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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Certified that the document is admitted to registration. The signature sheet/s and the endorsement sheets attached with this document are the part of this document

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17:59am  
[Signature]  
11/6/12

Addl. Dist. Sub-Registrar  
Alipore, South 24 Parganas

11 JUN 2012


**DEED OF DECLARATION**

Ref :-This Declaration is hereby given to the Concern Authority of the Kolkata Municipal Corporation or any other Competent Authority / Authorities having the Jurisdiction over the land measuring about 05 (Five) Cottahs 13 (Thirteen) Chittak 27 (Twenty Seven) Sq. Ft. more or less together-with old dilapidated residential house thereon measuring about 2000 Sq. Ft. situates at Mouza-Baishnabghata, J.L No.-28, comprised of Khatian No-296 appertaining to Dag No. 89 & 87 within the limit of Kolkata Municipal Corporation, Ward No. 100, Premises No 5, Baishnabghata Road, P.S-Jadvapur, Kolkata- 700047 .

This DEED OF JOINT DECLARATION is made on this 11<sup>th</sup> day of JUNE..... 2012 (Two Thousand Twelve) A.D. By and Between :



No. 660 Date 30/5/2012  
Sold to Chopal Chatterjee & Co.  
of 5 Baishnab Ghata Rd 1-47  
Rupees 200

  
Samiran Das  
Stamp Vendor  
Alipore Police Court  
South 24 Pgs., Kol-27



ADDL. DIST. SUB-REGISTRAR  
ALIPORE, SOUTH 24 PGS

11 JUN 2012

Sajal Kumar Bhattacharya  
Advocate,  
Alipore Police Court,  
Kolkata - 700 27

We, jointly 1) CHAPAL CHATTERJEE Son of Late Sishir Kumar Chatterjee, aged about 54 years, By Occupation-Service 2) MINATI CHATTERJEE Daughter of Late Sishir Kumar Chatterjee aged about 57 years, By Occupation-Household duties both By Faith-Hindu, By Nationality-Indian, residing at 5, Baishnabghata Road, P.O-Naktala, P.S-Jadavpur, Kolkata-700047 do hereby solemnly affirm, assure, confirm, ratify and declare as follows :-

1) That, We, the undersigned on the right of inheritance are the absolute Owners, lawfully seized and possessed of or otherwise sufficiently entitled to all that piece and parcel of land measuring 05 (Five) Cottahs 13 (Thirteen) Chittack 27 (Twenty Seven) Sq. Ft more or less together-with old dilapidated residential house thereon measuring about 2000 Sq.Ft. situates at Mouza- Baishnabghata, J.L No-28, comprised of Khatian No-296 appertaining to Dag No 89 & 87 within the limit of Kolkata Municipal Corporation, Ward No.100, Premises No. 5, Baishnabghata Road, P.S-Jadvapur, Kolkata-700047 and a brief recital is hereunder given how the aforesaid landed property devolved to us .

i) Long years before, three full blood brothers namely Nagendranath Chattopadhyay, Jyogendranath Chattopadhyay and Rajendranath Chattopadhyay (all now deceased) all Sons of Late Haran Chandra Chattopadhyay, were the Sixteen Annas recorded owners as per R.O.R of all that areas of land by nature Bagan and Bastu respectively, measuring more or less 77 (Seventy Seven) Decimal at Mouza - Baishnabghata, JL No-28, comprised of C.S Khatian No-296 split up which under C.S Dag No 87, land measuring 36 (Thirty six) Decimal and under C.S Dag No.89 land areas 41 (Forty One) Decimal as reflected in last revisional settlement record, both areas of land are adjacent to each other, now within the limit of Kolkata Municipal Corporation, Ward No.100, Premises No 5, Baishnabghata Road, P.S-Jadvapur, Kolkata-700047 .



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ii) By and under a Bengali Deed of Partition, amongst the legal heirs of Jyogendra Nath Chattopadhyay executed on 27/01/1960 duly registered at the Office of the Sub-Registered of Alipore Sadar, Dist: 24 Parganas and recorded in Book No. 1, Volume No. 11, Pages 201 to 211, Being No. 669 for the year 1960 where the total land described in Schedule- 'Ka' and the land with house achieved by Sishir Kumar Chattopadhyay (now deceased) Son of Late Jyogendra Nath Chattopadhyay as per Schedule- 'Ga' therein reflected as out of total landed areas at Mouza-Baishnabhata, Pargana-Khaspur Medanmalla R.S No.-11, 38, 244, Touji No- 56, 151, JL No-28, under C.S Dag No 89 land by nature 'Bastu' areas measuring  $0.03^{7/18}$  Decimal more or less together-with Pucca House thereon out of total land  $20^{1/3}$  Decimal and under C.S Dag No. 87, land by nature Bagan (adjacent to Pucca House) areas measuring  $0.09^{7/8}$  Decimal out of total land 0.36 Decimal both comprised of C.S Khatian No-296 and thus said Sishir Kumar Chattopadhyay, became the absolute Owner of the Land areas measuring about 0.13263 Decimal or in local measurement 07 Cotthas 13 Chittak 43 Sq.Ft. more or less now within the limit of Kolkata Municipal Corporation, Ward No.100, Premises No. 5, Baishnabhata Road, P.S-Jadvapur, Kolkata-700047 .

iii) That, Sishir Kumar Chatterjee , the father of the declarants died intestate on 26/10/1977 leaving behind him, his 02 (Two) daughters namely a) Minati Chatterjee b) Pranati Chatterjee and 04 (Four) Sons namely c) Safal Chatterjee d) Mrinal Chatterjee e) Shyamal Chatterjee and f) Chapal Chatterjee and it is to mention here that the wife of Sishir Kumar Chatterjee, named Nirupama Chatterjee being predeceased who died intestate on 18/02/1976 at Chittaranjan Hospital .

iv) That, out of the aforesaid legal heirs of the said Sishir Kumar Chatterjee (now deceased) the said Mrinal Chatterjee died intestate on 20/01/1993 at S.S.K.M Hospital Kolkata ; Shyamal Chatterjee died intestate on 04/08/2006 at M.R. Bangur Hospital Kolkata ; Safal Chatterjee died intestate on 13/12/2007 at his residential Place 5,



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Baishnabghata Road, P.O-Naktala, Kolkata- 700047 all sons of Late Sishir Kumar Chatterjee who died intestate in unmarried or bachelor condition at the time of their death and Pranati Chatterjee also died intestate on 14/01/2012 at K.P.C Medical College And Hospital, Jadavpur Kolkata- 700047 who was also the unmarried daughter of Late Sishir Kumar Chatterjee and thus after the demise of the aforesaid full blood brothers and sister of the **Declarants** , We ,the undersigned herein have seized and possessed of with sufficient right and title of the above referred land with house as per Hindu Succession Act. 1956 or Law of Inheritance as the only legal heirs, claimants, survivors and nominees of the above named all deceased.

v) **That, after the Deed of partition, others departed owners took possession of their land a long years ago and as we were busy in work, a small portion of Bagan land was encroach by others Co-Sharers and adjacent neighbors on or after said Partition and some portions of land were left to widen the adjacent road and as per calculation the land area encroached and / or left measuring 02 Cottahs 00 Chittaks 16 Sq. Ft. more or less as per physical measurement. Thus, we, the Declarants are now remained in possession the land area 05 (Five) Cottahs 13 (Thirteen) Chittak 27 (Twenty Seven) Sq. Ft more or less together-with old dilapidated residential house thereon measuring 2000 Sq.Ft. with every right, title, interest and possession thereof, free from all encumbrances whatsoever and a Sketch Plan of the Land owned by us absolutely and lawfully is annexed herewith to be treated as a Part and Parcel for the mutation in the Kolkata Municipal Corporation on the strength of this Deed of Declaration .**

vi) We doth hereby confirm, assure, ratify and expressly state that we, the Declarants are the only legal heirs and therefore joint owners of the above referred land with residential house thereon and there are no other legal heirs, claimants, survivors, co-sharers of the said landed property which is now being enjoyed and possessed by us without any disturbances, interferences, interruption by others or any hindrance thereof all that measuring **05 (Five) Cottahs 13 (Thirteen) Chittack 27 (Twenty Seven) Sq. Ft more or less**





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together-with old dilapidated residential house thereon measuring 2000 Sq. Ft. about situates at Mouza- Baishnabghata, JL No-28, comprised of Khatian No-296 appertaining to Dag No 89 & 87 within the limit of Kolkata Municipal Corporation, Ward No.100, Premises No. 5, Baishnabghata Road, P.S-Jadvapur, Kolkata-700047 .

vii) We, the Declarants shall be lawfully bound for any false or artificial statement given by us and the Kolkata Municipal Corporation and any other authorities under jurisdiction of aforesaid land shall be sufficiently indemnified, keep harmless for the mutation of the said land in our name which was mutated in the Kolkata Municipal Corporation in the name of Sri Chapal Chatterjee (One of the Decalarant herein) and others against **Premises No. 5, Baishnabghata Road** (Mother Premises), Assessee No. 211000300061 to be transferred in the name of **Chapal Chatterjee and Minati Chatterjee, Declarants herein in accordance with inheritance righ** as aforesaid and further to note here that the said Kolkata Municipal Corporation has every right to cancel the said mutation and delete the record that approved in our names if found the statement is false at any stage here-in-after.

viii) **That**, this amendment or reformation of owners' name is very urgent as we, the Present Owners are desirous to erect a new Building thereon demolishing the old decrepit house and shall submit the plan for the construction of a New Building in the aforesaid premises for obtaining the sanction of the same in our names vide application.

ix) **That**, the Present Owners of Premises No. 5, Baishnabghata Road, P.S-Jadvapur, Ward No.100, Kolkata-700047 under the Kolkata Municipal Corporation now belong to Land area 05 (Five) Cottahs 13 (Thirteen) Chittak 27 (Twenty Seven) Sq. Ft more or less, more fully described in the reference above and their surname "Chatterjee" derived from Predecessors' Surname "chattopadhaya" which is same .

x) **That**, there is no civil or criminal suit running or pending and there is no litigation of Civil or Criminal nature over the said land and the Land is free from all encumbrances having a good and fair marketable right and title of the



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Present Owners and the Present Owners shall be lawfully bound if it appears that the land is subject any litigation and The K.M.C. has every right to cancell the transfer of name made on the strength of this Declaration.

The Land of the Premises No. 5, Baishnabghata Road, P.S-Jadvapur, Ward No. 100, P.S.Jadvapur, Kolkata-700047, under The K.M.C within the ownership of the present Owners who are the declarant , claimants and possessors more fully shown in the Plan coloured in "RED" verge line is the part and parcel of this Decalration which is **butted and bounded by:** .

**ON THE NORTH : 4210 mm wide K.M.C Road .**

**ON THE SOUTH : Plot of Sri Samir Roy .**

**ON THE EAST :5/H, Baishnabghata Road .**

**ON THE WEST : 5/1, Baishnabghata Road .**

The above declaration is true and correct to the best of our knowledge and belief and we shall be lawfully bound under this Declaration .

We, the declarants hereto have set and subscribed our respective hands and seal on the day, month and year first above written.

**SIGNED, SEALED AND DELIVERED:**

In the presence of witness at Kolkata - 700047 .

**WITNESS**

1) Tapas Chakraborty  
PO + Jile - Borui  
Dist - 24 Purny Cx  
KOL-154

1. *Chapal Chatterjee*

2) *Abhis Kumar*  
130 Basal main Road  
Garia, KOL-84

2. *Minati Chatterjee*

**SIGNATURE OF THE DECLARANTS**

Drafted by:

*Sajal Kumar Bhattacharyya*  
Sajal Kumar Bhattacharyya,

(Advocate)

Alipore Police Court, Kol-27

Computer Printed by: *Am.*

Avi Chowdhury, Garia, Kolkata - 84
















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ALIPORE, SOUTH 24 PGS

11 JUN 2012

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PHOTO	Left Hand				
	Right Hand				












Name .....

Signature .....

	Thumb	1 <sup>st</sup> finger	middle finger	right finger	small finger	
	Left Hand					
	Right Hand					

Name CHAPAL CHATTERJEE.....

Signature Chapal Chatterjee.....

	Thumb	1 <sup>st</sup> finger	middle finger	right finger	small finger	
	Left Hand					
	Right Hand					

Name MINATI CHATTERJEE.....

Signature Minati Chatterjee.....

	Thumb	1 <sup>st</sup> finger	middle finger	right finger	small finger
PHOTO	Left Hand				
	Right Hand				

Name .....

Signature .....



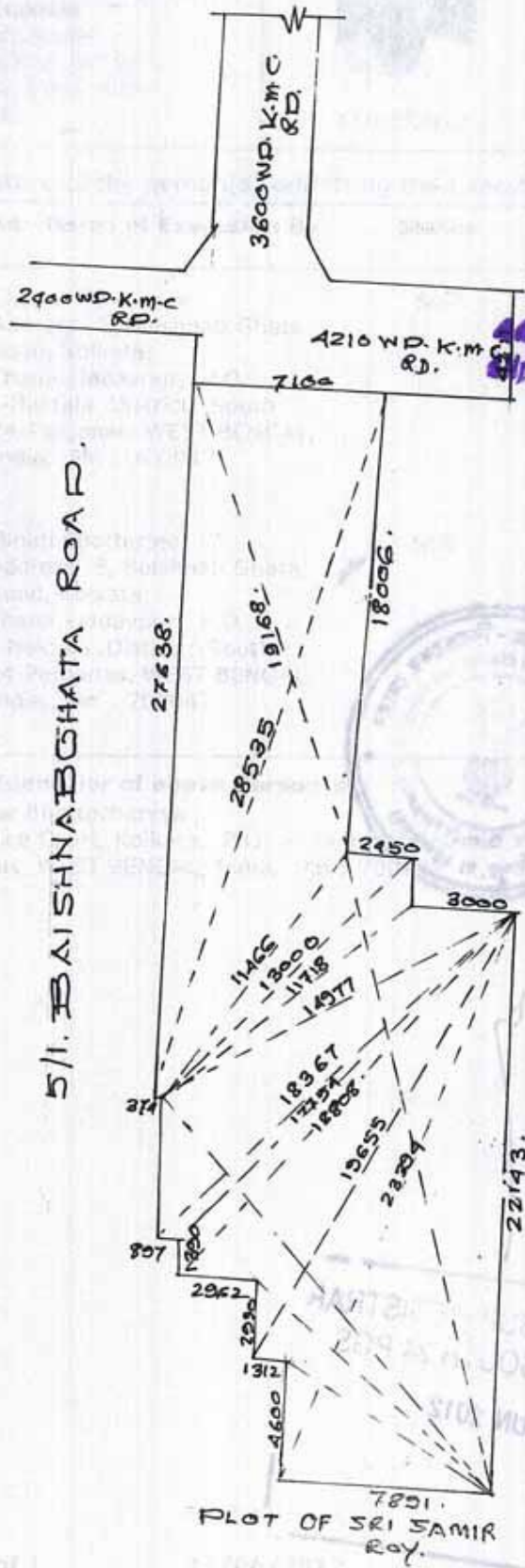
ADDL. DIST. SUB-REGISTRAR  
ALIPORE, SOUTH 24 PGS

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SITE PLAN OF LAND AT MOUZA: BAISHNABGHATA, J.L. No-28, KHATIAN No-296, DAG No-89, 87, AT PREMISES No-5, BAISHNABGHATA ROAD, P.S. JADAYPUR, KOLKATA-700047, UNDER K.M.C. WARD No-100, DIST. 24 PARGANAS.

AREA OF LAND- 5K.13CH.27SFT. (M/L) SHOWN IN RED BORDER.



Handwritten signature and a North arrow pointing upwards.

ADDL. Dist. Sub-Registrar  
Alpore South 24 Parganas

Chapal Chatterjee  
Minati Chatterjee

SIG OF VENDOR.

DRAWN BY:

Handwritten text at the top of the page, including the name 'ALIPORA' and other illegible characters.

ADDL. DIST. SUB-REGISTRAR  
ALIPORA SOUTH 24 PGS





Handwritten text in Hindi: 'मिस्टर चतुर्वेदी' and 'अधीनस्थ'.

ADDL. DIST. SUB REGISTRAR  
ALIPORA, SOUTH 24 PGS  
11 JUN 2012

**Government of West Bengal**  
**Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue**  
**Office of the A.D.S.R. ALIPORE, District- South 24-Parganas**  
**Signature / LTI Sheet of Serial No. 06186 / 2012, Deed No. (Book - I , 04677/2012)**

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Chapal Chatterjee 5, Baishnab Ghata Road, Kolkata, Thana:-Jadavpur, P.O. :-Naktala ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700047	 11/06/2012	 LTI 11/06/2012	Chapal Chatterjee  11.6.2012

II . Signature of the person(s) admitting the Execution at Office.

SI No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Chapal Chatterjee Address -5, Baishnab Ghata Road, Kolkata, Thana:-Jadavpur, P.O. :-Naktala ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700047	Self	 11/06/2012	 LTI 11/06/2012	Chapal Chatterjee
2	Minati Chatterjee Address -5, Baishnab Ghata Road, Kolkata, Thana:-Jadavpur, P.O. :-Naktala ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700047	Self	 11/06/2012	 LTI 11/06/2012	Minati Chatterjee

Name of Identifier of above Person(s)

Sajal Kumar Bhattacharyya  
Alipore Police Court, Kolkata, P.O. :- ,District:-South  
24-Parganas, WEST BENGAL, India, Pin :-700027

Signature of Identifier with Date

Sajal Kumar Bhattacharyya  
11.06.2012



*(Handwritten signature of Arnab Basu)*

(Arnab Basu)  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**Office of the A.D.S.R. ALIPORE**



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Government Of West Bengal  
Office Of the A.D.S.R. ALIPORE  
District:-South 24-Parganas

Endorsement For Deed Number : I - 04677 of 2012  
(Serial No. 06186 of 2012)

On

Payment of Fees:

On 11/06/2012

**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:

Amount By Cash

Rs. 7.00/-, on 11/06/2012

( Under Article : E = 7/- on 11/06/2012 )

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.- /-

Certified that the required stamp duty of this document is Rs.- 10 /- and the Stamp duty paid as: Impresive Rs.- 20/-

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

Presented for registration at 11.59 hrs on :11/06/2012, at the Office of the A.D.S.R. ALIPORE by Chapal Chatterjee , one of the Executants.

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

Execution is admitted on 11/06/2012 by

1. Chapal Chatterjee, son of Late Sishir Kumar Chatterjee , 5, Baishnab Ghata Road, Kolkata, Thana:-Jadavpur, P.O. :-Naktala ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700047, By Caste Hindu, By Profession : Service
2. Minati Chatterjee, daughter of Late Sishir Kumar Chatterjee , 5, Baishnab Ghata Road, Kolkata, Thana:-Jadavpur, P.O. :-Naktala ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700047, By Caste Hindu, By Profession : Others

Identified By Sajal Kumar Bhattacharyya, son of . . . , Alipore Police Court, Kolkata, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700027, By Caste: Hindu, By Profession: Advocate.

( Arnab Basu )  
ADDITIONAL DISTRICT SUB-REGISTRAR

( Arnab Basu )

ADDITIONAL DISTRICT SUB-REGISTRAR





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 21  
Page from 640 to 651  
being No 04677 for the year 2012.



(Arnab Basu) 13-June-2012  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A.D.S.R. ALIPORE  
West Bengal