

13318/23 VC-2990/23

I-12775/23




पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AP 292740

Certified that the document is admitted to registration. The signature sheets and the endroesement sheets attached with the document are the part of this document.

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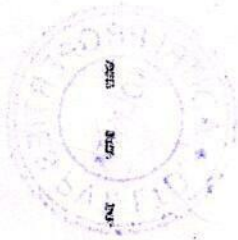

District Sub-Register-III
Alipore, South-24-parganas

DEED OF DECLARATION

18 AUG 2023

THIS DEED OF DECLARATION is made this the
August, Two Thousand Twenty Three (2023)

17th day of



4853

07 JUL 2023

No..... ₹ 100/- Date.....

Name :

SAMPAK ATTORNEYS
85A, SARAT BOSE ROAD
Kolkata-26

Address :

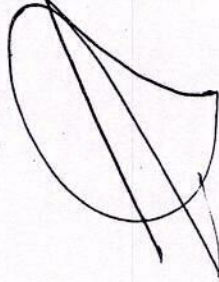
Vendor :

Alipore Collectorate, 24Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, KOI-27



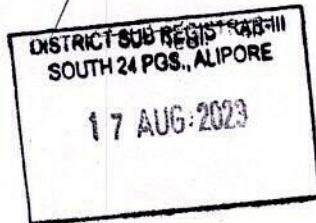
Shankar Chandra

10203



Shankar Chandra

10204



Pravakar Das

PRAVAKAR DAS
S/o Mr. S. Das
VIII- Nabagram, Shyampur
P.O.- Nabagram, P.S.-Shyampur
Dist - Howrah, Pin- 711315

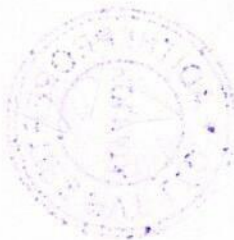
ADITRI PROPERTIES PRIVATE LIMITED (PAN - AAXCA0358B), a company within the meaning of the Companies Act, 1956, as extended by the Companies Act, 2013, having its registered office at 2C, Mahendra Road, Kolkata - 700 025, hereinafter referred to as the "**DECLARANT**" being represented by one of its Directors/Authorised Signatory, namely, **CHANDAN CHATTERJEE (PAN - ACRPC0270H & AADHAR CARD NO. 7247 4468 8525)**, son of Late Sachindra Kumar Chatterjee, residing at 2/2A, Mahendra Road, Police Station and Post Office - Bhowanipore, Kolkata 700 025, authorized and empowered to execute these presents for and on behalf of the Declarant (which term or expression shall, unless excluded by or repugnant to the subject or context, be deemed to mean and include its successors in office/interest and assigns)who declare as follows:-

WHEREAS by a Registered Deed of Conveyance executed on 26th day of July, 2023made between (1)Smt. Suvra Neogie and (2)Smt. Shukla Niyogi, therein referred to as the "Vendors", Debdeep Neogi therein referred to as "Confirming Party" and Aditri Properties Private Limited therein referred to as the "Purchaser", the Declarant herein, said Smt. Suvra Neogie and Smt. Shukla Niyogi sold transferred and conveyed ALL THAT three storied house constructed on a piece and parcel of land admeasuring an area of 4 cottahs 1 chittaks and 16 sq.ft situated at Municipal Premises No. 48/9





DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
17 AUG 2022



Manoharpukur Road within the limits of Calcutta Municipal Corporation being plots nos."Q" and "N/2" of the Hindusthan Park- Manoharpukur Road- Land Scheme" and being comprised in Holding No. 287 in sub Division P Division VI Dehi Panchannagram, P.S Tollygunge Now Ballygunge District South 24 Parganas, now known as Municipal Premises No. 48/9 , Purna Das Road, Kolkata 700029 along with all the right of easement, appurtenance morefully described in the Schedule mentioned below to Aditri Properties Private Limited by virtue of the said Deed of conveyance dated 26.07.2023 duly registered with District Sub-Registrar-III, Alipore, South 24 Parganas and recorded in Book No. I, Volume No. 1603-2023, Page Nos.307181 to 307202, Being No.160311227 for the year 2023, which for the sake for brevity is hereinafter referred to as the **PRINCIPAL DEED.**

AND WHEREAS some anomalies have been detected upon obtaining the said Principal Deed which cropped up due to inadvertence and the same require correction in the manner hereinafter appearing and to remove the anomalies it has decided to execute and register this Deed of Declaration as hereinafter contained.

AND WHEREAS after the execution and registration of this Deed of Declaration, the said "PRINCIPAL DEED" shall remain in effect.





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17 AUG 2023



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NOW THIS DEED WITNESSETH that the **PRINCIPAL DEED** shall be corrected/modified in the following manner:-

1) At page 12, Para -1, 2nd Line.

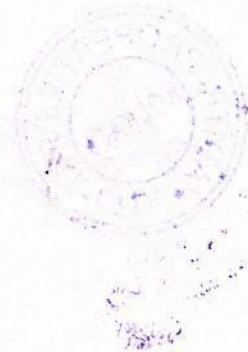
The corrected sum is Rs. 3,30,000,00/- (Rupees Three Crore Thirty Lacs) only.

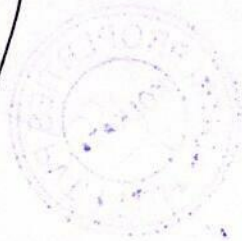
2) At page 12, Table "Memo", 6th Row

The corrected TDS is Rs. 3,30,000/-

3) That the declaration is the part of PRINCIPAL DEED.

4) All other details shall remain same and by this declaration, ownership or physical position will not change in any manner.





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THE SCHEDULE ABOVE REFERRED TO:**(AS PER PRINCIPAL DEED)**

ALL THAT three storied house constructed on a piece and parcel of land admeasuring an area of 4 cottahs 1 chittaks and 16 sq.ft situated at Municipal Premises No. 48/9 Manoharpukur Road within the limits of Calcutta Municipal Corporation being plots nos."Q" and "N/2" of the Hindusthan Park- Manoharpukur Road- Land Scheme" and being comprised in Holding No. 287 in sub Division P Division VI DehiPanchannagram, P.S Tollygunge Now Ballygunge District South 24 Parganas, now known as Municipal Premises No. 48/9, Purna Das Road, Kolkata 700029 along with all the right of easement, appurtenance, being bounded and bounded as follows:-

- ON THE NORTH** : By Premises no. 11C, Hindustan Park Road, Kolkata
- ON THE SOUTH** : By KMC Road namely Purna Das Road, Kolkata
- ON THE EAST** : By Premises no. 49A, Purna Das Road, Kolkata
- ON THE WEST** : By Premises no. 48, Purna Das Road and Premises no. 48/8, Purna Das Road, Kolkata





DISTRICT SUB REGISTRAR-III
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IN WITNESS WHEREOF the Party hereto have set and subscribed its respective hands and seals on the day, month and year first above written.

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


1. Acheli Chatterjee
2/2 A Mahendra Road
Kolkata 700025

2. Bimal K. Das
85A Sarat Bose Road
Kolkata - 26

ADITRI PROPERTIES PVT. LTD.

Shanmoy Chatterjee
Director / Auth. Signatory

DECLARANT


Abhishek Roy
Abhishek Roy
Advocate
Alipore Judges Court
Enrollment No F/2047/1780/2019





DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
17 AUG 2023

SPECIMEN FORM FOR TEN FINGERPRINTS



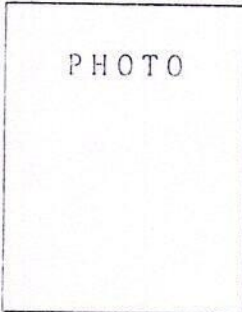
Shantanu Shetty

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



P. Ravikiran Des

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger





DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
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Major Information of the Deed

Deed No :	I-1603-12775/2023	Date of Registration	18/08/2023
Query No / Year	1603-2002092922/2023	Office where deed is registered	
Query Date	16/08/2023 11:44:59 AM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	PRAVAKAR DAS 85A, Sarat Bose Road, Jyoti Vihar, 3rd Floor, Thana : Bhawanipore, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 7501785960, Status :Solicitor firm		
Transaction	Additional Transaction		
[0901] Declaration, Declaration relating to immovable property	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 2,56,16,875/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:4)	Rs. 53/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Purna Das Road, Premises No: 48/9, , Ward No: 086, Holding No:287 Pin Code : 700029

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 1 Chatak 16 Sq Ft		2,38,95,625/-	Property is on Road
Grand Total :				6.7398Dec	0 /-	238,95,625 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3000 Sq Ft.	0/-	17,21,250/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 1000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 1000 Sq Ft.,Residential Use, Cemented Floor. Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 1000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		3000 sq ft	0 /-	17,21,250 /-	



Declarant Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ADITRI PROPERTIES PRIVATE LIMITED 2C, Mahendra Road, City:- , P.O:- Bhowanipore, P.S:-Bhowanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 , PAN No.:: AAxxxxxx8B,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	Mr CHANDAN CHATTERJEE (Presentant) Son of Late Sachindra Kumar Chatterjee 2/2A, Mahendra Road, City:- , P.O:- Bhowanipore, P.S:- Bhowanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: acxxxxx0h, Aadhaar No: 72xxxxxxxx8525 Status : Representative, Representative of : ADITRI PROPERTIES PRIVATE LIMITED (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Pravakar Das Son of Mr Sankar Das Nabagram, City:- , P.O:- Nabagram, P.S:- Shyampur, District:-Howrah, West Bengal, India, PIN:- 711315			
Identifier Of Mr CHANDAN CHATTERJEE			



Endorsement For Deed Number : I - 160312775 / 2023

On 17-08-2023

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

Presented for registration at 15:00 hrs on 17-08-2023, at the Private residence by Mr CHANDAN CHATTERJEE ,

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

Execution is admitted on 17-08-2023 by Mr CHANDAN CHATTERJEE, Director, ADITRI PROPERTIES PRIVATE LIMITED, 2C, Mahendra Road, City:- , P.O:- Bhowanipore, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025

Identified by Mr Pravakar Das, , Son of Mr Sankar Das, Nabagram, P.O: Nabagram, Thana: Shyampur, , Howrah, WEST BENGAL, India, PIN - 711315, by caste Hindu, by profession Service



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 18-08-2023

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 53.00/-

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 4853, Amount: Rs.100.00/-, Date of Purchase: 07/07/2023, Vendor name: Subhankar Das



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 345488 to 345499
being No 160312775 for the year 2023.



Dhar

Digitally signed by Debasish Dhar
Date: 2023.08.21 14:30:56 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/08/21 02:30:56 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)