 525 , L.R Dag No 1131,C.S Khatian no 74, R.S Khatian no 670 , L.R Khatian No 2373 of Mouja : Laskarpur , J.L No 57 Pargana: Magura, R.S No 174, Touzi no 3-5, Police Station : Sonarpur Sub registry office at Baruipur, District then 24 Parganas now South 24 Parganas together with two pucca rooms standing thereon along with all easementary right attached thereto and simultaneously on execution of the said deed, the said Debabrata Ghosh Roy delivered vacant possession of the aforesaid property to the said M/s A.R. Dewanji & Company. The said deed was registered in the office of District Sub Registrar at Alipore and recorded in Book no 1, Volume No 56 Pages 78 to 83, being no 1890 for the year 1982.

AND WHEREAS it has been stated in the said deed that the Sri Debabrata Ghosh Roy son of late Dharendra Chandra Ghosh purchased the aforesaid land by a deed no 3423 recorded in Book no 1, Volume No 68 Pages 88

Asish Kumar Dewanji.



DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS ALIPORE
01 DEC 2022

to 92 for the year 1956 registered in the office of District Sub Registrar at Alipore which is erroneous

AND WHEREAS very recently it has been brought to the notice of the “Declarant” and on scrutiny and considering the relevant Title deeds it is found that on 18.06.1956 the said Sri Narendra Nath Dutta Chowdhury son of Krishna Kumar Dutta Chowdhury being the Owner of ALL THAT the Twenty decimal of land more or less comprised in C.S & R.S Dag no 525 , L.R Dag No 1131,1132 C.S Khatian no 74, R.S Khatian no 670 , L.R Khatian No 2373 of Mouja : Laskarpur , J.L No 57 Pargana: Magura, R.S No 174, Touzi no 3-5, Police Station : Sonarpur Sub registry office the then at Baruipur now Garia, District then 24 Parganas now South 24 Parganas along with all easementary right attached thereto sold, transferred and conveyed to Sri Dharendra Chandra Ghosh son of late Durga Prasanna Ghosh. The said deed was registered in the office of District Sub Registrar at Alipore and recorded in Book no 1, Volume No 68 Pages 88 to 92, being no 3433 for the year 1956.

AND WHEREAS Sri Dharendra Chandra Ghosh son of late Durga Prasanna Ghosh passed away leaving behind his wife Smt. Santi Rani

Asish Kumar Dewsiyee .

Ghosh Roy , son Debabrata Ghosh Roy, Two Daughters namely Smt Abha Das and Smt. Sipra Ghosh as his only heirs and legal representatives,

AND WHEREAS on the death of said Dharendra Chandra Ghosh said Smt. Santi Rani Ghosh Roy , Debabrata Ghosh Roy, Smt Abha Das and Smt. Sipra Ghosh thus became the sole and absolute owners of All That the Twenty decimal of land more or less comprised in C.S & R.S Dag no 525 , C.S Khatian no 74, R.S Khatian no 670 of Mouja : Laskarpur , J.L No 57 Pargana: Magura, R.S No 174, Touzi no 3-5, Police Station : Sonarpur, District then 24 Parganas now South 24 Parganas.

AND WHEREAS in the month of December 1981 a deed of Partition was executed in between the said Smt. Santi Rani Ghosh Roy , Debabrata Ghosh Roy, Smt Abha Das and Smt. Sipra Ghosh in connection with property of said Dharendra Chandra Ghosh and on the basis of the aforesaid Partition the said Debabrata Ghosh Roy was the sole and absolute Owner of All That the land measuring an area of 11 Cottahs 8 Chittaks more or less comprised in C.S & R.S Dag no 525 , C.S Khatian no 74, R.S Khatian no 670 of Mouja : Laskarpur , J.L No 57 Pargana:

Ash Kumar Dewanjee

Magura, R.S No 174, Touzi no 3-5, Police Station : Sonarpur, District then 24 Parganas now South 24 Parganas. The said deed was registered in the office of District Sub Registrar at Alipore and recorded in Book No 1, Volume No 416, Pages 212 to 221 Being Deed No 13836 for the year 1981.

A N D W H E R E A S the said Debabrata Ghosh Roy constructed two pucca rooms on the aforesaid land and was seized possessed of the same.

A N D W H E R E A S on 19th February 1982 the said Sri Debabrata Ghosh Roy son of late Dharendra Chandra Ghosh being the Owner of the aforesaid property sold, transferred and conveyed to M/s A.R . Dewanji & Company of All That the land measuring an area of 11 Cottahs 8 Chittaks more or less by actual measurement Twenty decimal more or less comprised in C.S & R.S Dag no 525 , C.S Khatian no 74, R.S Khatian no 670 of Mouja : Laskarpur , J.L.No 57 Pargana: Magura, R.S No 174, Touzi no 3-5, Police Station : Sonarpur, District then 24 Parganas now South 24 Pargana together with sturcture standing thereon and simultaneously on execution of the said deed, the said Debabrata Ghosh Roy delivered vacant possession of the aforesaid property to the said M/s

Asish Kumar Dewanjee.

A.R. Dewanji & Company. The said deed was registered in the office of District Sub Registrar at Alipore and recorded in Book no 1, Volume No 56 Pages 78 to 83, being no 1890 for the year 1982.

AND WHEREAS to avoid future complications and disputes with regard to the said mistake as appeared in the body of the deed relating to the said deed as aforesaid, Declarant now has decided to execute this deed of declaration in connection with the aforesaid deed without changing other portion and nature and character of the said deed..

NOW THIS DEED OF DECLARATION WITNESEETH as follows: -

In furtherance of the aforesaid omission the Declarant hereby declare that on 18.06.1956 the said Sri Narendra Nath Dutta Chowdhury son of Krishna Kumar Dutta Chowdhury being the Owner of **ALL THAT** the Twenty decimal of land more or less comprised in C.S & R.S Dag no 525 , L.R Dag No 1131, C.S' Khatian no 74, R.S Khatian no 670 , L.R Khatian No 2373 of Mouja : Laskarpur , J.L No 57 Pargana: Magura, R.S No 174, Touzi no 3-5, Police Station ; Sonarpur Sub registry office the then at Baruipur now garia, District then 24 Parganas now South 24

Asish Kumar Dewanji

Parganas along with all easementary right attached thereto sold,
 transferred and conveyed to Sri Dharendra Chandra Ghosh son of late
 Durga Prasanna Ghosh. The said deed was registered in the office of
 District Sub Registrar at Alipore and recorded in Book no 1, Volume No
 68 Pages 88 to 92, being no 3433 for the year 1956 and that said
 Dharendra Chandra Ghosh son of late Durga Prasanna Ghosh passed away
 leaving behind his wife Smt. Santi Rani Ghosh Roy , son Debabrata Ghosh
 Roy, Two Daughters namely Smt Abha Das and Smt. Sipra Ghosh as his
 only heirs and legal representatives and thaton the death of said Dharendra
 Chandra Ghosh said Smt. Santi Rani Ghosh Roy , Debabrata Ghosh Roy,
 Smt Abha Das and Smt. Sipra Ghosh thus became the sole and absolute
 owners of All That the Twenty decimal of land more or less comprised in
 C.S & R.S Dag no 525 , C.S Khatian no 74, R.S Khatian no 670 of
 Mouja : Laskarpur , J.L No 57 Pargana: Magura, R.S No 174, Touzi no 3-
 5, Police Station : Sonarpur, District then 24 Parganas now South 24
 Parganas and that in the month of December 1981 a deed of Partition were
 executed in between the said Smt. Santi Rani Ghosh Roy , Debabrata
 Ghosh Roy, Smt Abha Das and Smt. Sipra Ghosh in connection with
 property of said Dharendra Chandra Ghosh and on the basis of the

Ashish Kumar Dewangan.

aforesaid Partition the said Debabrata Ghosh Roy was the sole and absolute Owner of All That the land measuring an area of 11 Cottahs 8 Chittaks more or less by actual measurement Twenty decimal more or less comprised in C.S & R.S Dag no 525 , C.S Khatian no 74, R.S Khatian no 670 of Mouja : Laskarpur , J.L No 57 Pargana: Magura, R.S No 174, Touzi no 3-5, Police Station : Sonarpur, District then 24 Parganas now South 24 Parganas. The said deed was registered in the office of District Sub Registrar at Alipore and recorded in Book No 1, Volume No 416, Pages 212 to 221 Being Deed No 13836 for the year 1981 and that the said Debabrata Ghosh Roy constructed two pucca rooms on the aforesaid land and was seized possessed of the same and that on 19th February 1982 the said Sri Debabrata Ghosh Roy son of late Dhrendra Chandra Ghosh being the Owner of the aforesaid property, sold, transferred and conveyed to M/s A.R .Dewanji & Company of All That the Twenty decimal of land more or less comprised in C.S & R.S Dag no 525 , C.S Khatian no 74, R.S Khatian no 670 of Mouja : Laskarpur , J.L No 57 Pargana: Magura, R.S No 174, Touzi no 3-5, Police Station : Sonarpur, District then 24 Parganas now South 24 Pargana together with two pucca rooms standing thereon and simultaneously on execution of the said deed, the said Debabrata Ghosh



Roy delivered vacant possession of the aforesaid property to the said M/s A.R .Dewanji & Company. The said deed was registered in the office of District Sub Registrar at Alipore and recorded in Book no 1, Volume No 56 Pages 78 to 83, being no 1890 for the year 1982.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT the Twenty decimal of land more or less comprised in C.S & R.S Dag no 525 , L.R Dag No 1131 C.S Khatian no 74, R.S Khatian no 670 , L.R Khatian No 2373 of Mouja : Laskarpur , J.L No 57 Pargana: Magura, R.S No 174, Touzi no 3-5, Police Station : Sonarpur, District then 24 Parganas now South 24 Pargana together with two pucca rooms standing thereon lying situate at and being portion of Holding no 178, Purbapara Police Station : Sonarpur, 700152 , District South 24 Parganas within ward no 31 Rajpur Sonarpur Municipality butted and bounded by :

ON THE NORTH: Portion of property of R.S Dag no 521 belongs to Owner.

ON THE EAST: Five Storied building.

ON THE SOUTH: Property belonging Sri Suman Seal.

ON THE WEST: 26 feet wide Municipal Road.

Asish Kumar Dewanjer

IN WITNESS WHEREOF the **DECLARANT** has set and subscribed his respective hands and seal on the day, month and year First above written.

SIGNED, SEALED & DELIVERED in

the presence of :

WITNESSES:

1. Subhasis
D. A. Das
22, Lipore, Kol-22

M/S A. K. DEWANJI GUMPH
Aish Kumar Dewajer.
Proprietor
OWNER / DECLARANT

2. Ranajit Chakrabarti
18/1 A Golindo Bose Lane,
Kal-70025

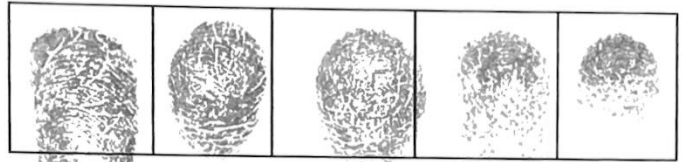
Drafted by:

Subir Kumar Saha
Advocate, A.C.
Alipore Police Court,
Kolkata : 700027. W B 2165/97

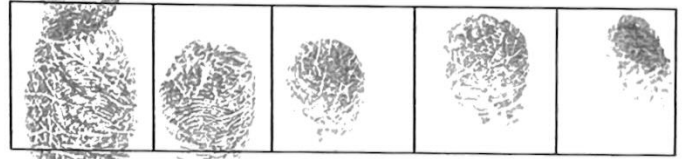


Thumb Index Finger Middle Finger Ring Finger Little Finger

Left Hand



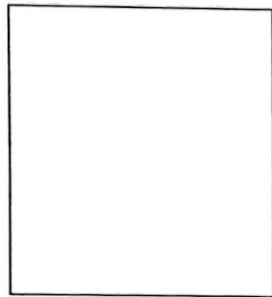
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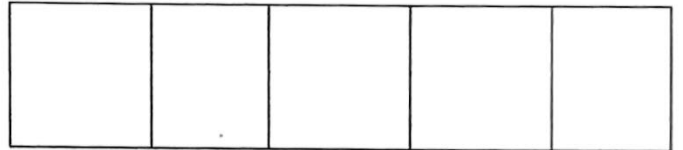
NAME : SRI ASISH KUMAR DEWANJEE

Signature :

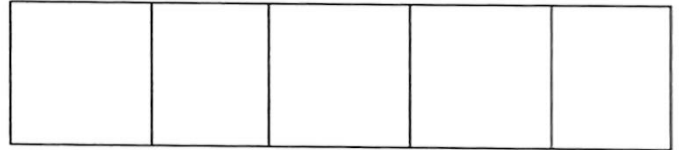
Asish Kumar Dewanjee.



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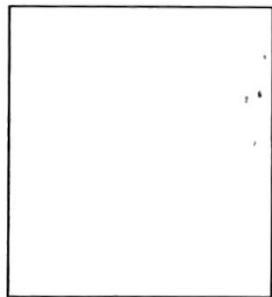


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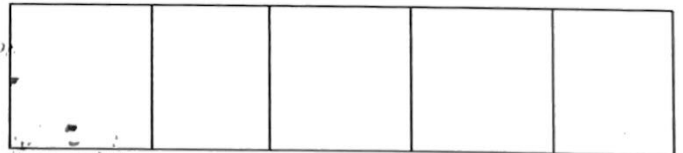


NAME :

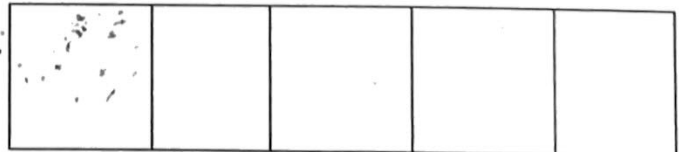
Signature :



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NAME :

Signature :



सत्यमेव जयते

Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. -I SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16023003397533/2022

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	Mr ASISH KUMAR DEWANJEE D 686, LAKE GARDENS, City:- , P.O:- LAKE GARDENS, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700045	Representative of Declarant [A R DEWANJI & COMPANY Y]			Asish Kumar. Dewanjee. 1.12.22
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr SUBIR KUMAR DUTTA Son of Mr . ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:- Alipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700027	Mr ASISH KUMAR DEWANJEE			Subir Kumar Dutta 1/12/22

(Suman Basu)

DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R. -I
I SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal

Major Information of the Deed

No.:	IV-1602-00254/2022	Date of Registration	05/12/2022
Query No / Year	1602-3003397533/2022	Office where deed is registered	
Query Date	01/12/2022 11:26:39 AM	D.S.R. - I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SUBIR KUMAR DUTTA Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9830049174, Status :Advocate		
Transaction	Additional Transaction		
[4305] Other than Immovable Property, Declaration			
Set Forth value	Market Value		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:4)	Rs. 7/- (Article:E)		
Remarks			

Declarant Details :

SI No	Name,Address,Photo,Finger print and Signature
1	A R DEWANJI & COMPANY D 686, LAKE GARDENS, City:- , P.O:- LAKE GARDENS, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700045 ,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	Mr ASISH KUMAR DEWANJEE (Presentant) Son of Late ANIL RANJAN DEWANJEE D 686, LAKE GARDENS, City:- , P.O:- LAKE GARDENS, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700045, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx5A,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : A R DEWANJI & COMPANY (as PROPRIETOR)

Details :

	Photo	Finger Print	Signature
ASISH KUMAR DUTTA Mr . ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 Parganas, West Bengal, India, PIN:- 700027			
Identifier Of Mr ASISH KUMAR DEWANJEE			

2-2022

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

resented for registration at 17:05 hrs on 01-12-2022, at the Private residence by Mr ASISH KUMAR DEWANJEE ,

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

Execution is admitted on 01-12-2022 by Mr ASISH KUMAR DEWANJEE, PROPRIETOR, A R DEWANJI & COMPANY, D 686, LAKE GARDENS, City:- , P.O:- LAKE GARDENS, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700045

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



Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 05-12-2022

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 7.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10/- and Stamp Duty paid by Stamp Rs 50.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 520485, Amount: Rs.50.00/-, Date of Purchase: 28/11/2022, Vendor name: Mamtajuddin Gazi



Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - IV

Volume number 1602-2022, Page from 4245 to 4263
being No 160200254 for the year 2022.



Suman

Digitally signed by SUMAN BASU
Date: 2022.12.07 11:38:05 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 2022/12/07 11:38:05 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I I SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)