DEED OF DECLARATION

DECLARANT - SRI DEBRAJ DE

DRAFTED BY:

Mr. Kalipada Charan,

Advocate,

1171, Purba Sinthee Road (Fakir Ghosh Place), Sagarika Apartment, Flat No. 2, Dum Dum, Kolkata – 700 030.



পশ্চিমৰুগ पश्चिम बंगाल WEST BENGAL

03AB 115960

1506/26

Certified that the decrement is registration. The Signature Sheat and endowsmont Sheat Administration the document are the partial sevenocument.

Additional District Sub-Registres
Compore, Dum Dum, 24-Pgs. (North)

2 4 AUG 2016

DECLARATION

I, SRI DEBRAJ DE (having Pan BZFPD9721C), son of Sri Dipak De, by faith - Hindu, by nationality - Indian, by occupation - Business, residing at Premises No. 3, Shyamnagar Road, Post Office - Bangur Avenue, Police Station - Dum Dum, Kolkata - 700 055, District - North 24 Parganas, do hereby solemnly affirm and declare as follows:-

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and the second of the belongs of

Kalipada Charan
Advocate
Sealdah Court Complex
Bar Association, 2nd Floor
Room No.-201 Kolkata-700 014

THE ADDITIONAL STATE OF THE AD

Addi.District Sub-Regisfra-Considere Duni-Duni 24 Pas de 2 4 AUG 2016

- THAT one Smt. Jyoti Bhattacharjee and Sri Debasish Bhattacharjee, wife and son respectively of Sri Sudhir Bhattacharjee were the absolute Owners of ALL THAT piece or parcel of a plot of bastu land hereditaments and premises containing by estimation an area of 11 (eleven) Cottahs 04 (four) Chittacks 23 (twenty three) Sq.ft. be the same a little more or less together with an old structure thereon including all easement rights and appurtenances thereto lying situate at and being Municipal Holding No. 242, Dum Dum Cossipore Road (old Holding No. 311, Dum Dum Cossipore Road), Kolkata 700 074 also known as Premises No. 225, Dum Dum Cossipore Road, Kolkata 700 074 at Mouza Bagjola, J. L. No. 21, R. S. No. 68, Touzi No. 182, Pargana Kalikata comprised in C. S. Dag Nos. 638 & 639 appertaining to C. S. Khatian No. 184 corresponding to R. S. Dag No. 3173 appertaining to R. S. Khatian No. 184 under the Police Station of Dum Dum within the limits of South Dum Dum Municipality in the District of North 24-Parganas free from all encumbrances whatsoever.
- (b) THAT by virtue of a Deed of Gift dated 12th day of August, 2010 duly registered in the Office of the Additional Registrar of Assurances- II at Kolkata in Book No. I, C D Volume No. 31, Pages 4453 to 4466, Being No. 09980 for the year 2010, the said Smt. Jyoti Bhattacharjee in consideration of natural love and affection indefeasibly granted, transferred, assigned and assured ALL THAT piece or parcel of the plot of bastu land hereditaments and premises containing by estimation an area of 05 (five) Cottahs 10 (ten) Chittacks 11.5 (eleven point five) Sq.ft. be the same a little more or less together with 500 Sq.ft. old structure thereon including all easement rights and appurtenances thereto being the undivided 50% share of the said land measuring an area of 11 (eleven) Cottahs 04 (four) Chittacks 23 (twenty three) Sq.ft. together with 1500 Sq.ft. old structure thereon lying situate at and being Municipal Holding No. 242, Dum Dum Cossipore Road (old Holding No. 311, Dum Dum Cossipore Road), Kolkata - 700 074 also known as Premises No. 225, Dum Dum Cossipore Road, Kolkata - 700 074 at Mouza - Bagjola, J. L. No. 21, R. S. No. 68, Touzi No. 182, Pargana -Kalikata comprised in C. S. Dag Nos. 638 & 639 appertaining to C. S. Khatian No. 184 corresponding to R. S. Dag No. 3173 appertaining to R. S. Khatian No. 184 under the Police Station of Dum Dum within the limits of South Dum Dum Municipality in the District of North 24-Parganas particularly mentioned and described in the Schedule thereunder written unto



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2 4 AUG 2016

and in favour of her said only son Sri Debasish Bhattacharjee free from all encumbrances whatsoever.

THAT thereafter by virtue of a Deed of Conveyance dated 15th day of February, 2016 duly registered in the office of the Additional District Sub Registrar at Cossipore Dum Dum in Book No. I, C. D. Volume No. 1506-2016, Pages 54696 to 54731, Being No. 150601297 for the year 2016, the said Sri Debasish Bhattacharjee indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned ALL THAT piece or parcel of the said plot of bastu land hereditaments and premises containing by estimation an area of 11 (eleven) Cottahs 04 (four) Chittacks 23 (twenty three) Sq.ft. but on physical measurement it stands to an area of 11 (eleven) Cottahs 12 (twelve) Chittacks 39 (thirty nine) Sq.ft. be the same a little more or less together with 1500 Sq.ft. cemented flooring old tin shed structures thereon including all easement rights and appurtenances thereto lying situate at and being Municipal Holding No. 242, Dum Dum Cossipore Road (old Holding No. 311, Dum Dum Cossipore Road), Kolkata - 700 074 presently known as Premises No. 225, Dum Dum Cossipore Road, Kolkata -700 074 at Mouza - Bagjola, J. L. No. 21, R. S. No. 68, Touzi No. 182, Pargana - Kalikata comprised in C. S. Dag Nos. 638 & 639 appertaining to C. S. Khatian No. 184 corresponding to R. S. Dag No. 3173 appertaining to R. S. Khatian No. 184 under the Police Station of Dum Dum within the limits of South Dum Dum Municipality in Ward No. 10, Additional District Sub Registration Office at Cossipore Dum Dum in the District of North 24-Parganas particularly mentioned and described in the Schedule thereunder written and more clearly delineated in the sketch Map or Plan annexed thereto unto and in favour of myself the Declarant herein Sri Debraj De free from all encumbrances, liens, lispendens, attachments, claims and demands in any manner whatsoever and after purchase of the said land and demolition of the existing structure thereon a physical measurement has been duly made and after measurement of the said land it stood to an area of 11 (eleven) Cottahs 07 (seven) Chittacks 15 (fifteen) Sq.ft. be the same a little more or less and it is mentioned herewith that the actual physical measurement of the said land was faulty before registration of the Deed of Conveyance dated 15th day of February, 2016 as there were scattered structures and bushes therein the said land.



Addi. District Sub- Registrations Dum-Dum 24 Pgs 00

THAT thus I, the Declarant herein, Sri Debraj De became the sole and absolute Owner and seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT piece or parcel of the said plot of bastu land hereditaments and premises containing by estimation an area of 11 (eleven) Cottahs 07 (seven) Chittacks 15 (fifteen) Sq.ft. be the same a little more or less including all easement rights and appurtenances thereto lying situate at and being Municipal Holding No. 242, Dum Dum Cossipore Road (old Holding No. 311, Dum Dum Cossipore Road), Kolkata - 700 074 also known as Premises No. 225, Dum Dum Cossipore Road, Kolkata - 700 074 at Mouza - Bagjola, J. L. No. 21, R. S. No. 68, Touzi No. 182, Pargana -Kalikata comprised in C. S. Dag Nos. 638 & 639 appertaining to C. S. Khatian No. 184 corresponding to R. S. Dag No. 3173 appertaining to R. S. Khatian No. 184 under the Police Station of Dum Dum within the limits of South Dum Dum Municipality in Ward No. 10 in the District of North 24-Parganas particularly mentioned and described in the Schedule hereunder written.

2. THAT I, the Declarant herein, do hereby declare that after verification of the said original Deed of Conveyance dated 15th day February, 2016 certain mistakes and inaccuracies have accidentally and inadvertently crept in the said Deed of Conveyance and which require rectification in the manner hereinafter appearing:-

NOW THIS DEED WITNESSES that the said Deed of Conveyance will be rectified and corrected in the following manner:-

- (a) In Page No. 10, Para No. 2, Line No. 6 of the said Deed of Conveyance after Holding ID No. 10795 insert the sentence "also mutated his name in the records of the concerned B. L. & L. R. office under Modified Khatian No. 104 corresponding to New Khatian No. 1243 (modified)".
- (b) In Page No. 10, Para No. 3, Line No. 15 of the said Deed of Conveyance after No. 184 insert the words "corresponding to Modified Khatian No. 104 appertaining to New Khatian No. 1243 (modified)".
- (c) In Page No. 15 in the Schedule, Line No. 13 of the said Deed of Conveyance after R. S. Khatian No. 184 insert the words "corresponding to Modified Khatian No. 104 appertaining to New Khatian No. 1243 (modified)".



Addi.District Sub- Registration Consipore Dum-Dum 24 Pgs page 2 4 AUG ZUIb

THAT I, the Declarant herein, further do hereby declare that the other contents and identification of the property in the said Deed of Conveyance shall remain unchanged and unaltered.

- THAT this Declaration will be treated as a part of the said Deed of Conveyance dated 15th day of February, 2016.
- THAT no civil or criminal suit is pending before any court against or in connection therewith the said land and the said land is free from all encumbrances therein.

The statements made above all are true to the best of my knowledge and belief.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of a plot of bastu land hereditaments and premises containing by estimation an area of 11 (eleven) Cottahs 07 (seven) Chittacks 15 (fifteen) Sq.ft. be the same a little more or less togetherwith 1500 Sq.ft. cemented flooring old tin shed structures thereon including all easement rights and appurtenances thereto lying situate at and being Municipal Holding No. 242, Dum Dum Cossipore Road (old Holding No. 311, Dum Dum Cossipore Road), Kolkata - 700 074 presently known as Premises No. 225, Dum Dum Cossipore Road, Kolkata - 700 074 at Mouza - Bagjola, J. L. No. 21, R. S. No. 68, Touzi No. 182, Pargana - Kalikata comprised in C. S. Dag Nos. 638 & 639 appertaining to C. S. Khatian No. 184 corresponding to R. S. Dag No. 3173 appertaining to R. S. Khatian No. 184 corresponding to Modified Khatian No. 104 appertaining to New Khatian No. 1243 (modified) under the Police Station of Dum Dum within the limits of South Dum Dum Municipality in Ward No. 10, Additional District Sub-Registration Office at Cossipore Dum Dum in the District of North 24-Parganas and butted and bounded in the manner as follows :-

ON THE NORTH: Partly by existing (G+IV) stored building and

partly by existing - II storied building;

ON THE SOUTH: Partly by 65'-0" wide Dum Dum Cossipore Road

and partly by others Property;

ON THE EAST : By 18'- 0" wide Road;

ON THE WEST : By 14'- 10" wide Road.

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Addl.District Sub- Registration Considers Dum-Dum 24 Pos &

2 4 AUG 2016

IN WITNESS WHEREOF I, the Declarant herein, have hereunto set and subscribed my hands on the 24th day of August, Two Thousand and Sixteen (2016).

SIGNED, SEALED & DELIVERED

at Kolkata by the Declarant in the presence of : -

1. Kalipada Charan

2. Bustajist Sarkar Lant Clerk 143, Svorya Sen Nagar P. S-Dum Dum

Signature of the Declarant

Drafted by: -

Kol-74

Kalipado Charan

(Kalipada Charan),
Advocate,
Erl. No. WB/881/86,
1171, Purba Sinthee Road,
(Fakir Ghosh Place),
Sagarika Apartment,
Flat No. 2, Dum Dum,
Kolkata - 700 030.



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आयकर विभाग INCOMETAX DEPARTMENT

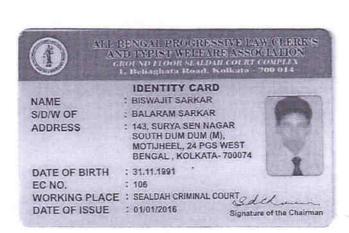
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DEBRAJ DE

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12/03/1996 Permanent Account Nu BZFPD9721C





Buswajuit Sarkar



Government of West Bengal Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	1506-1000315296/2016	Office where deed will be registered		
Query Date 22/08/2016 12:23:34 PM		A.D.S.R. COSSIPORE DUMDUM, District: North Parganas		
Applicant Name, Address & Other Details	KALI PADA CHARAN 1171 PURBA SINTHEE ROAD, Than BENGAL, Mobile No.: 8420429127	ana : Dum Dum, District : North 24-Parganas, WEST		
Transaction		Additional Transaction		
[0901] Declaration, Declara	ation relating to immovable property			
Set Forth value		Market Value		
Rs. 2/-		Rs. 3,86,06,254/-		
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 .	Received Rs. 50/- (FIFTY only) frarea)	om the applicant for issuing the assement slip.(Urban		

Land Details:

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: D.D.C Road Facing Dum Dum Road, Mouza: Bagjola, Premises No. 225, Ward No: 10, Holding No:242

Sch No	25 Li 6 Te 7 Li Li Li	Khatian Number	Land Proposed		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS- 3173	RS-1243	Bastu	Bastu	11 Katha 7 Chatak 15 Sq Ft	1/-	CONTRACTOR MARKETON AND THE CONTRACTOR OF THE CO	Width of Approach Road: 18 Ft.,
	Grand	Total:			18.9063Dec	1 /-	381,56,254 /-	

Structure Details:

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1500 Sq Ft.	1/-	4,50,000/-	Structure Type: Structure
	16				
	Gr. Floor, Area of fl Shed, Extent of Co	oor : 1500 Sq Ft.,		emented Floor, A	ge of Structure: 1Year, Roof Type: 1

Dehraj De.

clarant Details:

No	Name & address	Status	Execution Admission Details :
1	Mr Debraj De Son of Mr Dipak De3 Shyam Nagar Road, P.O:- Bangur Avenue, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700055 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. BZFPD9721C, Status:Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self

Identifier Details:

	Name & address
Mr Biswajit	t Sarkar
Son of Mr	Balaram Sarkar
143 Surya	Sen Nagar, P.O:- Motijheel, P.S:- Dum Dum, District:-North24-Parganas, West Bengal, India, PIN - 700074
Sex: Male,	By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Mr Debraj De

Note:

- 1. If the given information are found incorrect, then the assessment made stands invalid.
- Query is valid for 30 days for e-Payment. Assessed market value & Query is valid for 44 days i.e. upto 05/10/2016 for registration.
- Standard User charge of Rs. 240/-(Rupees Two hundred fourty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
- e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
- e-Payment is compulsory if Stamp Duty payable is more than Rs.1,00,000/- or Registration Fees payable is more than 5,000/- or both.
- Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
- 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
- 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.
- 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.

Debraj Dr.

Major Information of the Deed

Jeed No:	I-1506-06879/2016	Date of Registration	8/24/2016 1:03:14 PM		
Query No / Year 1506-1000315296/2016		Office where deed is registered			
Query Date	22/08/2016 12:23:34 PM	A.D.S.R. COSSIPORE DUMDUM, District: Nor 24-Parganas			
Applicant Name, Address & Other Details	KALI PADA CHARAN 1171 PURBA SINTHEE ROAD, Thana BENGAL, Mobile No.: 8420429127, S	Thana : Dum Dum, District : North 24-Parganas, WES			
Transaction		Additional Transaction			
[0901] Declaration, Declara	tion relating to immovable property				
Set Forth value		Market Value			
Rs. 2/-	4	Rs. 3,86,06,254/-			
Stampduty Paid(SD)		Registration Fee Paid			
Rs. 10/- (Article:4)		Rs. 7/- (Article:E)			
Remarks	Received Rs. 50/- (FIFTY only) from area)	m the applicant for issuing	the assement slip.(Urban		

Land Details:

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: D.D.C Road Facing Dum Dum Road, Mouza: Bagjola, Premises No. 225, Ward No: 10, Holding No:242

Sch No		Khatian Number	Land Proposed		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
1-0-110	RS- 3173	RS-1243	Bastu	Bastu	11 Katha 7 Chatak 15 Sq Ft	1/-	10 10 100	Width of Approach Road: 18 Ft.,
	Grand	Total:			18.9063Dec	1 /-	381,56,254 /-	

Structure Details:

Sch	Structure	Area of	Setforth	Market value	Other Details
No	Details	Structure	Value (In Rs.)	(In Rs.)	
S1	On Land L1	1500 Sq Ft.	1/-	4,50,000/-	Structure Type: Structure

Gr. Floor, Area of floor: 1500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tin Shed, Extent of Completion: Complete

To	tal:	1500 sq ft	1 /-	4,50,000 /-	

Declarant Details:

Name, Address, Photo, Finger print and Signature							
Name	Photo	Fringerprint	Signature				
Mr Debraj De Son of Mr Dipak De Executed by: Self, Date of Execution: 24/08/2016 , Admitted by: Self, Date of Admission: 24/08/2016 ,Place : Office	E CE		Delag &!				
	24/08/2016	LTI 24/08/2016	24/08/2016				

Jentifier Details :

Name & address

Mr Biswajit Sarkar

Son of Mr Balaram Sarkar

143 Surya Sen Nagar, P.O:- Motijheel, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700074, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Mr Debraj De

24/08/2016

Bismasid Sorkar

Endorsement For Deed Number: I - 150606879 / 2016

On 24-08-2016

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 12:52 hrs on 24-08-2016, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mr Debraj De ,Executant.

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

Execution is admitted on 24/08/2016 by Mr Debraj De, Son of Mr Dipak De, 3 Shyam Nagar Road, P.O: Bangur Avenue, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Business

Indetified by Mr Biswajit Sarkar, Son of Mr Balaram Sarkar, 143 Surya Sen Nagar, P.O: Motijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, By caste Hindu, By Profession Law Clerk

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 115963, Amount: Rs.10/-, Date of Purchase: 19/08/2016, Vendor name: R Paul

mm

Mohul Mukhopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM

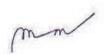
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2016, Page from 255961 to 255975 being No 150606879 for the year 2016.





Digitally signed by MOHUL MUKHOPADHYAY Date: 2016.08.31 15:38:00 +05:30 Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 31-08-2016 15:38:00 ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM West Bengal.

(This document is digitally signed.)

DATED THE 24TH DAY OF AUGUST, 2016

DEED OF DECLARATION

DECLARANT - SRI DEBRAJ DE

DRAFTED BY:

Mr. Kalipada Charan, Advocate,

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