

5424/22

205348/2022



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AG 226340

11/05/22
र. 2-1294868/22

Certified that the document is
admitted to registration. The
Signature Sheet and endorsement
Sheet which are attached to this
document

A.D.S.R., Howrah

11 MAY 2022

DEED OF DECLARATION

THIS DEED OF DECLARATION is made on this 11th day of May, 2022 (Two Thousand Twenty Two) **BETWEEN BENGAL GHG NIRMAN PVT. LTD.**, (CIN No. U45400WB2007PTC116603 & PAN - AADCB1648R) a company incorporated under the Companies Act, 1956, having its Registered office at 80, Bentinck Street, Kolkata - 700 001, Police Station - Bowbazar, Post Office - G.P.O. PIN - 700 001, represented by its Director **SRI RAJIV KUMAR GUPTA** (PAN - ADWPG0176E & **AADHAAR No. 5241 6517 6429**), son of Sri Hiralal Gupta, by faith Hindu, by occupation Business, residing at 10/2A, Alipur Park Place, Kolkata - 27, as per resolution dated 21-10-2021, adopted by the Board

Contd.....

ক্রমিক সংখ্যা 528 তারিখ 02/5/2022
ক্রেতার নাম Brijay Kumar Sengupta
ঠিকানা Shikhar, Howrah
মূল্য 100/-

S. S. Das
সেক্টর মেডিকেল
স্ট্যাম্প শ্রেণীর
হাওড়া আদালত



*Gour Gobind
Lawyer*

Additional District Sub-Registrar
Howrah

11 MAY 2022

of Directors in a special General Meeting, hereinafter referred to as the **VENDOR** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its Directors, Successors-in-office, administrators, legal representatives, executors, and assigns) of the **ONE PART**.

- A N D -

SRI BIJAY KUMAR SINGH (PAN - AMAPS3820Q & AADHAAR No. 4845 8714 9308), son of Late Chandrama Singh, by faith Hindu, by occupation Business, residing at Rabindra Nagar Complex, Flat No. 106, Block - A, 88, College Road, P.O. B. Garden, P.S. AJC Bose B. Garden, District Howrah, PIN - 711 103, herein after referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART**.

WHEREAS by a Deed of Sale, dated 26-10-2021 the Vendor sold to the Purchaser, being sole and absolute owner of the Holding No. 107/3/3/1, Seikh Para Lane, (corresponding to R.S. Dag No. 174 and L.R. Dag No. 191, within Mouza Shibpur, Sheet No. 84), P.S. Shibpur, District Howrah, within HMC Ward No. 38, measuring about 5 (Five) Cottahs 5 (Five) Chittaks 18 (Eighteen) Sq. feet together with tile shed structures standing thereon. The said Deed of Sale was registered in the office of Additional District Sub-Registrar, Howrah and was recorded in Book No. 1, Volume No. 0502-2021, Paged from 368120 to 368147, being No. 050210547, for he year 2021;

AND WHEREAS though the said property of Holding No107/3/3/1, Seikh Para Lane, P.S. Shibpur, District Howrah measuring in total 5 (Five) Cottahs 5 (Five) Chittaks 18 (Eighteen) Sq. feet but in the mean time the Vendor of the said property for the purpose of sanction of building plan for widening the road gifted 41.3 Sq. Meter or 444.5 Sq.

Contd.....

feet or 9 (Nine) Chittaks 39.5 Sq. feet area of land with full benefit of this land area as per Rule of the KMC, 2009 to the Howrah Municipal Corporation by a registered Declaration for Strip of Land /Deed of Gift, dated 26-08-2014, registered in the office of District Sub-Registrar, Howrah and recorded in Book No. I, volume No. 27, Pages from 375 to 384, being No. 07938, for the year 2014;

AND WHEREAS after gift of the said portion of land the Vendor remain owner of only 4 (Four) Cottahs 11 (Eleven) Chittaks 23.5 (Twenty Three point Five) sq. feet but due to mistake on the part of the Advocate who drafted the said Deed of Sale, dated 26-10-2021 having no knowledge about the said Deed of Gift, dated 26-08-2014 sold the said entire property Holding No. 107/3/3/1, Seikh Para Lane, P.S. Shibpur, District Howrah measuring in total 5 (Five) Cottahs 5 (Five) Chittaks 18 (Eighteen) Sq. feet by the said Deed of Sale, dated 26-10-2021 to the Purchaser herein. Said mistake and/or error is required to be rectified.

NOW THIS DEED OF DECLARATION WITNESSETH that the principal Deed of Sale, dated 26-10-2021 shall be rectified, corrected and recorded in the following manner:-

In the 2nd & 3rd line of 3rd paragraph of the page no. 2 of the said Deed of Sale, dated 26-10-2021 in the words "measuring about 5 (Five) Cottahs 5 (Five) Chittaks 18 (Eighteen) Sq. feet" be deleted and in that place the words "measuring about 4 (Four) Cottahs 11 (Eleven) Chittaks 23.5 (Twenty Three point Five) Sq. feet" be written.

In the 12th & 13th line of 2nd paragraph of the page no. 6 of the said Deed of Sale, dated 26-10-2021 in the words "measuring about 5 (Five) Cottahs 5 (Five) Chittaks 18 (Eighteen) Sq. feet" be deleted and in that place the words "measuring about 4 (Four) Cottahs 11 (Eleven) Chittaks 23.5 (Twenty Three point Five) Sq. feet" be written.

Contd.....

In the 2nd line of the schedule at page no. 10 of the said Deed of Sale, dated 26-10-2021 in the words "measuring about 5 (Five) Cottahs 5 (Five) Chittaks 18 (Eighteen) Sq. feet" be deleted and in that place the words "measuring 4 (Four) Cottahs 11 (Eleven) Chittaks 23.5 (Twenty Three point Five) Sq. feet" be written.

Similarly in the in the annexed Deed Plan of the said Deed of Sale, dated 26-10-2021 the area of land "5KH. - 5CH. - 18 CH SFT." be deleted and in that place "4 KH. - 11 CH. - 23.5 SFT." be written. Accordingly a modified and/or correct Deed Plan is annexed herewith.

That as rectified and modified as aforesaid the said principal Deed of Sale, dated 26-10-2021 shall remain in full force and effect.

SCHEDULE

ALL THAT piece and parcel of mokorari mourashi bastu land, measuring about measuring 4 (Four) Cottahs 11 (Eleven) Chittaks 23.5 (Twenty Three point Five) Sq. feet, together with tile shed structures (1,500 sq. feet) standing thereon, situated at Holding No. 107/3/3/1, Seikh Para Lane, (corresponding to R.S. Dag No. 174 and LR Dag No. 191, within Mouza Shibpur, Sheet No. 84), P.S. Shibpur, District Howrah, within HMC Ward No. 38, butted and bounded as follows:-

- ON THE NORTH : Seikh Para Lane.
 ON THE SOUTH : Holding No. 107/3/2, Seikh Para Lane.
 ON THE EAST : 12 feet wide common passage.
 ON THE WEST : property of Nitun Kumar Banerjee.

Contd.....

IN WITNESS WHEREOF the Parties have hereunto put their signatures on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF WITNESSES:-

1) *Mahesh Chandra*
19/2 Nag Paha Lane,
Shibpur, Howrah-71102.

For BENGAL GHG NIRMAN PVT. LTD.

Devin Kumar Gupta

Director

2) *Gouram Dasgupta*
34/17, L.B. Lane
Howrah

SIGNATURE OF THE DECLARANT.

Devin Kumar Gupta

SIGNATURE OF THE CLAIMANT.

Drafted by :-

Amal Dasgupta
Advocate.

Enrolment No.

Judges' Court, Howrah.

Typed by:-

Gouram Dasgupta

SALE DEED PLAN OF HOLDING NO. 107/3/3/1, SEIKH PARA

LANE, P.S. CHATTERJEEHAT (OLD SHIBPUR), DIST.-

HOWRAH, H.M.C. WARD NO. 38.

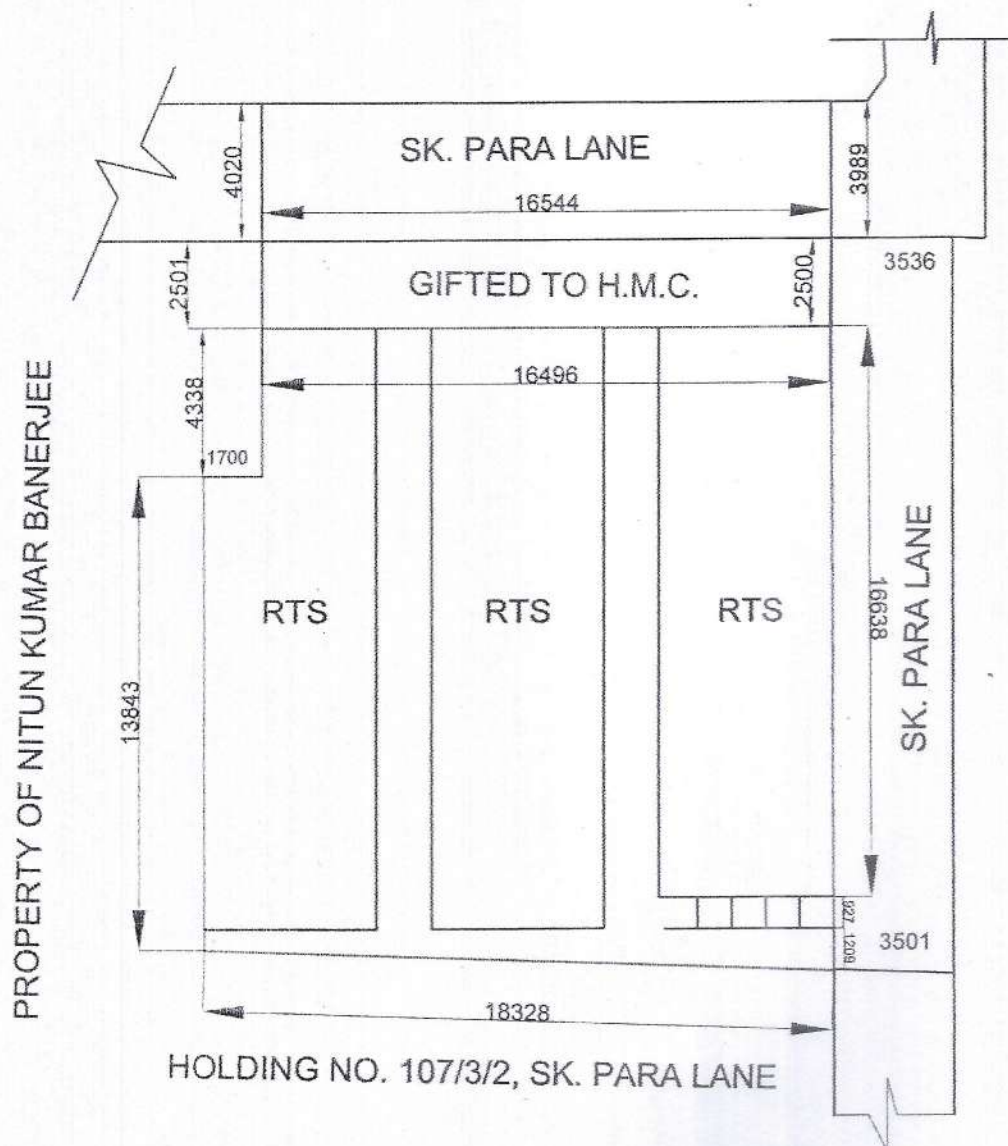
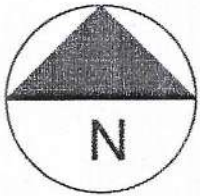
TOTAL AREA OF LAND : 4KH.- 11CH.- 23.5 SFT.

AREA SHOWN IN RED BORDER

VENDOR : BENGAL GHG NIRMAN PVT. LTD.

PURCHASER : BIJAY KUMAR SINGH

SCALE :- 1 : 150
















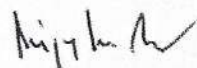










For BENGAL GHG NIRMAN PVT. LTD.

[Signature]
Director

[Signature]

DRAWN BY SUSOVAN MONDAL

FORM FOR TEN FINGER IMPRESSION

SI No.	Picture & Signature of Executants	Little	Ring	Middle (Right Hand)	Fore	Thumb
	 					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
Signature of	Little	Ring	Middle (Right Hand)	Fore	Thumb	
	 					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
Signature of	Little	Ring	Middle (Right Hand)	Fore	Thumb	
		Little	Ring	Middle (Left Hand)	Fore	Thumb

Major Information of the Deed

Deed No :	I-0502-05348/2022	Date of Registration	11/05/2022
Query No / Year	0502-2001294868/2022	Office where deed is registered	
Query Date	29/04/2022 10:34:35 PM	A.D.S.R. HOWRAH, District: Howrah	
Applicant Name, Address & Other Details	ARIJIT BHOWMICK NILMONI MALLICK LANE, Thana : Howrah, District : Howrah, WEST BENGAL, PIN 711101, Mobile No. : 8420428635, Status : Advocate		
Transaction	Additional Transaction		
[0901] Declaration, Declaration relating to immovable property	[4305] Other than Immovable Property. Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
Rs. 1,00,001/-	Rs. 76,26,812/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:4)	Rs. 14/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



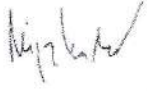
District: Howrah, P.S:- Shibpur, Corporation: HOWRAH MUNICIPAL CORPORATION, Road: Seikh para Lane, Premises No: 107/3/3/1, , Ward No: 038 Pin Code : 711104

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha 11 Chatak 23.5 Sq Ft	1/-	72,21,812/-	Property is on Road
Grand Total :				7.7882Dec	1/-	72,21,812/-	



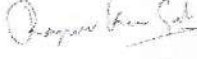
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1500 Sq Ft.	1,00,000/-	4,05,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		1500 sq ft	1,00,000 /-	4,05,000 /-	



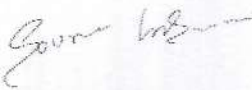
Declarant Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Bengal Ghg Nirman Pvt. Ltd. 80, Bentinck Street, City:- Kolkata, P.O:- Culcutta Gpo, P.S:-Bowbazar, District:-Kolkata, West Bengal, India 700001 , PAN No.:: aaxxxxxx8r,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative			
2	Name	Photo	Finger Print	Signature
	Mr Bijay Kumar Singh (Presentant) Son of Late Chandrama Singh Executed by: Self, Date of Execution: 11/05/2022 , Admitted by: Self, Date of Admission: 11/05/2022 ,Place : Office	 11/05/2022	 LTI 11/05/2022	 11/05/2022
	88, Collage Road,, City:- Howrah, P.O:- B Garden, P.S:-Shibpur, District:-Howrah, West Bengal India, PIN:- 711103 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No: amxxxxxx0q, Aadhaar No: 48xxxxxxxx9308, Status :Individual, Executed by: Self, Date of Execution: 11/05/2022 , Admitted by: Self, Date of Admission: 11/05/2022 ,Place : Office			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Mr Rajiv Kumar Gupta Son of Mr Hiralal Gupta Date of Execution - 11/05/2022, , Admitted by: Self, Date of Admission: 11/05/2022, Place of Admission of Execution: Office			
	 May 11 2022 12:55PM	 LTI 11/05/2022	 11/05/2022	
	10/2a, Alipur Park Place, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No: ADxxxxxx6E, Aadhaar No: 52xxxxxxxx6429 Status : Representative, Representative of : Bengal Ghg Nirman Pvt. Ltd. (as DIRECTOR)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Soumya Goswami Son of Mr L Goswami Howrah Court, City:- , P.O:- Howrah, P.S:- Howrah, District:-Howrah, West Bengal, India, PIN:- 711101	 11/05/2022	 11/05/2022	 11/05/2022

Identifier Of Mr Bijay Kumar Singh, Mr Rajiv Kumar Gupta

On 11-05-2022

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 of Indian Stamp Act 1899.

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

Presented for registration at 12:49 hrs on 11-05-2022, at the Office of the A.D.S.R. HOWRAH by Mr Bijay Kumar Singh , one of the Executants.

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

Execution is admitted on 11/05/2022 by Mr Bijay Kumar Singh, Son of Late Chandrama Singh, 88, Collage Road, B Garden, Thana: Shibpur, . City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711103, by caste Hindu Profession Business

Identified by Mr Soumya Goswami, , Son of Mr L Goswami, Howrah Court, P.O: Howrah, Thana: Howrah, . Howrah WEST BENGAL, India, PIN - 711101. by caste Hindu, by profession Law Clerk

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

Execution is admitted on 11-05-2022 by Mr Rajiv Kumar Gupta, DIRECTOR, Bengal Ghg Nirman Pvt. Ltd. (Private Limited Company), 80, Bentinck Street, City:- Kolkata, P.O:- Culcutta Gpo, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700001

Identified by Mr Soumya Goswami, , Son of Mr L Goswami, Howrah Court, P.O: Howrah, Thana: Howrah, . Howrah WEST BENGAL, India, PIN - 711101. by caste Hindu, by profession Law Clerk

Payment of Fees


Certified that required Registration Fees payable for this document is Rs 14/- (E = Rs 14/-) and Registration Fees paid by Cash Rs 14/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 528, Amount: Rs.100/-, Date of Purchase: 02/05/2022, Vendor name: Saikat


Provash Adhikary
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. HOWRAH
Howrah, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0502-2022, Page from 201712 to 201734
being No 050205348 for the year 2022.



Digitally signed by PROVASH
ADHIKARY
Date: 2022.05.12 11:14:40 +05:30
Reason: Digital Signing of Deed.

(Provash Adhikary) 2022/05/12 11:14:40 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. HOWRAH
West Bengal.

(This document is digitally signed.)