

00182

00071/2017

भारतीय गैर न्यायिक

बीस रुपये

रु.20



Rs.20

TWENTY RUPEES

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

certified that the document is submitted for registration. the signature sheets and the endorsement sheets attached with the document are part of this document.

21 AA 425581

[Signature]

District Sub-Registrar & Registrar U/S 7(2) of Registration Act 1908 Alipore, South 24 Parganas

DEED OF DECLARATION 21 FEB 2017

THIS DEED OF DECLARATION is made on this the 21st day of

FEBRUARY Two Thousand Seventeen (2017) AD of the Christian Era


BY

[Handwritten notes]
54616/12

Serial..... 2259 Date 14-02-17
Name..... Rakesh Kumar Chandra & others
Address..... 35, Armenian Street, P.O. & P.S. - Barabazar
Rs..... 20k Kol-700001


A. K. PURKAYASTHA (Stamp Vendor)
Alipore Police Court, Kol-27




District Sub-Registrar &
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
21 FEB 2017

Shishander Datta

s/o - Sri Shyamal Datta

150 Payanabagan, P.O. - Lakshmi

P.S. - Sonarpur, Kol-153

(Service)

PLEASANT HOMES a partnership firm (as per Deed of Reconstituted Partnership dated 1st day of August, 2011), registered under the provisions of Indian Partnership Act, 1932 having its registered office at 35, Armenian Street, P.S. Barra Bazar, P.O. Barra Bazar, Kolkata-700001, represented by its partners:-

- 1) SRI RAKESH KUMAR CHAMRIA, son of Late Ram Niwas Chamria, residing at 35, Armenian Street, P.O. & P.S. Barra Bazar, Kolkata- 700001.
- 2) SRI RAM NIWAS CHAMRIA a hindu undivided family, represented by its Karta Sri Rakesh Kumar Chamria, son of Late Ramniwas Chamria, residing at 35, Armenian Street, P.O. & P.S. Barra Bazar, Kolkata- 700001.
- 3) SRI RAKESH KUMAR CHAMRIA a hindu undivided family, represented by its Karta Sri Rakesh Kumar Chamria, son of Late Ramniwas Chamria, residing at 35, Armenian Street, P.O. & P.S. Barra Bazar, Kolkata- 700001.
- 4) SHIYAJI SILK MILLS PVT. LTD. a company registered under the Companies Act, 1956 having its registration no. CIN-U17299WB1991PTC050791 of 1991 and having its registered office at 35, Armenian Street, P.O. & P.S. Barra Bazar, Kolkata-700001, represented by its one Director SRI RAKESH KUMAR CHAMRIA son of Late Ram Niwas Chamria or Smt. Sweta Chamria, wife of Sri Rakesh Kumar Chamria, all by faith Hindu, all by nationality Indian, all by occupation Business hereinafter all



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District sub-Registrar
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
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A

District sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipour, South 24 Parganas
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are jointly called and referred to as the "OWNERS" occupiers and possessors in connection with the total bastu landed property measuring an area about 18 cottahs 5 chittaks 00 sq.ft. more or less together with 500 sq.ft more or less brick built tiles shed structures standing thereon at Mouza Rajpur, J.L. No. 55, R.S. No. 109, comprised in R.S. Dag No. 625, under the R.S. Khatian No. 554, Touzi No. 251, Pargana Medanmollah, lying within the local Rajpur Sonarpur Municipality being holding no. 62, Netaji Subhas Road, Ward No. 26, within P.S. & ADSR Sonarpur, P.O. Rajpur, Kolkata- 700149, Dist. South 24 Parganas , with all easement right, title, interest, possession and profits thereon free from all sorts of encumbrances.

That in view of the development, construction and erection of residential buildings consisting of several flats on the stated landed properties the within named 4 (four) owners entered into a "Deed of Development Agreement" dated 8th day of March, 2016 which submitted, executed and registered with the office of the DSR- IV, Alipore, South 24 Parganas and kept recorded in its book no. I, volume no. 1604-2016, pages from 39038 to 39087, being no. 160401440 for the year 2016 (hereinafter called the DEED OF DEVELOPMENT AGREEMENT) with one Developer Company M/S VIJAYLAKSHMI ASSOCIATE- represented by its two partners namely:- SRI NARAYAN CHANDRA GHOSH & SRI ANIL CHANDRA GHOSH being as the "PROMOTERS /BUILDERS /DEVELOPERS /CONTRACTORS" thereon and



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District Sub-Registrar-IV
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subsequently the above named 4 (four) owners also have executed, submitted and registered a "DEVELOPMENT POWER OF ATTORNEY" in connection with the said registered Development Agreement and the said Power of Attorney duly executed on 15th day of April, 2016 office of the DSR- IV; Alipore, South 24 Parganas and kept recorded in its book no. I, volume no. 1604-2016, pages from 62243 to 62264, being no. 160402292 for the year 2016 (hereinafter called and referred to as the "DEVELOPMENT POWER OF ATTORNEY").

A) That in the said "DEED OF DEVELOPMENT AGREEMENT" which was registered on 08.03.2016.

i) **R.S. Dag No. 625 (which is correct) mentioned in the following pages & lines:-**

- a) Page No. 3 – 6th & 18th & 27th line.
- b) Page No. 4 – 6th, 18th line & 25th line..
- c) Page No. 5 – 1st & 12th line.
- d) Page No. 6 – 3rd line & 30th line.

ii) **But R.S. Dag No. 652 (which is incorrect due to typographical error) mentioned in the following pages and lines in place of correct R.S. Dag No. 625.**

- a) Page No. 9 – 8th line
- b) Page No. 26 – 11th line]



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District Sub-Registrar-IV
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That after registration of this deed of declaration the correct R.S. Dag No. 625 to be read in pages 9 (8th line) & 26 (11th line) in the said 'DEED OF DEVELOPMENT' registered on 08.03.2016.

B) That in the said "DEVELOPMENT POWER OF ATTORNEY" which was registered on 15.04.2016 (After registration of Development Agreement being no. 160401440 registered on 08.03.2016).

R.S. Dag No. 652 (which is incorrect due to typographical error) mentioned in the following pages & lines:-

- a) Page No. 4 – 19th line.
- b) Page No. 8 – 15th line.

That after registration of this deed of declaration the correct R.S. Dag No. 625 to be read in page 4 (19th line) & 8 (15th line) in the said 'DEVELOPMENT POWER OF ATTORNEY' on 15.04.2016.

That all other matters, words, things, nature and character respectively thereon correct and no change all which written thereon shall remain unchanged (save and except the said R.S. Dag no. aforesaid in the said Development Agreement & Development Power of Attorney).



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District sub-Registrar-IV
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IN WITNESS WHEREOF the within named 4 (four) persons being represented by their nominated, lawful constituted attorney has hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

at Kolkata in the presence of:

WITNESSES:-

- 1) Shishendu Bhatta
150 Poyarabagan,
P.S. Sonarpur.
Kol-153
- 2) Joy Chakraborty
Laskarpur Poyarabagan
Kol-153. P.S. Sonarpur

For PLEASANT HOMES

P. Chandra
Partner

For PLEASANT HOMES

P. Chandra
Partner

For PLEASANT HOMES

P. Chandra
Partner

For PLEASANT HOMES

P. Chandra
Partner

SIGNATURE OF THE OWNERS

Drafted by :

Niranjana Karmada (Adv)
(NIRANJANA KARMADE)
WB/178/1978
Arya Bala Chak
Advocate
ka 27

Typed by me:

Malay Kr. Sau
Malay Kr. Sau
Peyarabagan, P.O. Laskarpur, Kol-153



[Handwritten signature]

District Sub-Registrar
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
21 FEB 2017.

		Thumb	1 st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name

Signature

		Thumb	1 st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name ...RAKESH KUMAR CHANDRA...

Signature ...R. Chandra...

		Thumb	1 st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name

Signature



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District Sub-Registrar - IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
21 FEB 2017



Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	1604-1000054616/2017	Office where deed will be registered
Query Date	21/02/2017 10:35:53 AM	D S R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas
Applicant Name, Address & Other Details	Shirshendu Dutta 450 Peyarabagan, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9831911012, Status :Others	
Transaction	Additional Transaction	
(4305) Other than Immovable Property, Declaration		
Set Forth value	Market Value	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 10/- (Article:4)	Rs. 7/- (Article:E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks		

Declarant Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Pleasant Homes 35 Armenian St, P.O.- Barrabazar, P.S.- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 Status :Organization, Executed by: Representative	Organization	Executed by: Representative
2	Sri Rakesh Kumar Chamria H U F 35 Armenian St, P.O.- Barrabazar, P.S.- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 Status :Organization, Executed by: Representative	Organization	Executed by: Representative
3	Shri Ram Niwas Chamria Son of Late Jaydeb Chamuria 35 Armenian St, P.O.- Barrabazar, P.S.- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Status :Individual, Executed by: Attorney	Individual	Executed by: Attorney
4	Smt Sweta Chamria Director Of Shiyaji Silk Mills Pvt Ltd Wife of Shri Rakesh Kr Chamria 35 Armenian St, P.O.- Barrabazar, P.S.- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of India, Status :Individual, Executed by: Attorney	Individual	Executed by: Attorney
5	Shiyaji Silk Mills Pvt Ltd 35 Armenian St, P.O.- Barrabazar, P.S.- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 Status :Organization, Executed by: Representative	Organization	Executed by: Representative



Attorney Details :

Sl No	Name & Address	Attorney of
1	Shri Rakesh Kumar Chamria Son of Late Ram Niwas Chamria 35 Armenian St, P.O:- Barrabazar, P.S:- Burrobazar, Kolkata, District-Kolkata, West Bengal, India, PIN - 700001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India.	Shri Ram Niwas Chamria, Smt Sweta Chamria Director Of Shiyaji Silk Mills Pvt Ltd

Representative Details :

Sl No	Name & Address	Representative of
1	Shri Rakesh Kumar Chamria Son of Late Ram Niwas Chamria 35 Armenian St, P.O:- Barrabazar, P.S:- Burrobazar, Kolkata, District-Kolkata, West Bengal, India, PIN - 700001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India.	Pleasant Homes (as partner), Sri Rakesh Kumar Chamria H U F (as karta), Shiyaji Silk Mills Pvt Ltd (as director)

Identifier Details :

Name & address	
Shri Shirshendu Dutta Son of Shri Shyamal Dutta 450 Peyarabagan, P.O:- Laskarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700153, Sex Male, By Caste: Hindu, Occupation: Service, Citizen of India. Identifier Of Shri Rakesh Kumar Chamria, Shri Rakesh Kumar Chamria	N

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 23/03/2017) for e-Payment. Assessed market value & Query is valid for 44 days (i.e. upto 06/04/2017) 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. 50,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 1st September 2016.
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.



आयकर विभाग

INCOME TAX DEPARTMENT


RAKESH KUMAR CHAMRIA

RAM NIWAS CHAMRIA

13/08/1975

Permanent Account Number

ABYPC1408K


Signature



भारत सरकार

GOVT. OF INDIA



11062016

R. Chamria

इस कार्ड को खोने / कहीं पर खोपड़ा सुझित करने / खोना :
आयकर पैन सेवा इकाई, एनएसडी एन
5 वीं मंजिल, मास्टर स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, नज्द डीप बंगलाव चौक,
पुणे - 411 016.

*If this card is lost / someone's lost card is found,
please inform / return to :*
Income Tax PAN Services Unit, NSDL,
5th floor, Master Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bangalov Chowk,
Pune - 411 016.

Tel: 91-20-2721 8380, Fax: 91-20-2721 8081
e-mail: itais@nsdl.co.in






Major Information of the Deed

Deed No :	IV-1604-00071/2017	Date of Registration	21/02/2017
Query No / Year	1604-1000054616/2017	Office where deed is registered	
Query Date	21/02/2017 10:35:53 AM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Shirshendu Dutta 450 Peyarabagan, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9831911012, Status :Others		
Transaction	Additional Transaction		
[4305] Other than Immovable Property, Declaration			
Set Forth value	Market Value		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 20/- (Article:4)	Rs. 7/- (Article:E)		
Remarks			

Declarant Details :

Sl No	Name,Address,Photo,Finger print and Signature
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4	Smt Sweta Chamria Director Of Shiyaji Silk Mills Pvt Ltd Wife of Shri Rakesh Kr Chamria 35 Armenian St, P.O:- Barrabazar, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Status :Individual, Executed by: Attorney
5	Shiyaji Silk Mills Pvt Ltd 35 Armenian St, P.O:- Barrabazar, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 Status :Organization, Executed by: Representative



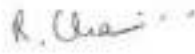
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Rakesh Kumar Chamria Son of Late Ram Niwas Chamria Date of Execution - 21/02/2017, , Admitted by: Self, Date of Admission: 21/02/2017, Place of Admission of Execution: Office			
		Feb 21 2017 12:56PM	LTI 21/02/2017	21/02/2017




35 Armenian St, P.O:- Barrabazar, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Attorney, Attorney of : Shri Ram Niwas Chamria, Smt Sweta Chamria Director Of Shiyaji Silk Mills Pvt Ltd

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri Rakesh Kumar Chamria Son of Late Ram Niwas Chamria Date of Execution - 21/02/2017, , Admitted by: Self, Date of Admission: 21/02/2017, Place of Admission of Execution: Office			
		Feb 21 2017 12:56PM	LTI 21/02/2017	21/02/2017
35 Armenian St, P.O:- Barrabazar, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : Pleasant Homes (as partner), Sri Rakesh Kumar Chamria H U F (as karta), Shiyaji Silk Mills Pvt Ltd (as director)				

Identifier Details :

Name & address	
Shri Shirshendu Dutta Son of Shri Shyamal Dutta 450 Peyarabagan, P.O:- Laskarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700153, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Shri Rakesh Kumar Chamria, Shri Rakesh Kumar Chamria	
	21/02/2017

Endorsement For Deed Number : IV - 160400071 / 2017

On 21-02-2017

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 12:54 hrs on 21-02-2017, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Shri Rakesh Kumar Chamria .

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

Execution is admitted on 21-02-2017 by Shri Rakesh Kumar Chamria, director, Shiyaji Silk Mills Pvt Ltd, 35 Armenian St, P.O:- Barrabazar, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001; karta, Sri Rakesh Kumar Chamria H U F, 35 Armenian St, P.O:- Barrabazar, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001; partner, Pleasant Homes, 35 Armenian St, P.O:- Barrabazar, P.S:- Burrobazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001

Identified by Shri Shirshendu Dutta, , Son of Shri Shyamal Dutta, 450 Peyarabagan, P.O: Laskarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by profession Service

Executed by Attorney

Execution by Shri Rakesh Kumar Chamria, , Son of Late Ram Niwas Chamria, 35 Armenian St, P.O: Barrabazar, Thana: Burrobazar, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Business as the constituted attorney of 1. Shri Ram Niwas Chamria 35 Armenian St, P.O: Barrabazar, Thana: Burrobazar, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, 2. Smt Sweta Chamria Director Of Shiyaji Silk Mills Pvt Ltd 35 Armenian St, P.O: Barrabazar, Thana: Burrobazar, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001 is admitted by him

Identified by Shri Shirshendu Dutta, , Son of Shri Shyamal Dutta, 450 Peyarabagan, P.O: Laskarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by profession Service


Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 7/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10/- and Stamp Duty paid by Stamp Rs 20/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 2259, Amount: Rs.20/-, Date of Purchase: 14/02/2017, Vendor name: A K Purakayastha


Tridip Misra
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - IV

Volume number 1604-2017, Page from 1301 to 1315

being No 160400071 for the year 2017.



Digitally signed by TRIDIP MISRA
Date: 2017.02.21 19:25:42 +05:30
Reason: Digital Signing of Deed.

(Tridip Misra) 21/02/2017 19:25:41
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)