



पश्चिम बंगाल WEST BENGAL

N 148103

DEED OF DECLARATION

THIS DEED OF DECLARATION is made this the 18th day of February Two Thousand Thirteen (2013) **BETWEEN SMT. ANJALI SHAW**, Wife of Sri Pratap Shaw and Daughter of Sri Sukumar Sengupta, by Nationality - Indian, by faith - Hindu, by Occupation - Housewife, residing at 62, Sahapur Main Road, Police Station Behala, Kolkata - 700038, hereinafter called and referred to as the "**OWNER/VENDOR**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the **ONE PART :**

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

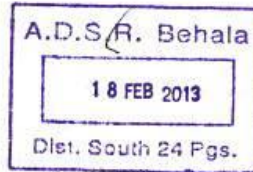
Addl. District Sub-Registrar
Behala, South 24 Parganas

SAG 2/2/13
Page 1007
Name B. C. Sahni (Adv.)
Address A. C. Puri
Tender 50000/-

VAPAN KR. DAS
Notarized Stamp Vendor
Police Court, Bhubaneswar




Biswajit Gupta
S/o Thakur Prasad
22, Nicheal, Dattapada
P.S. Khetagiri
Kot-23
Service.



Certificate of Registration under section 60 and Rule 69.


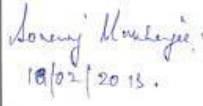
Registered in Book - I
CD Volume number 5
Page from 3002 to 3016
being No 01385 for the year 2013.





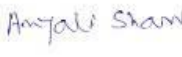





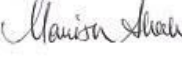

(Asish Goswami) 18-February-2013
ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA
Office of the A.D.S.R. BEHALA
West Bengal

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. BEHALA, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 01430 / 2013, Deed No. (Book - I , 01385/2013)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Someraj Mukherjee 24 E/1, M.N. Sen Lane, Kolkata, Thana:-Regent Park, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700040	 18/02/2013	 LTI 18/02/2013	 18/02/2013.

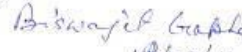
II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Anjali Shaw Address -62, Saha Pur Main Road, Kolkata, Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700038	Self	 18/02/2013	 LTI 18/02/2013	
2	Someraj Mukherjee Address -24 E/1, M.N. Sen Lane, Kolkata, Thana:-Regent Park, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700040	Self	 18/02/2013	 LTI 18/02/2013	
3	Manish Shah Address -4 A, Santosh Roy Road, Kolkata, Thana:-Thakurpukur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700008	Self	 18/02/2013	 LTI 18/02/2013	

Name of Identifier of above Person(s)

Biswajit Gupta
22, Michael Dutta Street, Kolkata, Thana:-Wattgunge,
District:-South 24-Parganas, WEST BENGAL, India, Pin
:-700023

Signature of Identifier with Date


18/02/13



A.D.S.R. Behala
18 FEB 2013
Dist. South 24 Pgs.



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

Endorsement For Deed Number : I - 01385 of 2013
(Serial No. 01430 of 2013)

On 18/02/2013

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 : 23, 4 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 6376.00/-, on 18/02/2013

(Under Article : A(1) = 6369/- ,E = 7/- on 18/02/2013)

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.-5,80,000/-

Certified that the required stamp duty of this document is Rs.- 10 /- and the Stamp duty paid as: Impresive Rs.- 100/-

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

Presented for registration at 13.15 hrs on :18/02/2013, at the Office of the A.D.S.R. BEHALA by Someraj Mukherjee , one of the Claimants.

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

Execution is admitted on 18/02/2013 by

1. Anjali Shaw, wife of Pratap Shaw , 62, Saha Pur Main Road, Kolkata, Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700038, By Caste Hindu, By Profession : House wife
 2. Someraj Mukherjee
Chairman, Prantik Co- Operative Housing Society Ltd., 157, Binova Bhabe Road, Kolkata, Thana:-New Alipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700038.
, By Profession : Others
 3. Manish Shah
Secretary, Prantik Co- Operative Housing Society Ltd., 157, Binova Bhabe Road, Kolkata, Thana:-New Alipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700038.
, By Profession : Others
- Identified By Biswajit Gupta, son of Thakur Prasad, 22, Michael Dutta Street, Kolkata, Thana:-Wattgunge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700023, By Caste: Hindu, By Profession: Service.

(Asish Goswami)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA

Someraj Mukherjee
Anjali Shaw
Manish Shah

Asish Goswami
(Asish Goswami)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA

18/02/2013 13:55:00

EndorsementPage 1 of 1



A.D.S.R. Behala

18 FEB 2013

Dist. South 24 Pgs.

SITE PLAN FOR PRE. NO.- 21 & 22 VINOBA BHAVE ROAD, DAG NO.- 149, KH. NO. 442
 UNDER KH.NO.439.RS.NO. - 179, TOUZI NO. - 93 & 101, J.L. NO.- 08, DIST 24 PGS.(S). MOUZA - SAHAPUR,
 WARD NO.- 119, UNDER K.M.C. (S.S.UNIT)

1. AREA OF LAND - 1K. - 7CH. - 4SFT.

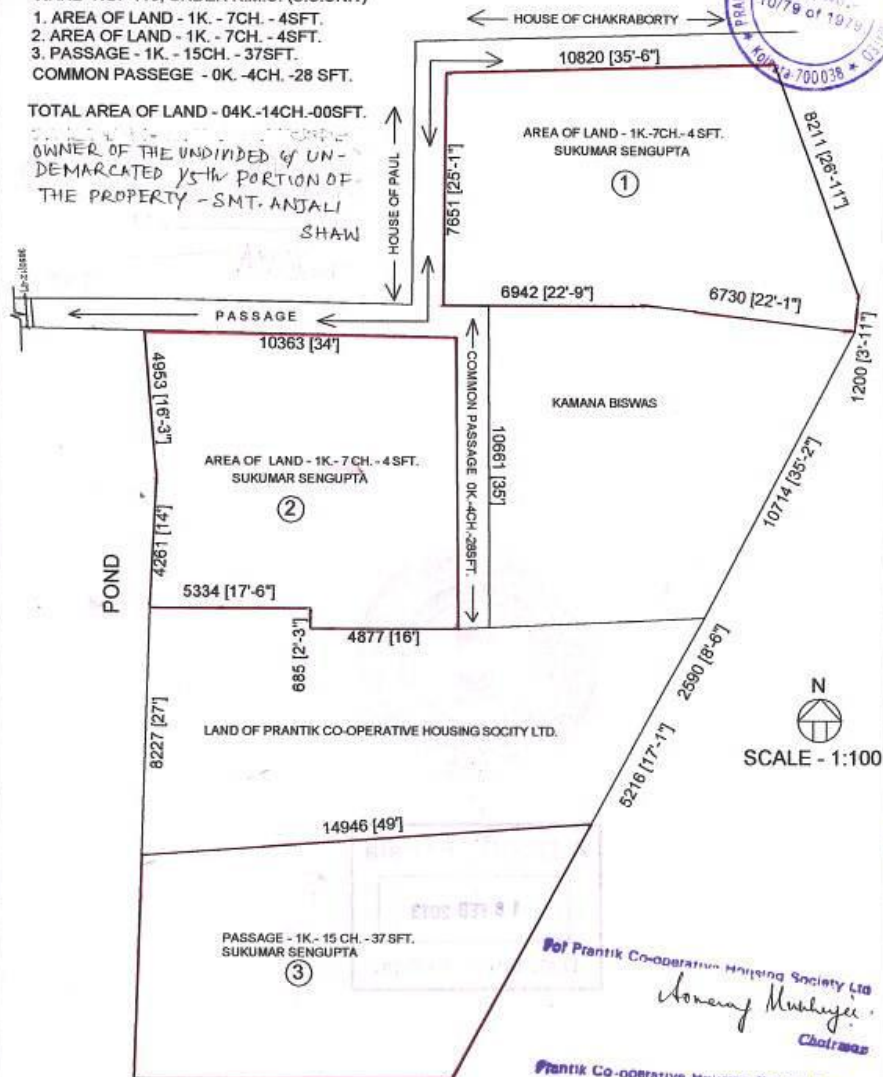
2. AREA OF LAND - 1K. - 7CH. - 4SFT.

3. PASSAGE - 1K. - 15CH. - 37SFT.

COMMON PASSEGE - 0K. - 4CH. - 28 SFT.

TOTAL AREA OF LAND - 04K.-14CH.-00SFT.

OWNER OF THE UNDIVIDED & UN-
 DEMARCATED 1/5th PORTION OF
 THE PROPERTY - SMT. ANJALI
 SHAW



N
 SCALE - 1:100

Anjali Shaw
 SIGNATURE OF VENDER

Prantik Co-operative Housing Society Ltd
 Chairman

Prantik Co-operative Housing Society Ltd

Manisha Shah
 Secretary

SIGNATURE OF PURCHASER



A.D.S.R. Behala

18 FEB 2013

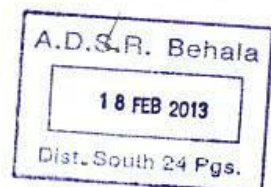
Dist. Sov. P. 24 Pgs.



A N D

PRANTIK CO-OPERATIVE HOUSING SOCIETY LTD., a Society registered under the West Bengal Co-operative Society's Act, 1973 and its Registered No. 10/79 of 1979, having its Office at 157, Binova Bhabe Road, Police Station New Alipore, Kolkata - 700038, represented by its **Chairman SRI SOMERAJ MUKHERJEE**, Son of Sri Chunilal Mukherjee, residing at 24E/1, M. N. Sen Lane, Police Station Regent Park, Kolkata - 700040 and **Secretary SRI MANISH SHAH**, Son of Late J. Shah, residing at 4A, Santosh Roy Road, Police Station Thakurpukur, Kolkata - 700008, hereinafter called and referred to as the **"PURCHASER"** (which expressions shall unless excluded by or repugnant to the context be deemed to mean and include its executors, successors, successors-in-office/interest and assigns) of the **OTHER PART** :

WHEREAS the Owner/Vendor herein sold, transferred and conveyed **ALL THAT** piece or parcel of undivided and undemarcated 1/5th share of land including passages of **ALL THAT** piece or parcel of land measuring 1 Cottahs 7 Chittaks 4 Sq. ft. be the same or a little more or less together with Roof Tile Shed structure having an area of 250 Sq. ft. standing thereon lying and situated at Municipal Premises No. 21, Binoba Bhabe Road, within Ward No. 119 of The Kolkata Municipal Corporation and its Postal No. 66, Sil Thakur Bari Road, Police Station the then Behala now New Alipore, Kolkata - 700038 in the District of South 24 Parganas and **ALL THAT** piece or parcel of land measuring 1 Cottahs 7 Chittaks 4 Sq. ft. be the same or a little more or less together with Roof Tile Shed structure having an area of 250 Sq. ft. standing thereon lying and situated at Municipal Premises No. 22, Binoba Bhabe Road, within Ward No. 119 of The Kolkata Municipal Corporation and its Postal No. 66, Sil Thakur Bari Road, Police Station the then Behala now New Alipore,





Kolkata - 700038 in the District of South 24 Parganas totally measuring 2 Cottahs 14 Chittaks 8 Sq. ft. be the same or a little more or less comprising C. S. Dag No. 324 corresponding to R. S. Dag No. 149 under C. S. and R. S. Khatian No. 442 (within Khatian No. 439) in Mouza - Sahapur, J. L. No. 8, Touzi Nos. 93 and 101, R. S. No. 179, Pargana - Magura, District Sub-Registry Office at Alipore and A.D.S.R. Office at Behala and Police Station the then Behala now New Alipore and within the limit of The Kolkata Municipal Corporation in the District of South 24 Parganas alongwith the right, title, interest and ownership of the Passages measuring 3 Cottahs 5 Chittaks 37 Sq. ft. be the same or a little more or less totally measuring 6 Cottahs 4 Chittaks 0 Sq. ft. be the same or a little more or less together with total Roof Tile Shed Structure having an area of 500 Sq. ft. standing thereon i.e. ALL THAT piece or parcel of undivided and undemarcated land including passages measuring 1 Cottahs 4 Chittaks 0 Sq. ft. together with Roof Tile Shed structure having an area of 100 Sq. ft. standing thereon to PRANTIK CO-OPERATIVE HOUSING SOCIETY LTD., a Society registered under the West Bengal Co-operative Society's Act, 1973 and its Registered No. 10/79 of 1979, having its Office at 157, Binova Bhabe Road, Police Station New Alipore, Kolkata - 700038 by an Indenture dated 15.12.2011 duly registered in the Office of the Additional District Sub-Registrar, Behala, South 24 Parganas and recorded in Book No. I, CD Volume No. 31, Pages from 1074 to 1094, Being No. 11365 for the year 2011 hereinafter called the "PRINCIPAL DEED" and the said total property is shown and delineated in the annexed Plan with Red Border Lines and the said Plan is annexed with the said Principal Deed.

AND WHEREAS after registration of the Indenture, the Purchaser herein measured the said property and found that the area of the said total property is 4 Cottahs 14 Chittaks be the same or a little





more or less in place of total property measuring 6 Cottahs 4 Chittaks be the same or a little more or less as mentioned in the said Indenture dated 15.12.2011.

AND WHEREAS accordingly the Purchaser herein approached the Owner/Vendor herein to correct the area of the property for its future convenience.

AND WHEREAS the Owner/Vendor herein has agreed to correct the area of the land of the said property by executing this Deed of Declaration.

NOW THIS DEED OF DECLARATION WITNESSETH that in the said Indenture i.e. the Principal Deed shall be corrected in the following manner, that is to say:

- a) In Line 4 of Page 2 Para 2 of the Principal Deed the sentence "ownership of passages measuring 3 Cottahs 5 Chittaks 37 Sq. ft." should be written as "ownership of passages measuring 1 Cottah 15 Chittaks 37 Sq. ft."
- b) In Line 2 of Page 3 Para 2 of the Principal Deed the sentence "ownership of the passages measuring 3 Cottahs 5 Chittaks 37 Sq. ft. be the same or a little more or less the totally measuring 6 Cottahs 4 Chittaks 0 Sq. ft. be the same or a little more or less" should be written as "ownership of the passages measuring 1 Cottah 15 Chittaks 37 Sq. ft. be the same or a little more or less the totally measuring 4 Cottahs 14 Chittaks 0 Sq. ft. be the same or a little more or less".
- c) In Line 6 of Page 4 Para 2 of the Principal Deed the sentence "**ALL THAT** piece or parcel of land measuring 6 Cottahs 4 Chittaks 0 Sq. ft. (including passages)" should be written as "**ALL THAT** piece or



A.D.S.R. Behala
18 FEB 2013
Dist. South 24 Pgs.



parcel of land measuring 4 Cottahs 14 Chittaks 0 Sq. ft. (including passages)".

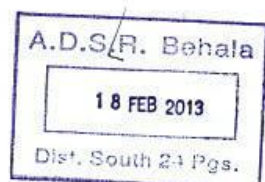
d) In Line 17 of Page 4 Para 2 of the principal Deed the sentence "ALL THAT piece or parcel of land measuring 1 Cottah 4 Chittaks 0 Sq. ft." should be written as "ALL THAT piece or parcel of land measuring 15 Chittaks 27 Sq. ft."

e) In Line 4 of Page 4 Para 3 of the principal Deed the sentence "ALL THAT piece or parcel of land measuring 1 Cottah 4 Chittaks 0 Sq. ft. (including passage)" should be written as "ALL THAT piece or parcel of land measuring 15 Chittaks 27 Sq. ft. (including passage)"

f) In Line 11 of Page 7 of the Principal Deed the sentence "ownership of the passages measuring 3 Cottahs 5 Chittaks 37 Sq. ft. be the same or a little more or less the totally measuring 6 Cottahs 4 Chittaks 0 Sq. ft. be the same or a little more or less" should be written as "ownership of the passages measuring 1 Cottah 15 Chittaks 37 Sq. ft. be the same or a little more or less the totally measuring 4 Cottahs 14 Chittaks 0 Sq. ft. be the same or a little more or less".

g) In Line 15 of Page 7 of the Principal Deed the sentence "i.e. undivided and undemarcated land measuring 1 Cottah 4 Chittaks 0 Sq. ft. (including passage)" should be written as "i.e. undivided and undemarcated land measuring 15 Chittaks 27 Sq. ft. (including passage)".

h) In THE FIRST SCHEDULE ABOVE REFERRED TO: (Description of the total property) the sentence "ownership of the passages measuring 3 Cottahs 5 Chittaks 37 Sq. ft. be the same or a little more or less the totally measuring 6 Cottahs 4 Chittaks 0 Sq. ft. be





the same or a little more or less" should be written as "ownership of the passages measuring 1 Cottah 15 Chittaks 37 Sq. ft. be the same or a little more or less the totally measuring 4 Cottahs 14 Chittaks 0 Sq. ft. be the same or a little more or less".

i) In THE SECOND SCHEDULE ABOVE REFERRED TO: (Description of the property hereby conveyed) the word "ALL THAT piece or parcel of undivided and undemarcated land including passages measuring 1 Cottah 4 Chittaks 0 Sq. ft." should be written as "ALL THAT piece or parcel of undivided and undemarcated land including passages measuring 15 Chittaks 27 Sq. ft. be the same or a little more or less"

That as corrected as aforesaid the Principal Deed shall remain in full force and effect.

A Plan showing the area of the land of the said property as conveyed by the said Principal Deed is attached with this Declaration mentioning the corrected land area.

That the Schedules as corrected is written below :

THE FIRST SCHEDULE ABOVE REFERRED TO :

(Description of the total Property)

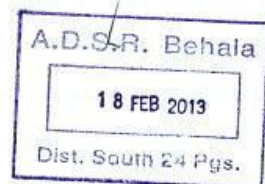
ALL THAT piece or parcel of land measuring 1 Cottahs 7 Chittaks 4 Sq. ft. be the same or a little more or less together with Roof Tile Shed structure having an area of 250 Sq. ft. standing thereon lying and situated at Municipal Premises No. 21, Binoba Bhabe Road, within Ward No. 119 of The Kolkata Municipal Corporation and its Postal No. 66, Sil Thakur Bari Road, Police Station the then Behala



A.D.S.B. Behala
18 FEB 2013
Dist. South 24 Pgs.



now New Alipore, Kolkata - 700038 in the District of South 24 Parganas and ALL THAT piece or parcel of land measuring 1 Cottahs 7 Chittaks 4 Sq. ft. be the same or a little more or less together with Roof Tile Shed structure having an area of 250 Sq. ft. standing thereon lying and situated at Municipal Premises No. 22, Binoba Bhawe Road, within Ward No. 119 of The Kolkata Municipal Corporation and its Postal No. 66, Sil Thakur Bari Road, Police Station the then Behala now New Alipore, Kolkata - 700038 in the District of South 24 Parganas totally measuring 2 Cottahs 14 Chittaks 8 Sq. ft. be the same or a little more or less comprising C. S. Dag No. 324 corresponding to R. S. Dag No. 149 under C. S. and R. S. Khatian No. 442 (within Khatian No. 439) in Mouza - Sahapur, J. L. No. 8, Touzi Nos. 93 and 101, R. S. No. 179, Pargana - Magura, District Sub-Registry Office at Alipore and A.D.S.R. Office at Behala and Police Station the then Behala now New Alipore and within the limit of The Kolkata Municipal Corporation in the District of South 24 Parganas alongwith the right, title, interest and ownership of the Passages measuring 1 Cottahs 15 Chittaks 37 Sq. ft. be the same or a little more or less totally measuring 4 Cottahs 14 Chittaks 0 Sq. ft. be the same or a little more or less together with total Roof Tile Shed Structure having an area of 500 Sq. ft. standing thereon.





THE SECOND SCHEDULE ABOVE REFERRED TO :
(Description of the Property hereby conveyed)

ALL THAT piece or parcel of undivided and undemarcated 1/5th share of land including passages of the total property morefully mentioned in the First Schedule above referred i.e. **ALL THAT** piece or parcel of undivided and undemarcated land including passages measuring 15 Chittaks 27 Sq. ft. together with Roof Tile Shed structure having an area of 100 Sq. ft. standing thereon lying and situated in C. S. Dag No. 324 corresponding to R. S. Dag No. 149 under C. S. and R. S. Khatian No. 442 (within Khatian No. 439) in Mouza - Sahapur, J. L. No. 8, Touzi Nos. 93 and 101, R. S. No. 179, Pargana - Magura, Sub - Registry Office - Behala and Police Station - the then Behala now New Alipore and its Municipal Premises No. 21, Binoba Bhabe Road, within Ward No. 119 of The Kolkata Municipal Corporation and 22, Binoba Bhabe Road, within Ward No. 119 of The Kolkata Municipal Corporation and its Postal No. 66, Sil Thakur Bari Road, Police Station the then Behala now New Alipore, Kolkata - 700038.



A.D.S.R. Behala
18 FEB 2013
Dist. South 24 Pgs.



IN WITNESS WHEREOF the parties hereto have subscribed his hand and seal on the day month and year first above written.

SIGNED AND SEALED AND DELIVERED

By the Party hereto at Kolkata in the presence

of **WITNESSES :**

1. Biswajit Sikdar
178/6 Malabar Hill Road
Kolkata - 700008

2. Biswajit Gupta
22, Pichchal Dulhara
KOL-83

Antali Shaw

SIGNATURE OF THE OWNER/
VENDOR

Prantik Co-operative Housing Society Ltd

Soneraj Mukherjee
Chairman

Prantik Co-operative Housing Society Ltd,

Chandana Sen
Secretary

SIGNATURE OF THE PURCHASER

Drafted by me

Paramahansa

Advocate

Alipore Judges' Court, Kol-27.

Typed by :

Baisakhi Mukherjee
(Baisakhi Mukherjee)

13/A, S.Hari Mukherjee Road, Kol-34.









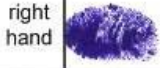




A.D.S.R. Behala
18 FEB 2013
Dist. South 24 Pgs.

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					









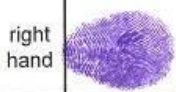




Name

Signature

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	left hand					
	right hand					







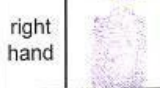




Name Anyali Sharm

Signature Anyali Sharm

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name SOMERAJ MUKHERJEE

Signature Someraj Mukherjee

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name MANISH SHAH

Signature Manish Shah



