

4899/19

I-4687/2019



5

19/11/19
1240

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

29AB 975422

Q-1-240084/19

Verified that the document in addition to registration. The signature sheet and endorsement appears attached to the document as a part of the document.

Additional District Sub-Registrar
Bachchan, 24, P.O. (A)

19 NOV 2019

DECLARATION

THIS DEED OF DECLARATION made at Kolkata on this the 19th day of November, Two Thousand Nineteen (2019) of the **Christian Era**,

Continued.....P/2

MAA BHABATARINI UDYOG
Soreen Swosh
Partner

by (1) **SRI. DEBABRATA BHATTACHARYA [PAN:BYCPB5938D]**, son of both Late Nirmal Chandra Bhattachajee and Gita Bhattacharjee, by faith - Hindu, by occupation - retired person, by nationality - Indian, residing at 17 K.P Mukherjee Road, P.O : Dakshineswar, P.S : Belgharia, Kolkata - 700 076, Dist. North 24 Parganas, West Bengal, India, (2) **SRI. SUJAN SARKAR [PAN:ATTPS1688L]**, son of Late Samir Sarkar, by faith - Hindu, by occupation - business, by nationality - Indian, residing at 38/2/A A.C Banerjee Road, P.O : Ariadaha, P.S : Belgharia, Kolkata - 700 057, Dist. North 24 Parganas, West Bengal, India and (3) **SRI. SOUVIK GHOSH [PAN:APQPG0772A]**, son of Sri. Parimal Ghosh, by faith - Hindu, by occupation - business, by nationality - Indian, residing at P-31 Tagore Park, P.O : Ariadaha, P.S : Belgharia, Kolkata - 700 056, Dist. North 24 Parganas, representative of **M/S MAA BHABATARINI UDYOG [PAN:ABIFM5226D]**, a partnership firm, mainly engaged in the business of development & promotion of land and building, having it's principal place of business at 38/2/A A.C Banerjee Road, P.O : Ariadaha, P.S : Belgharia, Kolkata - 700 057, Dist. North 24 Parganas, consisting of partners namely (i) **SRI. CHANDAN ALI ANSARI [PAN:AYQPA4755J]**, son of Sri. Kalamuddin Ansari, by faith - Islam, by occupation - business, by nationality - Indian, residing at 7 No. Phari Bagan, P.O: Kamarahati, P.S : Belgharia, Kolkata - 700 058, Dist. North 24 Parganas, West Bengal, India (ii) **SRI. PRASUN BANERJEE [PAN:AGZPB4614J]**, son of Sri. Rabindra Nath Banerjee, by faith - Hindu, by occupation - business, by nationality - Indian, residing at 41/29 A.C Banerjee Road, P.O : Ariadaha, P.S : Belgharia, Kolkata - 700 057, Dist. North 24 Parganas, West Bengal, India (iii) **SRI. SUJAN SARKAR [PAN:ATTPS1688L]**, son of Late Samir Sarkar, by faith - Hindu, by occupation - business, by nationality - Indian, residing at 38/2/A A.C Banerjee Road, P.O : Ariadaha, P.S : Belgharia, Kolkata - 700 057, Dist. North 24 Parganas, West Bengal, India and (iv) **SRI. SOUVIK GHOSH [PAN:APQPG0772A]**, son of Sri. Parimal Ghosh, by faith - Hindu, by occupation - business, by nationality - Indian, residing at P-31 Tagore Park, P.O : Ariadaha, P.S : Belgharia, Kolkata - 700 056, Dist. North 24 Parganas, West Bengal, India and herein after to be collectively called, referred and recognized to as the "**DECLARANTS**", (which terms or expression shall unless excluded by or repugnant to the context be deemed to include their heirs, executors, administrators, legal representatives and assigns).

WHEREAS SRI. DEBABRATA BHATTACHARYA [PAN:BYCPB5938D], son of both Late Nirmal Chandra Bhattachajee and Late Gita Bhattacharjee, by faith - Hindu, by occupation - retired person, by nationality - Indian, residing at 17 K.P Mukherjee Road, P.O : Dakshineswar, P.S : Belgharia, Kolkata - 700 076, Dist. North 24 Parganas, West Bengal, India, the

MAA BHABATARINI UDYOG
Souvik Ghosh
 Partner

declarant no. (1) herein along with other co-owners of **ALL THAT** piece and parcel of bastu land admeasuring 0.0875 acre , be the same a little bit of more or less , presently lying and situated at premise no. 17 K.P Mukherjee Road , P.O : Dakshineswar , P.S : Belgharia , Kolkata - 700 076 , Dist. North 24 Parganas , West Bengal , India , comprised in Mouza - Dakshineswar , R.S Dag No. 556 , Plot No. 735 , present Khaitian Nos. 502 , 589 , 861 , 907 , 1571 and 2364 , J.L No. 4 , R.S No. 1 , present ward No. 12 and Holding No.559 of Kamarahati Municipality along with a old puca residential house building on and over the said property of above description , executed following registered indenture as on 22/04/2019 in favor of said **M/S MAA BHABATARINI UDYOG [PAN:ABIFM5226D]** , a partnership firm , mainly engaged in the business of development & promotion of land and building , having it's principal place of business at 38/2/A A.C Banerjee Road , P.O : Ariadaha , P.S : Belgharia , Kolkata - 700 057 , Dist. North 24 Parganas , registered at the office of the Additional District Sub - Registrar, Belgharia , Dist. North 24 Paraganas , herein after to be collectively referred to as "**PRINCIPAL DEEDS**" , in respect of property of above description , herein after to be referred to as the "**SAID PROPERTY**" , more fully and particularly described in the schedule written hereunder,

Sl.No.	Nature of Indenture	Book No.	Volume No.	Pages	Deed No.	Deed year
1	Development Agreement	I	1526-2019	62011 to 62056	152601667	2019
2	Development power of attorney	I	1526-2019	62952 to 62988	152601936	2019

AND WHEREAS in the said registered Development Agreement dated: 22/04/2019 , at line no. 2 of paragraph no. 5 in page no 4 , the date of death of Sri. Nil Madhab Bhattacharya was written as 22/02/2019 in place of 07/03/2019 and also at line no. 2 of paragraph no. 6 in page no.3 of said cited registered Development Power of Attorney dated : 22/04/2019 , the date of date of death of Sri. Nil Madhab Bhattacharya was written as 22/02/2019 in place of 07/03/2019 because of typographical mistake.

AND WHEREAS all these the typographical errors as stated herein above has come to the knowledge of the above said "**DECLARANTS**" after the registration of said "**PRINCIPAL DEEDS**" , hence , executed this indenture to rectify all those errors as stated herein above.

MAA BHABATARINI UDYOG

Souvik Guosh
Partner

NOW THIS DEED OF DECLARATION WITNESSETH AS FOLLOWS :

That in the said registered Development Agreement dated: 22/04/2019 , at line no. 2 of paragraph no. 5 in page no 4 , the date of death of Sri. Nil Madhab Bhattacharya was written as 22/02/2019 in place of 07/03/2019 and also at line no. 2 of paragraph no. 6 in page no.3 of said cited registered Development Power of Attorney dated : 22/04/2019 , the date of death of Sri. Nil Madhab Bhattacharya was written as 22/02/2019 in place of 07/03/2019 because of typographical mistake , are rectified/corrected hereby by this "**DEED OF DECLARATION**".

That as rectified/corrected as aforesaid , the "**PRINCIPAL DEEDS**" shall remain in full force and effect.

That this indenture shall be the integral part of said "**PRINCIPAL DEEDS**" dated : 22/04/2019 for all purposes.

THE SCHEDULE ABOVE REFERRED TO :
[Description of "**SAID PROPERTY**"]

ALL THAT PICE AND PARCLE bastu land admeasuring 0.0875 acre , be the same a little bit of more or less , presently lying and situated at premise no. 17 K.P Mukherjee Road , P.O : Dakshineswar , P.S : Belgharia , Kolkata - 700 076 , Dist. North 24 Parganas , West Bengal , India , comprised in Mouza - Dakshineswar , R.S Dag No. 556 , Plot No. 735 , present Khaitian Nos. 502 , 589 , 861 , 907 , 1571 and ~~2364~~ , J.L No. 4 , R.S No. 1 , present ward No. 12 and Holding No.559 of Kamarahati Municipality along with a old puca residential house building on and over the said property of above description which is butted and bounded as follows :-

ON THE NORTH : By 16' wide K.P Mukherjee Road.

ON THE SOUTH : By vacnt land of Sri. Shyamal Roy.

ON THE EAST : By property and house of Sri. Biswanath Samanta.

ON THE WEST : By property of Smt. Laxmi Ghosh.

MAA BHABATARINI UDYOG
Laxmi Ghosh.
Partner

IN WITNESS WHEREOF WE, the "DECLARANT" herein , have hereto set and subscribed hand and seal on this 19th day of November , Two Thousand Nineteen (2019) of the Christian Era.

Signature of "DECLARANTS"

1. *Janus Chatterjee*
Bijayan
Kolkata - 700056.

2. *Prati Chatterjee*
33 Kail Bazar, Kolkata

1. *Debabrata Bhattacharya*
[DEBABRATA BHATTACHARYA]

MAA BHABATARINI UDYOG

2. *Sujan Sarkar*
[SUJAN SARKAR]

MAA BHABATARINI UDYOG

Souvik Ghosh
Partner

2. _____
[SOUVIK GHOSH]

Drafted by ,

Partha Sarathi Datta
Partha Sarathi Datta , Advocate ,
High Court, Calcutta,
Kolkata - 700 001,
F/695/2013

MAA BHABATARINI UDYOG
Souvik Ghosh
Partner

Major Information of the Deed

Deed No. :	I-1526-04687/2019	Date of Registration	19/11/2019 .
Query No / Year	1526-1000240084/2019	Office where deed is registered	
Query Date	18/11/2019 4:40:17 PM	A.D.S.R. Belghoria, District: North 24-Parganas	
Applicant Name, Address & Other Details	Partha Sarathi Datta High Court, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8777010133, Status : Advocate		
Transaction	Additional Transaction		
[0901] Declaration, Declaration relating to immovable property			
Set Forth value	Market Value		
Rs. 7/-	Rs. 47,91,870/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 10/- (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: North 24-Parganas, P.S:- Belgharia, Municipality: ARIADHA KAMARHATI, Road: K.P. Mukherjee Road, Mouza: Dakshineswar, Premises No: 17, JI No: 4, Pin Code : 700076


Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-556	RS-502	Bastu	Bastu	0.01458 Acre	1/-	7,88,645/-	Width of Approach Road: 16 Ft.,
L2	RS-556	RS-589	Bastu	Bastu	0.01458 Acre	1/-	7,88,645/-	Width of Approach Road: 16 Ft.,
L4	RS-556	RS-907	Bastu	Bastu	0.01458 Acre	1/-	7,88,645/-	Width of Approach Road: 16 Ft.,
TOTAL :					4.374Dec	3 /-	23,65,935 /-	

District: North 24-Parganas, P.S:- Belgharia, Municipality: ARIADHA KAMARHATI, Road: K.P. Mukherjee Road, Mouza: Dakshineswar, Premises No: 17, , Ward No: 12 JI No: 4, Pin Code : 700076

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L3	RS-556	RS-861	Bastu	Bastu	0.01458 Acre	1/-	7,88,645/-	Width of Approach Road: 16 Ft.,
L6	RS-556	RS-2364	Bastu	Bastu	0.01458 Acre	1/-	7,88,645/-	Width of Approach Road: 16 Ft.,
TOTAL :					2.916Dec	2 /-	15,77,290 /-	

District: North 24-Parganas, P.S:- Belgharia, Municipality: ARIADHA KAMARHATI, Road: K.P. Mukherjee Road, Mouza: Dakshineswar, Premises No: 17, , Ward No: 12, Holding No: 559 JI No: 4, Pin Code : 700076



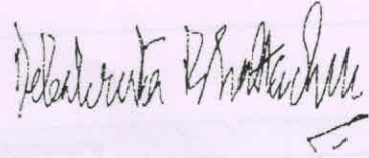
Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L5	RS-556	RS-1571	Bastu	Bastu	0.01458 Acre	1/-	7,88,645/-	Width of Approach Road: 16 Ft.,
Grand Total :					8.748Dec	6 /-	47,31,870 /-	


 MAA BHABATARINI UDYOG
 Partner



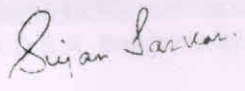
Structure Details :


Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
On Land L1, L2, L3, L4, L5, L6	200 Sq Ft.	1/-	60,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tiles Shed, Extent of Completion: Complete				
Total :	200 sq ft	1/-	60,000 /-	

Declarant Details :



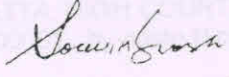
Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr Debabrata Bhattacharya Son of Late Nirmal Chandra Bhattacharjee Executed by: Self, Date of Execution: 19/11/2019 , Admitted by: Self, Date of Admission: 19/11/2019 ,Place : Office	 19/11/2019	 LTI 19/11/2019	 19/11/2019
17 K P Mukherjee Road, P.O:- Dakshineswar, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700076 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: BYCPB5938D,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/11/2019 , Admitted by: Self, Date of Admission: 19/11/2019 ,Place : Office				
2	Maa Bhabatarini 38/2/A A C BANERJEE ROAD, P.O:- ARIADaha, P.S:- Belghoria, District:-North 24-Parganas, West Bengal, India, PIN - 700057 , PAN No.:: ABIFM5226D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr SUJAN SARKAR Son of Late SAMIR SARKAR Date of Execution - 19/11/2019 , , Admitted by: Self, Date of Admission: 19/11/2019, Place of Admission of Execution: Office	 Nov 19 2019 12:53PM	 LTI 19/11/2019	 19/11/2019


MAA BHABATARINI UDYOG
 Partner

8/2/ A A C BANERJEE ROAD, P.O:- ARIADHA, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700057, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ATTPS1688L,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Maa Bhabatarini (as PARTNER)

Name	Photo	Finger Print	Signature
Mr SOUVIK GHOSH (Presentant) Son of Mr PARIMAL GHOSH Date of Execution - 19/11/2019, , Admitted by: Self, Date of Admission: 19/11/2019, Place of Admission of Execution: Office	 Nov 19 2019 12:54PM	 LTI 19/11/2019	 19/11/2019
P - 31 TAGORE PARK, P.O:- ARIADHA, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700056, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: APQPG0772A,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Maa Bhabatarini (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr PARTHA SARATHI DATTA Son of Late SANKAR LAL DATTA HIGH COURT, P.O:- G P O, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001	 19/11/2019	 19/11/2019	 19/11/2019
Identifier Of Mr Debabrata Bhattacharya, Mr SUJAN SARKAR, Mr SOUVIK GHOSH			


Endorsement For Deed Number : I - 152604687 / 2019

Conditions of Admissibility(Rule 45,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 12:45 hrs on 19-11-2019, at the Office of the A.D.S.R. Belghoria by Mr SOUVIK GHOSH

MAA BHABATARINI UDYOG

 Partner

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

Execution is admitted on 19/11/2019 by Mr Debabrata Bhattacharya, Son of Late Nirmal Chandra Bhattacharjee, 17 K Mukherjee Road, P.O: Dakshineswar, Thana: Belghoria, , North 24-Parganas, WEST BENGAL, India, PIN - 700076, by caste Hindu, by Profession Retired Person

Identified by Mr PARTHA SARATHI DATTA, , Son of Late SANKAR LAL DATTA, HIGH COURT, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 19-11-2019 by Mr SUJAN SARKAR, PARTNER, Maa Bhabatarini, 38/2/A A C BANERJEE ROAD, P.O - ARIADHA, P.S:- Belghoria, District:-North 24-Parganas, West Bengal, India, PIN - 700057

Identified by Mr PARTHA SARATHI DATTA, , Son of Late SANKAR LAL DATTA, HIGH COURT, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 19-11-2019 by Mr SOUVIK GHOSH, PARTNER, Maa Bhabatarini, 38/2/A A C BANERJEE ROAD, P.O:- ARIADHA, P.S:- Belghoria, District:-North 24-Parganas, West Bengal, India, PIN - 700057

Identified by Mr PARTHA SARATHI DATTA, , Son of Late SANKAR LAL DATTA, HIGH COURT, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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 10/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 42724, Amount: Rs.10/-, Date of Purchase: 25/02/2019, Vendor name: Mousumi Ghosh

Saikat Patra

Saikat Patra

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Belghoria**

North 24-Parganas, West Bengal

MAA BHABATARINI UDYOG
Souvik Ghosh
Partner

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

Execution is admitted on 19/11/2019 by Mr Debabrata Bhattacharya, Son of Late Nirmal Chandra Bhattacharjee, 17 K Mukherjee Road, P.O: Dakshineswar, Thana: Belghoria, , North 24-Parganas, WEST BENGAL, India, PIN - 700076, by caste Hindu, by Profession Retired Person

Identified by Mr PARTHA SARATHI DATTA, , Son of Late SANKAR LAL DATTA, HIGH COURT, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 19-11-2019 by Mr SUJAN SARKAR, PARTNER, Maa Bhabatarini, 38/2/A A C BANERJEE ROAD, P.O:- ARIADHA, P.S:- Belghoria, District:-North 24-Parganas, West Bengal, India, PIN - 700057

Identified by Mr PARTHA SARATHI DATTA, , Son of Late SANKAR LAL DATTA, HIGH COURT, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 19-11-2019 by Mr SOUVIK GHOSH, PARTNER, Maa Bhabatarini, 38/2/A A C BANERJEE ROAD, P.O:- ARIADHA, P.S:- Belghoria, District:-North 24-Parganas, West Bengal, India, PIN - 700057

Identified by Mr PARTHA SARATHI DATTA, , Son of Late SANKAR LAL DATTA, HIGH COURT, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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 10/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 42724, Amount: Rs.10/-, Date of Purchase: 25/02/2019, Vendor name: Mousumi Ghosh

Saikat Patra

Saikat Patra
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Belghoria
North 24-Parganas, West Bengal

MAA BHABATARINI UDYOG
Souvik Ghosh
Partner

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1526-2019, Page from 154789 to 154809
being No 152604687 for the year 2019.



Digitally signed by SAIKAT PATRA
Date: 2019.11.19 15:54:32 +05:30
Reason: Digital Signing of Deed.

Patra

(Saikat Patra) 19-11-2019 15:54:07
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Belghoria
West Bengal.

(This document is digitally signed.)