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10536/17



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Certifies that the document is admitted for registration. The signature, stamps and the endorsement sheets attached with this document are the part of the instrument.

R. Ghosh
District Sub-Registrar-II
Kolkata, South 24 Parganas

DEED OF DECLARATION

22 NOV 2017 22 NOV 2017

11-40
22/11/17
D. n. 1528/17

THIS **DEED OF DECLARATION** is executed on the 22nd Day of November, 2017 BY **M/s. PROPERTYMEN REALTY PRIVATE LIMITED (PAN AAICP3421F)**, a company incorporated under the provisions of the Companies Act, 2013 having its registered office at Premises No. 626, "HMP House", 4, Fairly Place, 6th Floor, Kolkata - 700001, represented by its Authorized Signatory **Aditi Ghosh (PAN ASXPG7499J)**, daughter of Bishnu Pada Ghosh, by faith - Hindu, by occupation - Service residing at

Propertymen Realty Pvt. Ltd.

Subanwaj
Director

88534

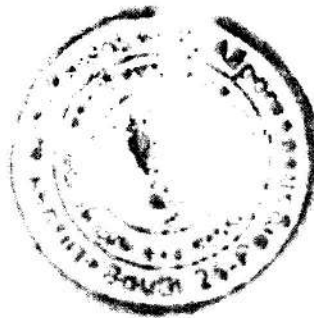
Propertymen Realty (P) Ltd.

58)

NAME.....
 ADD.....
 RS.....
 21 NOV 2017
 SURANJAN MURHERJEE
 Licensed Stamp Vendor
 C. C. Court

A. Fairly Place
Kad -

21 NOV 2017
21 NOV 2017



Identified by me
 Surajya Das
 S/o - A. Das
 Vill - 400 - Salika
 P.S - Diamond Harbour
 Pin - 743018
 Occu - Service

Justice Sub-Registrar-II
 Kolkata, South 24 P.W. Section
 22 NOV 2017

22 NOV 2017

Propertymen Realty Pvt. Ltd.

Sourit Banerjee
 Director

41/2, Shibtala Lane, P.O: Bhadrakali, P.S. Uttarpara, District: Hooghly, PIN: 712232 hereinafter referred to as 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 or successors-in-office and/or assigns):

WHEREAS by a Deed of Conveyance dated 19th April, 2017, the said Declarant hereinabove mentioned had purchased all that land measuring about 3 Cottah 2 Chittak 41 Square Feet land together with 100 Sft. Of pucca structure, situated and lying at R.S. Dag no. 441 under R.S. Khatian no. 698, corresponding to L.R. Dag No: 603 under L.R. Khatiyon No: 386 under Mouza Muradpur, J.L. No. 13, under Premises no: 68 Kalipada Mukherjee Road, under Ward No: 123, Kolkata Municipal Corporation, P.S. Haridebpur (formerly Thakurpukur and Behala), District South 24 Parganas in the state of West Bengal. The said deed was registered in the Office of the District Sub Registrar – II, South 24 Parganas and recorded in Book no. I, Volume no. 1602-2017, pages 86584 to 86615 Being no. 160203082 for the year 2017 hereinafter referred as the **Principal Deed**.

AND WHEREAS in the Principal Deed dated 19th April, 2017 in line no: 11 of 2nd paragraph in page No. 2 Ward No: 123 was written instead of Ward No: 122 due to inadvertent mistake.

AND WHEREAS in the Principal Deed dated 19th April, 2017 in line no: 13 of 2nd paragraph in page No. 3 Ward No: 123 was written instead of Ward No: 122 due to inadvertent mistake.

AND WHEREAS in the Principal Deed dated 19th April, 2017 in line no: 5 of 2nd paragraph in page No. 4 Ward No: 123 was written instead of Ward No: 122 due to inadvertent mistake.

Propertymen Realty Pvt. Ltd.


Director

AND WHEREAS in the Principal Deed dated 19th April, 2017 in line no: 9 of 1st paragraph in page No. 10 Ward No: 123 was written instead of Ward No: 122 due to inadvertent mistake.

AND WHEREAS in the Principal Deed dated 19th April, 2017 in line no: 5 of "The Schedule Above Referred To (Description of the Said Property)" in page No. 13 Ward No: 123 was written instead of Ward No: 122 due to inadvertent mistake.

AND WHEREAS in the Principal Deed dated 19th April, 2017 in line no: 3 of "Site Plan" in page No. 17 Ward No: 123 was written instead of Ward No: 122 due to inadvertent mistake.

AND WHEREAS this typographical error has come to the knowledge of the above said Declarant and the Declarant rectifies the same.

NOW THIS DEED OF DECLARATION WITNESSETH AS FOLLOWS:

That in the Principal Deed dated 19th April, 2017 in line no: 11 of 2nd paragraph in page No. 2, line no: 13 of 2nd paragraph in page No. 3, line no: 5 of 2nd paragraph in page No. 4, line no: 9 of 1st paragraph in page No. 10 and line no: 5 of "The Schedule Above Referred To (Description of the Said Property)" in page No. 13 are declared and read as "Ward No: 122" in place of 'Ward No: 123'.

That no consideration has been paid by the **DECLARANT** for executing this Deed of Declaration.

Propertymen Realty Pvt. Ltd.


Director

IN WITNESSETH WHEREOF the party have hereunto set and subscribed their respective hands and seals this the day month and year first above written.


SIGNED SEALED AND DELIVERED

BY THE ABOVENAMED DECLARANT

IN THE PRESENCE OF:

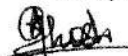
1. SIBATI DED

18, N.C. Chowdhury Road
Kolkata-42

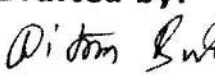
2.  (PRITHA BANERJEE)

D/O MR. SOMNATH BANERJEE
57/1 SIDDHINATH CHATTERJEE ROAD
BEHALA KOLKATA - 700034

Propertymen Realty Pvt. Ltd.


Authorised Signatory
(ADITI GHOSH)

Drafted by:

 F/1122/1343 of 2009

Pitam Dutta

Advocate

High Court, Calcutta

Propertymen Realty Pvt. Ltd.


Director

SPECIMEN FORM FOR TEN FINGERPRINTS



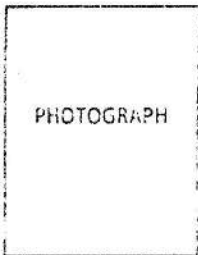
LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



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



LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Propertymen Realty Pvt. Ltd.

Dowry Sawar
Director



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

GVK2393882



নির্বাচকের নাম : অদিতি ঘোষ
Elector's Name : Aditi Ghosh
পিতার নাম : বিষ্ণু পদা ঘোষ
Father's Name : Bishnu Pada Ghosh
লিঙ্গ/Sex : ঙ্গী/ F
জন্ম তারিখ : XX/XX/1984
Date of Birth : XX/XX/1984

Aditi Ghosh

GVK2393882

ঠিকানা:
41/2, শিবতলা লেন, উত্তরপাড়া কোডরং-১০, ভদ্রাকালী,
উত্তরপাড়া, হুগলী- 712232

Address:
41/2, SHIBTALA LANE, UTTARPARA
KOTRUNG-10, BHADRAKALI,
UTTARPARA, HOOGHLY- 712232

Date: 11/02/2013

185-উত্তরপাড়া নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
আধিকারিকের স্বাক্ষরের অনুলিপি
Facsimile Signature of the Electoral
Registration Officer for
185-Uttarpara Constituency

বিভিন্ন পরিবর্তন হলে তখন বিধানসভা সচিবালয় থেকে নতুন কার্ড
সম্পূর্ণ নতুন স্বাক্ষর পরিবেশন করে এবং নতুন কার্ড
পরিবেশনের মাধ্যমে উত্তরপাড়া
In case of change in address mention this Card No.
in the relevant Form for including your name in
the roll at the changed address and to obtain the
card with same number.

Propertyman Realty Pvt. Ltd.

Sourabh Banerjee
Director


 ভারতের নির্বাচন কমিশন
 ELECTION COMMISSION OF INDIA
 FLL3327178

পরিচয় পত্র
IDENTITY CARD



নির্বাচকের নাম সুপ্রিয়া বাগ
Elector's Name Supriya Bag


পিতার নাম রঘুনাথ বাগ
Father's Name Raghunath Bag

লিঙ্গ পুরুষ
Sex M
১.১.২০০৭ এ বয়স ১৯
Age as on 1.1.2007 19

ঠিকানা:
কুমিল্লা, ডাঙ্গা, পাইল পড়া কলিকাতা মহানগর কর্পোরেশন-১৯
১৯৩০০০

Address:
Bhandari, Mistri Para Sarisha Diamondherbari South 2a
Pargana- 743366

নির্বাচক নিয়ন্ত্রন আধিকারিক
Facilitator Signature
Electoral Registration Officer
সিআরও
19-Diamond
১৯৩০০০



Propertymen Realty Pvt. Ltd.

Sourie Banerjee
Director

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA


PROPERTYMEN REALTY PRIVATE
LIMITED

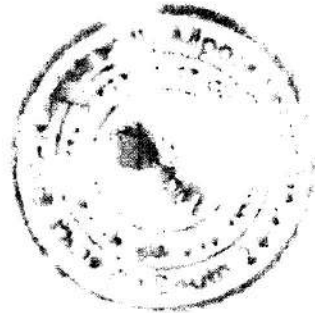
02/11/2015




AAICP3421F

20112015

Propertymen Realty Pvt. Ltd.

Authorised Signatory



Propertymen Realty Pvt. Ltd.


Director

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ADITI GHOSH

BISHNU PADA GHOSH

21/12/1983

Permanent Account Number

ASXPG7499J

Signature



Propertymen Realty Pvt. Ltd.

Director

Add. ward No-122



RECEIVED
Without Verification / Verification
District Sub-Registrar-II
Alipora, South 24 Parganas
Date: 21-11-17

Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	1602-0001598798/2017	Office where deed will be registered
Query Date	21/11/2017 8:40:48 AM	D.S.R. -II SOUTH 24-PARGANAS, District: South 24-Parganas
Applicant Name, Address & Other Details	Propertymen Realty Private Limited Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9836905325, Status :Buyer/Claimant	
Transaction	Additional Transaction	
[0901] Declaration, Declaration relating to immovable property	[4308] Agreement [No of Agreement : 2]	
Set Forth value	Market Value	
	Rs. 30,22,850/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 30/- (Article:4)	Rs. 53/- (Article:E, E, M(b), H)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks		

Land Details :

District: South 24-Parganas, Thana: Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kali Pada Mukherjee Road, Premises No. 68 Pin Code : 700008 ward No-122

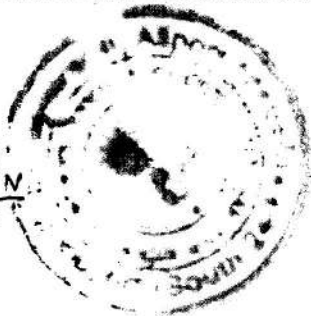
Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		3 Katha 2 Chatak 41 Sq Ft		30,22,850/-	Property is on Road
Grand Total :					5.25021000Dec	0 /-	30,22,850 /-	

Declarant Details :

SI No	Name & address	Status	Execution Admission Details :
1	Propertymen Realty Private Limited .4, Fairly Place, Post Office: GPO, Hare Street, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700001 PAN No. AAICP3421F, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Propertymen Realty Pvt. Ltd.

Aowrubanoz N
Director



Representative Details :

Sl No	Name & Address	Representative of
1	Aditi Ghosh Daughter of Mr Bishnu Pada Ghosh 41/2, Shibtaia Lane, Post Office. Bhadrakali, Uttara para, District:-Hooghly, West Bengal, India, PIN - 712232 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. ASXPG7499J	Propertymen Realty Private Limited (as Authorised Signatory)

Identifier Details :

Name & address
Mr Manoj Mahato Son of Late N Mahato 7B, K.S.Roy Road, Post Office: GPO, Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Identifier Of Aditi Ghosh

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days for e-Payment. Assessed market value & Query is valid for 44 days i.e. upto 04/01/2018 for registration.
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.

Propertymen Realty Pvt. Ltd.


Director

Major Information of the Deed

Deed No :	I-1602-10536/2017	Date of Registration	22/11/2017
Query No / Year	1602-0001598798/2017	Office where deed is registered	
Query Date	21/11/2017 8:40:48 AM	D.S.R. - I I SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	Property Men Realty Private Limited Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9836905325, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[9001] Declaration, Declaration relating to immovable property	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
	Rs 30,22,850/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:4)	Rs. 53/- (Article:E, E, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kali Pada Mukherjee Road, , Premises No. 68

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		3 Katha 2 Chatak 41 Sq Ft		30,22,850/-	Property is on Road
Grand Total :						0/-	30,22,850 /-	

Declarant Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Property Men Realty Private Limited 4, Fairly Place, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AAICP3421F, Status :Organization, Executed by: Representative, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1" style="width: 100%;"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Aditi Ghosh (Presentant) Daugther of Mr Bishnu Pada Ghosh Date of Execution - 22/11/2017, , Admitted by: Self, Date of Admission: 22/11/2017, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td style="text-align: center;">Nov 22 2017 12:28PM</td> <td style="text-align: center;">LTI 22/11/2017</td> <td style="text-align: center;">22/11/2017</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Aditi Ghosh (Presentant) Daugther of Mr Bishnu Pada Ghosh Date of Execution - 22/11/2017, , Admitted by: Self, Date of Admission: 22/11/2017, Place of Admission of Execution: Office					Nov 22 2017 12:28PM	LTI 22/11/2017	22/11/2017
Name	Photo	Finger Print	Signature										
Aditi Ghosh (Presentant) Daugther of Mr Bishnu Pada Ghosh Date of Execution - 22/11/2017, , Admitted by: Self, Date of Admission: 22/11/2017, Place of Admission of Execution: Office													
	Nov 22 2017 12:28PM	LTI 22/11/2017	22/11/2017										

24/11/2017 Query No:-16020001598798 / 2017 Deed No :I- 160210536 / 2017, Document is digitally signed.


Page 12 of 15

Property Men Realty Pvt. Ltd.


Director

41/2, Shibtala Lane, P.O:- Bhadrakali, P.S:- Uttarpara, District:-Hooghly, West Bengal, India, PIN - 712232, Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: ASXPG7499J Status : Representative, Representative of : Propertymen Realty Private Limited (as Authorised Signatory)

Identifier Details :

Name & address	
Mr SUPRIYO BAG Son of Mr R BAG SARISHA, P.O:- DIAMOND HARBOUR, P.S:- Diamond Harbour, District:-South 24-Parganas, West Bengal, India, PIN - 743368, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Aditi Ghosh	22/11/2017
	

Endorsement For Deed Number : I - 160210536 / 2017

On 22-11-2017

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.

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

Presented for registration at 11:40 hrs on 22-11-2017, at the Office of the D.S.R. -II SOUTH 24-PARGANAS by Aditi Ghosh .

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

Execution is admitted on 22-11-2017 by Aditi Ghosh, Authorised Signatory, Propertymen Realty Private Limited, 4, Fairly Place, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001

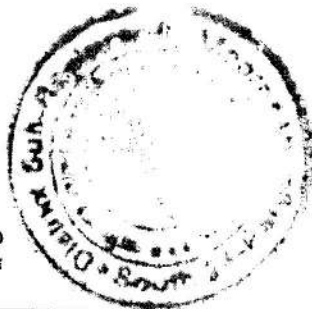
Identified by Mr SUPRIYO BAG, , Son of Mr R BAG, SARISHA, P.O: DIAMOND HARBOUR, Thana: Diamond Harbour, , South 24-Parganas, WEST BENGAL, India, PIN - 743368, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53/- (E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/- and Registration Fees paid by Cash Rs 53/-

Propertymen Realty Pvt. Ltd.


Director



24/11/2017 Query No:-16020001598798 / 2017 Deed No : - 160210536 / 2017, Document is digitally signed.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 30/- and Stamp Duty paid by Stamp Rs 50/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 88534, Amount: Rs.50/-, Date of Purchase: 21/11/2017, Vendor name: Suranjan Mukherjee

Rina Chaudhury

Rina Chaudhury
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Propertymen Realty Pvt. Ltd.

Sourabh Anand
Director



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2017, Page from 316134 to 316148

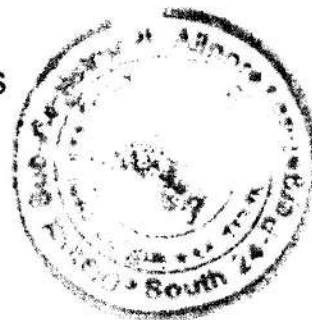
being No 160210536 for the year 2017.



Digitally signed by RINA CHAUDHURY
Date: 2017.11.24 11:22:01 +05:30
Reason: Digital Signing of Deed.

Rina Chaudhury

(Rina Chaudhury) 24/11/2017 11:21:53
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS
West Bengal.



Propertymen Realty Pvt. Ltd.

Sowri Banerjee
Director

(This document is digitally signed.)