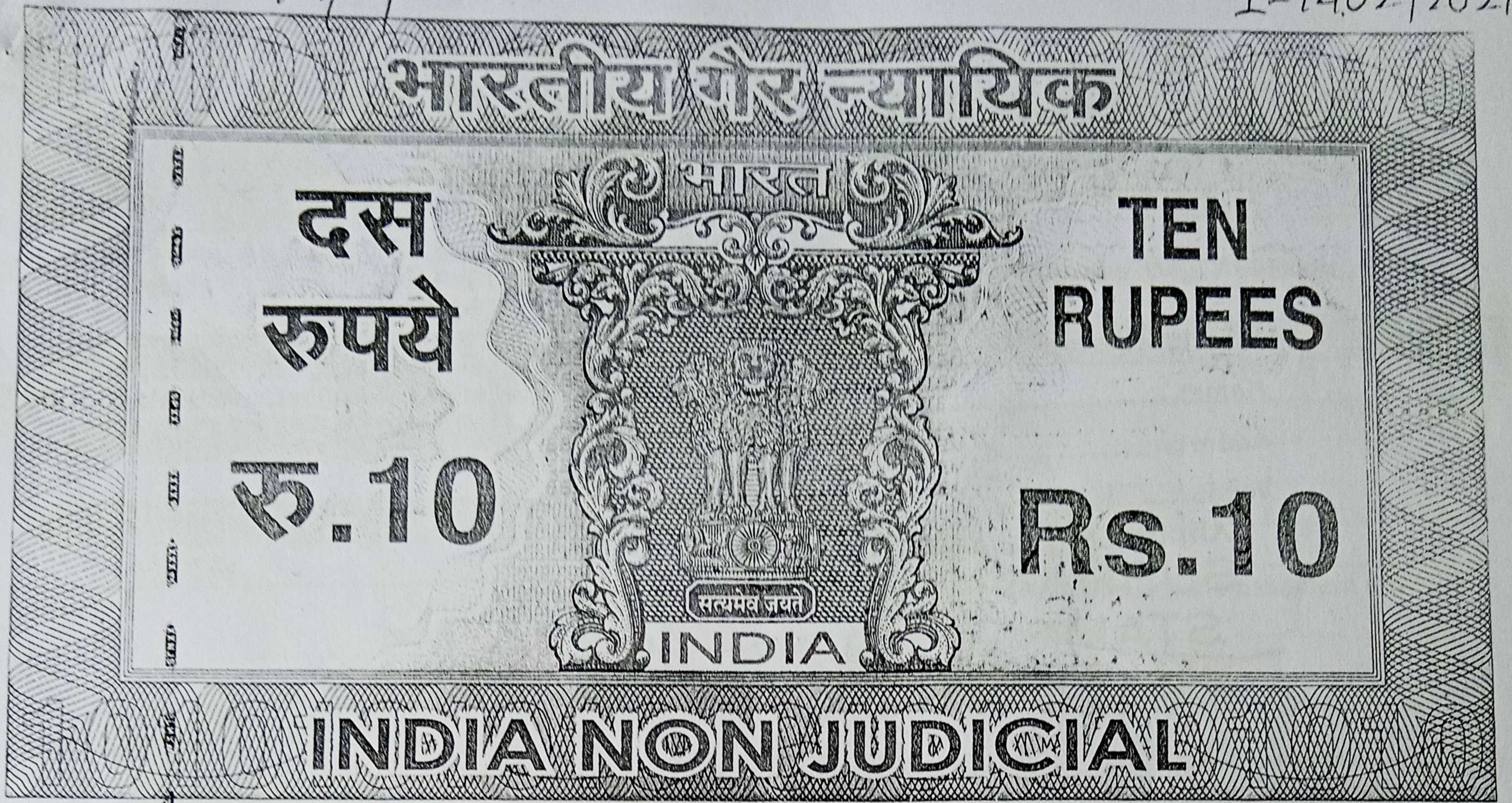


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Certified that the document is admissible to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

Addl. District Sub-Registrar
Behala, South 24 Parganas

1 FEB 2021

DECLARATION

THIS DECLARATION is made on this the 1st day of February, 2021 (Two Thousand Twenty-one)

BY

11.30A

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11/2/2021

2000/4/19/19

(1) **SRI ARUN KUMAR CHATTERJEE PAN BBDPC9626D**, son of Late Uttam Chatterjee, by occupation - Business, residing at 41/10, Sarsuna Main Road, P.O. & Police Station - Sarsuna, Kolkata - 700061 and (2) **SMT. ANINDITA CHAKRABORTY, PAN AKKPC0749E**, wife of Ashish Chakraborty and married daughter of Late Uttam Chatterjee, by occupation - Housewife, residing at 4/4, Kastodanga Road, P.O. & Police Station - Sarsuna, Kolkata - 700061, both by Nationality - Indian, both by Religion Hindu, hereinafter jointly called and referred to as the **OWNERS/FIRST PARTY** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

A—N—D

SHRI CHANDAN MONDAL, PAN AKSPM0904F, son of Late Kanai Lal Mondal, by Nationality Indian, by faith Hindu, by occupation Business, residing at 50C, Becharam Chatterjee Road, Police Station Parnasree, Kolkata - 700 034, District South 24-Parganas, hereinafter called and referred to as the **DEVELOPER/SECOND PARTY** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives,

successors, successors-in-office and/or assigns) of the **OTHER PART.**

WHEREAS Sri Arun Kumar Chatterjee and Smt. Anindita Chakraborty, the Owners/First Party are the joint owners of **ALL THAT** piece and parcel of Land measuring 495.076 M² corresponding to 5329 Sq.ft. together with Two Storied Building totally measuring more or less 1000 Sq.ft. out of which Ground Floor measuring more or less 600 Sq.ft. and First Floor measuring more or less 400 Sq.ft. standing thereon forming part of C.S. & R.S. Dag No. 346 under C.S. Khatian No. 124, R.S. Khatian Nos. 600 & 603 in Mouza - Dakhin Behala, J.L. No. 16, R.S. No. 81, Pargana Balia, at present within Ward No. 127 of the Kolkata Municipal Corporation being Municipal Premises No. 215, Sarsuna Main Road, Assessee No. 411271500675 under Police Station formerly Behala then Thakurpukur now Sarsuna, Addl. District Sub-Registrar Office at Behala in the District of South 24-Parganas together with Parganas with the benefit of existing wide Road adjacent to the said property **TOGETHER WITH** all boundary walls, areas, sewers, drains, paths, passages, water connection, electricity connection and all manner of ancient and other rights, lights, liberties, easements, privileges, emoluments, appurtenances,

advantages whatsoever standing and being in or upon or belonging thereto or any part thereof, partly by right of inheritance and partly by virtue of one Deed of Gift dated 24/07/2017 duly registered in the Office of the Addl. District Sub-Registrar of Behala and entered into in Book No. I, Volume No. 1607-2017, Page from 193314 to 193344, being No. 160706560 for the year 2017.

AND WHEREAS the Owners/First Party and the Developer/Second Party herein have entered into a Deed of Agreement for Development and Development Power of Attorney dated 25th day of September, 2017 for the development of the said property at Municipal Premises No. 215, Sarsuna Main Road, Ward No. 127, Police Station - Sarsuna, Kolkata - 700061 upon certain terms and conditions as are incorporated therein. The said Deed of Agreement for Development and Development Power of Attorney was registered in the Office of the Addl. District Sub-Registrar, Behala and recorded in Book No. I, Volume No. 1607-2017, Page from 261444 to 261505, being No. 160708881 for the year 2017, hereinafter referred to as the "**Said Principal Agreement**".

AND WHEREAS but certain mistake has accidentally and inadvertently crept in the Principal Agreement due to