

1367

1


1281/2020



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AC 923370

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


Additional District Sub-Registrar,
Garia South 24 Parganas

6 MAR 2020

DEED OF DECLARATION

THIS DECLARATION made on this 6th day of March
2020 (Two Thousand Twenty).

4967 05-03-2020
S. K. Khatun
High Court

Samin Das
Stamp Vendor
Alipore Police Court
South 24 Parganas



Samin Deb Nath
s/o: Jogen Deb Nath
Garia Tatul barua
Kot = 84.

Additional District Sub-Registrar,
Garia South 24 Parganas

06 MAR 2020

occupation: Business

DILIP NATH MUKHOPADHYAY, (PAN: ABKPN3518R), son of Late Atal Behari Nath Mukhopadhyay, by occupation – Retired, by Nationality – Indian, residing at – 7/8, Brajamohan Mondal Road (Purba Rajpur), P.O. – Santoshpur, P.S. – Survey Park, Kolkata - 700075, hereinafter called and referred to as the **LAND OWNER** as his constituted attorney **THIKANA REALITY**, a proprietorship firm having its registered office at Srinagar Main Road, P.O. – Panchasayar, P.S. – Sonarpur, Kolkata - 700094 and represented by its proprietor namely **SRI GOPAL DAS, (PAN AIFPD6346P)** Son of Late Madhusudan Das, by Occupation - Business, residing at B1 Sreenagar, Dhalua Road, P.S.- Sonarpur, District South 24 Parganas, Kolkata- 700152. **DEVELOPER** herein (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, representatives, administrators and assigns) of the Declarant herein.

WHEREAS the said land owner has got a plot of land measuring more or less 3 Cottahs Bastu land along with 100 sq.ft. tiles shed by virtue of a Gift Deed, being Deed No. 02491 for the year of 2016 at the office of ADSR Garia from one Smt. Manjusree Debi alies Manjusree Majumder, Daughter of Late Atal Beharia Nath Mukhopadhyay.



Additional District Sub-Registrar,
Garia South 24 Parganas

06 MAR 2020

AND WHEREAS said Landowner hereto absolutely seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of land admeasuring an area of **3 Cottahs Bastu land along with 100 sq.ft. tiles shed lying and situate at** Mouza – Tentulberia, J.L. No.44, R.S. Dag No.49 under R.S. Khatian No.194, Khanda Khatian No. 451, L.R. Dag No. 54, L.R. Khatian No. 1446, present L.R. Khatian No. 3724 under Police Station Sonarpur at present Narendrapur, District Sub-Registry office IV, Alipore in the District of South 24 Parganas within the limits of Rajpur Sonarpur Municipality, **Holding No. 944, Ward No.01** and more particularly described in the Schedule “A” written hereunder.

AND WHEREAS the said land owner has executed a development agreement on 05.02.2020. the said development agreement has recorded being Book No. 1, Volume No. 1629 - 2020, Pages 24486 to 24523, being deed no. 162900568 for the year of 2020. at ADSR Garia. But due to typographical mistake of the said development agreement of page no. **3**, para no. **3**, line no. **8**, **holding no. 994 has written wrongly instead of holding no. 944** and Previous L.R. Khatian No. has written 1446 in page number 3, para number 3, of the said development agreement at present L.R. Khatian No. the name of the land owner namely Dilip Nath Mukhopadhyay is 3724 and page no. **6**, line no. **6**, **holding no. 994 has written wrongly instead of**

holding no. 944 and Previous L.R. Khatian No. has written 1446 in page number 6, para number 1, line number no. 3 has written of the said development agreement at present L.R. Khatian No. the name of the land owner namely Dilip Nath Mukhopadhyay is 3724 page no. **19**, para no. **3**, line no. **8**, **holding no. 994 has written wrongly instead of holding no. 944.** and Previous L.R. Khatian No. has written 1446 in page number 19, para number 3 line no. 5 of the said development agreement so, at present L.R. Khatian No. the name of the land owner namely Dilip Nath Mukhopadhyay is 3724.

AND WHEREAS the said land owner has got the said land by virtue of Gift Deed but due to typographical mistake of the said development agreement being deed number 568/20 at ADSR Garia page no. **5**, para no. **4**, line no. **1** has written wrongly that the said land owner has got the said land by purchasing. So actually the said land owner has got the said land by virtue of the gift deed, being deed no. 02491 for the year 2016 at the office of ADSR Garia.

AND WHEREAS the said land owner has executed a development power of attorney on 07.02.2020. the said development power of attorney has recorded being Book No. 1, Volume No. 1629-2020, Pages 42371 to 42394, being deed no. 162901177 for the year of 2020. at ADSR Garia. But due to typographical mistake of the said development power of attorney of page no. **2**, para no. **2**, line no. **9**, **holding no. 994 has written wrongly instead of holding no. 944** and L.R. Khatian

has mentioned the said development power of attorney page no. 2, para no. 2, line no. 6 has mentioned Previous L.R. Khatian No. has written 1446 in page number 2, para number 2, of the said development power of attorney at present L.R. Khatian No. the name of the land owner namely Dilip Nath Mukhopadhyay is 3724 and page no. 3, para no. 1, line no. 9 **holding no. 994 has written wrongly instead of holding no. 944** and Previous L.R. Khatian No. has written 1446 in page number 3, para number 1, line no. 5 of the said development power of attorney at present L.R. Khatian No. the name of the land owner namely Dilip Nath Mukhopadhyay is 3724 page no. 4, line no. 1, **holding no. 994 has written wrongly instead of holding no. 944** page no. 10, para no. 1, line no. 10, **holding no. 994 has written wrongly instead of holding no. 944**. So the actual holding no. is **944** and Previous L.R. Khatian No. has written 1446 in page number 10, para number 1, of the said development power of attorney at present L.R. Khatian No. the name of the land owner namely Dilip Nath Mukhopadhyay is 3724. So, present L.R. Khatian of the said plot of the land is 3724.

AND WHEREAS the others points and land area and allocation of said development agreement being deed no. 0568/2020, at ADSR Garia, and being development power of attorney no. 1177/ 2020, at ADSR Garia, will be unchanged. ✓

THE FIRST SCHEDULE "A" ABOVE REFERRED TO (LAND)

ALL THAT piece and parcel of **3 Cottahs Bastu land along with 100 sq.ft. tiles shed lying and situate at** Mouza – Tentulberia, J.L. No.44, R.S. Dag No.49 under R.S. Khatian No.194, Khanda Khatian No. 451, L.R. Dag No. 54, previous

L.R. Khatian No. 1446, at present 3724 under Police Station Sonarpur at present Narendrapur, District Sub-Registry office IV, Alipore in the District of South 24 Parganas within the limits of Rajpur Sonarpur Municipality, **Holding No. 944, Ward No.01**, butted and bounded by :

- ON THE NORTH** : 12ft. wide common passage
- ON THE SOUTH** : Land of Sufal Majumder & Sanat De
- ON THE EAST** : Plot of R.S. Dag No. 49
- ON THE WEST** : Land of Ajay Chanda

IN WITNESS WHEREOF the parties hereto have executed these presents on the day, month and year first above written.

SIGNED SEALED AND DELIVERED

At Kolkata in the presence of:


Witnesses:

1. *Samir Deb Nath*
Gracia Tatal baria
KOL = 84.


**CONSTITUTED ATTORNEY OF
DILIP NATH MUKHOPADHYAY**

2. *Swagan Kumar Samanta*
Dhalua, P.S. - Sonarpur
Kolkata - 700152

Signature of the Land Owner as his
Constitute Attorney / Declarent
THIKANA REALITY


Proprietor
Signature of the Developer

Drafted by :

Subhendu Kumar Hota
Subhendu Kumar Hota
Advocate
High Court, Calcutta
E N No. F/1077/921 of 1999

Type by :

C. Das
C. Das
10, Old Post Office Street, Kolkata -700 001



भारत सरकार
GOVERNMENT OF INDIA



GOVERNMENT

Gopal Das
Date of Birth/DOB: 20/09/1967
Male/ MALE



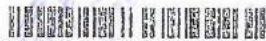
4825 4566 5081

আমার আধার, আমার পরিচয়



भारत सरकार
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address
S/O Madhusudan Das, B1, Sree NAGAR
DHALUA ROAD, DHALUA WEST, RAJPUR
SONARPUR, South 24 Parganas,
West Bengal - 700152



1947
1000 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1047,
Bangalore-560 001

THIKANA REALITY

Proprietor

आयकर विभाग
INCOMETAX DEPARTMENT

GOPAL DAS
MADHUSUDAN DAS
20/09/1967
Permanent Account Number
AIFPD6346P

Gopal Das
Signature

भारत सरकार
GOVT. OF INDIA

664
B
KOL6742



Income Tax Department, Government of India
Income Tax Section, Serdang, Unit 111/12,
Plot No. 1, Sector 12, Gurgaon, Haryana
New Delhi - 110 012

Gopal Das
Signature

[Signature]
Signature

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

DILIP NATH MUKHOPADHYAY
ATAL BEHARI NATH
10/11/1942

Permanent Account Number
ABKPN3518R

Dilip Nath Mukhopadhyay

Signature



In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTITSI
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लीटाए :
आयकर पैन सेवा यूनिट, यूटीआई, प्लॉट नं. 3, सेक्टर 11, एम सी डी बेलपुर,
नवी मुंबई-400 614

Dilip Nath Mukhopadhyay

THIKANA REALITY

[Signature]
Proprietor



भारत सरकार
GOVERNMENT OF INDIA



নাম : অটম মুখার্জী
Dilig Nath Mukherjee
পিতা : অটম নাথ মুখার্জী
Father : ATAE NATH MUKHERJEE
জন্ম বর্ষ : Year of Birth : 1957
পুরুষ : Male



8665 3471 8782

স্বাক্ষর : সাধারণ মানুষের অধিকার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



Address
7/B B.M. MONDAL ROAD
Santoshpur S/O
Santoshpur Kolkata West
Bengal 700075

Dilip Nath Mukherjee

THIKANA REALTY

[Signature]
Proprietor

भारत सरकार
GOVERNMENT OF INDIA

प्रवीण देवनाथ
Samir Debnath
जन्म तारीख / DOB: 08/07/1975
पुरुष / MALE



3879 8013 5556



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:












S/O: योगेश देवनाथ,
तेतुलबेडिया पश्चिम पार्सा,
राजपुर सोनारपुर (एम),
दक्षिण २४ परगना,
पश्चिम बंग - 700084

Address:

S/O: Jogen Debnath, TANTULBERIA
PASCHIM PARA, Rajpur Sonarpur
(M), South 24 Parganas,
West Bengal - 700084

3879 8013 5556

Samir Debnath

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


Name GOPAL DAS

Signature 

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

Name

Signature

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

Name

Signature

Major Information of the Deed

Deed No :	I-1629-01281/2020	Date of Registration	06/03/2020
Query No / Year	1629-1000426810/2020	Office where deed is registered	
Query Date	04/03/2020 3:36:01 PM	A.D.S.R. GARIA, District: South 24-Parganas	
Applicant Name, Address & Other Details	Subhendu Kumar Hota Srinagar Main Road,Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 700094, Mobile No. : 8017220092, Status :Advocate		
Transaction	Additional Transaction		
[0901] Declaration, Declaration relating to immovable property			
Set Forth value	Market Value		
Rs. 1,00,000/-	Rs. 40,50,001/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:4)	Rs. 7/- (Article: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:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Srinagar Main Road, Mouza: Tentulbedia, , Holding No:994 JI No: 44, Pin Code : 700084

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-54 (RS :-)	LR-1446	Bastu	Bastu	3 Katha	1,00,000/-	40,50,001/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
Grand Total :					4.95Dec	1,00,000 /-	40,50,001 /-	




Declarant Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Dilip Nath Mukhopadhyay Son of Late Atal Behari Nath Mukhopadhyay 7/8, Brajamohan Mondal Road, Purba Rajpur, P.O:- Santoshpur, P.S:- Jadavpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700075 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ABKPN3518R,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney
2	Thikana Realty B 1, Sreenagar, Dhalua Road, P.O:- Dhalua, P.S:- Sonarpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700152 , PAN No.:: AIFPD6346P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative




Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Gopal Das (Presentant) Son of Late Madhusudan Das Date of Execution - 06/03/2020, , Admitted by: Self, Date of Admission: 06/03/2020, Place of Admission of Execution: Office	 <small>Mar 6 2020 3:25PM</small>	 <small>LTI 06/03/2020</small>	 <small>06/03/2020</small>
Proprietor, Thikana Realty , Srinagar Main Road, P.O:- Panchasayar, P.S:- Sonarpur, Kolkata, District:- South 24-Parganas, West Bengal, India, PIN - 700094 , B1, Sreenagar, Dhalua Road, P.O:- Dhalua, P.S:- Sonarpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700152, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AIFPD6346P,Aadhaar No Not Provided by UIDAI Status : Attorney, Attorney of : Mr Dilip Nath Mukhopadhyay				

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Gopal Das Son of Late Madhusudan Das Date of Execution - 06/03/2020, , Admitted by: Self, Date of Admission: 06/03/2020, Place of Admission of Execution: Office	 <small>Mar 6 2020 3:25PM</small>	 <small>LTI 06/03/2020</small>	 <small>06/03/2020</small>
B 1, Sreenagar , Dhalua Road, P.O:- Dhalua, P.S:- Sonarpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700152, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, ,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Thikana Realty (as Proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Samir Debnath Son of Mr Jogen Debnath Garia Tentulberia, P.O:- Garia, P.S:- Sonarpur, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700084	 <small>06/03/2020</small>	 <small>06/03/2020</small>	 <small>06/03/2020</small>
Identifier Of Mr Gopal Das, Mr Gopal Das			

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Srinagar Main Road, Mouza: Tentulbedia, Holding No:994 JI No: 44, Pin Code : 700084

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 54, LR Khatian No:- 1446	Owner: সন্ধ্যা দেবী, Gurdian: অটল বিহার দা, Address: নিজ, Classification: বাস্তু, Area: 0.08000000 Acre,	Mr Dilip Nath Mukhopadhyay

Endorsement For Deed Number : I - 162901281 / 2020

On 06-03-2020

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 13:59 hrs on 06-03-2020, at the Office of the A.D.S.R. GARIA by Mr Gopal Das .,

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

Execution is admitted on 06-03-2020 by Mr Gopal Das, Proprietor, Thikana Realty (Sole Proprietorship), B 1, Sreenagar, Dhalua Road, P.O:- Dhalua, P S:- Sonarpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700152

Identified by Mr Samir Debnath, , Son of Mr Jogen Debnath, Garia Tentulberia, P.O: Garia, Thana: Sonarpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Business

Executed by Attorney

Execution by Mr Gopal Das, Proprietor, Thikana Realty (Sole Proprietorship), Srinagar Main Road, P.O:- Panchasayar, P.S:- Sonarpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700094 as the constituted attorney of Mr Dilip Nath Mukhopadhyay 7/8, Brajamohan Mondal Road, Purba Rajpur, P.O: Santoshpur, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700075 is admitted by him

Identified by Mr Samir Debnath, , Son of Mr Jogen Debnath, Garia Tentulberia, P.O: Garia, Thana: Sonarpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Business

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 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 4967, Amount: Rs.100/-, Date of Purchase: 05/03/2020, Vendor name: Samiran Das



Debasish Dhar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2020, Page from 45005 to 45022
being No 162901281 for the year 2020.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2020.03.06 16:28:35 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2020/03/06 04:28:35 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
West Bengal.

(This document is digitally signed.)