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পশ্চিম্বঙ্গ पश्चिम बंगाल WEST BENGAL

V 733874

1/239531

Certify that the document is admirted Certify that the document is admirted to registration. The signature attached and the endorsement sheets attached and the endorsement are the nare of the signature are and the endorsement sheets attached with this documents are the part of this document.

Addl. District Sub-Registra Midhannagar, (Salt Lake City) 28 AUG 2018

### DEED OF DECLARATION

THIS DEED OF DECLARATION is made on this 28th day of August Two Thousand and Eighteen, in connection with registered Development Agreement dated 18th day of August, 2017 and Development Power dated 22<sup>nd</sup> August, 2017, in the Christian Era,

নং 5 5 6 0 তাৰ 99 03 1 6 K G TRIPATHI
ট্যাম্প ভেড়ার সাক্ষ Advocate
বিধান নগর (সম্টলেক সিটি) এ. ডি. এম. আম. 6 High Court Calcutta
কোট স্ট্যাম্প ক্রন জাং
চালান নং মাটি কত টাকা ব্যবিদ্ধ
টিভারী বার্যকশ্ব ভেড়ার-মিতা দেৱ

7980 0G



Addi. District Sub-Registrar Bidhannagar, (Salt Lake City)

2 8 AUG 2018

Stodate S.P. Tripatho AB-130, Sheet NO. 92, New Town, Kol-700156 P.S. New Town, Dist. (N) 24 Pgs.

#### BETWEEN

- (1) SOMENATH NIRMAN PRIVATE LIMITED, [PAN: AATCS4119C] a Private Limited Company incorporated under the Companies Act, 1956, having its office at Krishnapur, Purbapara. Kolkata - 700102 and represented by its Director: SRI BIKASH MONDAL [PAN: AIJPM7198J] son of Sarat Kumar Mondal, by faith - Hindu, by Nationality - Indian,
- (2) [1]KEDARNATH NIRMAN PVT. LTD., [PAN: AAFCK2477H] a Private Limited Company incorporated under the Companies Act, 1956, having its office at Krishnapur, Purbapara, P.O. Krishnapur, Kolkata-700102 and represented by its Director: SATHI MONDAL [PAN: AYJPM5732G] wife of Bikash Mondal, by faith Hindu, by Nationality Indian and [2] CHANDRA SEKHAR NIRMAN PVT. LTD, [PAN: AAFCC3453R] a Private Limited Company incorporated under the Companies Act, 1956, having its office at Krishnapur, Purbapara, P.O. Krishnapur, Kolkata 700102 and represented by its Director: SARAT KUMAR MONDAL [PAN: AENPM2492P] son of Late Abinash Chandra Mondal, by faith Hindu, by Nationality Indian.
- (3) SMT. ANNAPURNA MONDAL [PAN: CJSPM4833J] wife of Sri Sarat Kumar Mondal, by faith – Hindu, by Occupation - Business, by Nationality – Indian, residing at Krishnapur, Purba Para, Kolkata – 700102, P.S. Baguiati in the District of North 24 – Parganas,
- (4) SRI SARAT KUMAR MONDAL [PAN: AENPM2492P] son of Late Abinash Chandra Mondal, by faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at Krishnapur, Purbapara, Kolkata – 700102, P.S. Baguiati in the District of North 24 – Parganas,
- (5) SRI BIKASH MONDAL [PAN: AIJPM7198J] son of Sarat Kumar Mondal, by faith – Hindu, by Nationality – Indian, residing at at Krishnapur, Purbapara, P.O. Krishnapur, Kolkata – 700102, P.S. Baguiati in the District of North 24 – Parganas.
- (6) SATHI MONDAL [PAN: AYJPM5732G] wife of Bikash Mondal, by faith
   Hindu, by Nationality Indian and residing at Krishnapur,
  Purbapara, P.O. Krishnapur, Kolkata 700102, P.S. Baguiati in the
  District of North 24 Parganas, hereinafter called and referred to
  as the "LANDOWNERS" (which expression shall unless excluded
  by or repugnant to the context be deemed to include their
  respective heirs, executors, administrators, legal representatives,
  successors-in-interest and assigns) of the FIRST PART.



Addl. District Sub-Registral
Bidhannagar, (Salt Lake City)

2 8 AUG 2018

### (3) AND

ANNAPURNA NIRMAN PVT. LTD., [PAN : AALCA4371J] a Private Limited Company incorporated under the Companies Act, 1956, having its office at Krishnapur, Ghosh Para, P.O. Krishnapur, Kolkata - 700102 and represented by its Director: BIKASH MONDAL [PAN: AIJPM7198J] son of Sri Sarat Kumar Mondal, by faith - Hindu, by Nationality - Indian, hereinafter called and referred to as the "DEVELOPER" (which expression shall unless excluded by or repugnant to the context be deemed to include its successor-in-office and assigns) of the SECOND PART

WHEREAS, the Party of the First Part entered into an Agreement for Development dated 18th day of August, 2017, registered at ADSR. Bidhannagar and recorded in Book No. 1, Volume No. 1504-2017, Page from 42163 to 42233, Being No. 150401128 for the year 2017 and also executed a Development Power dated 22nd registered at ADSR, Bidhannagar and recorded in Book No. 1, Volume No. 1504-2017, Pages from 42515 to 42552, Being No. 150401138 for the year 2017 and by virtue of which the First Party appointed the Second Party as "Developer" and empowered him to undertake construction works and to sell, transfer and convey Developer's Allocation to the Intending buyer or Buyers in respect ALL THAT homestead land measuring an area of 27 (twenty seven ) Cottahs 14 (fourteen) Chittacks and 18 Square Feet, be the same a little more or less, appertaining to Mouza - Gopalpur, J.L. No. 2, R. S. No. 140, Touzi No. 2998, New L.R. Khatian Nos. 11743, 11764, 11765, 12298, 21183, 12133 and 21619 comprised in R.S./L.R. Dag Nos. 2828, 2829, 2839, 2840 and 2844 within Police Station -Airport, Road Anandalok 2nd Land, within the local limits of Rajarhat Gopalpur Municipality, Ward No. 05 presently Bidhannagar Municipal Corporation, Ward No. 04 in the District of North 24 -Parganas, free from all encumbrances.

AND WHEREAS at the time of execution of Development Agreement dated 18th day of August, 2017 in favour of the Developer hereto, through mistake Landowner's Allocation has been shown in the following manner Area – 1170 Sq. Ft. (super built)

Flat No. D1 Sathi Mondal Block - II Area – 1175 Sq. Ft. (super built) Flat No. C1 Block - II In place of AND

Somnath Nirman Nirman Pvt. Ltd.

Area - 990 Sq. Ft. (super built) Flat No. B5 Area - 925 Sq. Ft. (super built) Block - I Flat No. C1 Block -1 In place of

Now to facilitate further proceedings both the Parties have voluntarily agreed to declare Landowner's Allocation as will be substituted in the following manner:

Area - 1175 Sq. Ft. (super built) Flat No. C1 Sathi Mondal Block - II Area - 1170 Sq. Ft. (super built) Flat No. D1 Block - II In place of AND

Somnath Nirman Nirman Pvt. Ltd.

Flat No. C1 Block - I

Area - 925 Sq. Ft. (super built)

In place of

Block - I

Flat No. B5

Area - 990 Sq. Ft. (super built)

Facts, recitals and other parts of the Deeds have been remained unchanged and un-altered.

AND WHEREAS necessary declaration to the said mistake is essential and Declarants herein have agreed to record the same as aforesaid keeping all other terms and conditions un-changed and un-altered.

Thus, as declared aforesaid the said Development Agreement dated 18th day of August, 2017 shall remain in full force and effect.

IN WITNESS WHEREOF, the Declarants to these presents hereunto set and subscribed their respective hands the day, month and year first above written.

Signed and delivered by the First Part & Second Part at Kolkata in the presence of:

Bikash Bhaban Registing office Kol- 700091.

2. Veg Jinlatto Alvo cale High court, calcutta.

SOMENATH NIRMAN PVT. LTD.

Director

KEDARNATH NIRMAN PVT. LTD.

Sathi Mondal

Director

CHANDRASEKHAR NIRMAN PVT. LTD.

(6) Sothi Mondal

Drafted by:

ADVOCATE HIGH COURT Regn. No.- WB/224/05

9836041430 / 9007373125

ANNAPURNANIRMAN P

# UNDER RULE 44A OF THE LR. ACT 1908 L.H. BOX-SMALL TO THUMB PRINTS R.H. BOX-THUMB TO SMALL PRINTS



असमूना अनुन

## Major Information of the Deed

The second second		Date of Registration	28/08/2018		
Deed No:	1-1504-01703/2018	Office where deed is registered			
ery No / Year 1504-1000239531/2018		A.D.S.R. BIDHAN NAGAR, District: North 24-			
Query Date	27/08/2018 5:17:35 PM	Parganas			
Applicant Name, Address & Other Details	K G TRIPATHI A B 130 NEW TOWN, Thana: New Town, District: North 24-Parganas, WEST BENGAL, PIN - 700156, Mobile No.: 9836041430, Status: Advocate				
	PIN - 700 130; Income	Additional Transaction			
Transaction	t the te immovable property				
[0901] Declaration, Declar	ation relating to immovable propert	Market Value			
Set Forth value		Rs. 1,64,13,553/- Registration Fee Paid			
Rs. 7/-					
Stampduty Paid(SD)		Pe 7/- (Article E)			
Rs. 50/- (Article:4)		rom the applicant for issui	ng the assement slip.(Urba		
Remarks	Received Rs. 50/- (FIFTY only ) from the applicant for issuing the assement slip.(Urbailarea)				

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Anandaloke2nd Lane(gopalpur), Mouza: Gopalpur

nan	daloke2nd L	ane(gopalpui	Land	Use	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
Vo	Number	Number	Proposed	ROR		1/-		Property is on
ALC: UNKNOWN	LR-2844	LR-1680	Bastu	Bastu	1 Katha 12 Chatak 1 Sq Ft			Road
				ALCO TO SERVICE OF THE PARTY OF	4 Katha 13	1/-	28,52,435/-	Property is on
L2	LR-2829	LR-2588	Bastu	Bastu	Chatak 26 Sq			Road
						1/-	50.00.545/-	Property is on
L3	LR-2840	LR-2528	Bastu	Bastu	8 Katha 8 Chatak		ALCOHOL VIII	Road
						- 11	21,01,536/	Property is on
L4	LR-2828	LR-2707	Bastu	Bastu	3 Katha 9 Chatak 7 Sq			Road
							2,59,832	- Property is on
L5	LR-2844	LR-2528	Bastu	Bastu	7 Chatak 3 Sq F	9.0	2312234	Road
		5		0.16-41-	-	17,64,898	- Property is on	
L6	LR-2828	LR-232	Bastu	Bastu	3 Katha	1		Road
LO						1	/- 34,03,966	/- Property is on
L7	LR-2839	LR-2876	Bastu	Bastu	5 Katha 12 Chatak 26 So	-	34,00,000	Road
							/- 164,13,553	1-
		TOTAL			46.035De	-		
					46.035De	7 T	/- 164,13,553	
	Gra	nd Total:						

SI No	Name, Address, Photo, Finger print and Signature					
1	SOMENATH NIRMAN PVT LTD  KRISHNAPUR PURBAPARA, P.O KRISHNAPUR, P.S Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700102, PAN No.:: AATCS4119C, Status:Organization, Executed by: Representative					
2	KEDARNATH NIRMAN PVT LTD  KRISHNAPUR PURBAPARA, P.O:- KRISHNAPUR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700102, PAN No.:: AAFCK2477H, Status:Organization, Executed by: Representative					
CHANDRA SEKHAR NIRMAN PVT LTD  KRISHNAPUR PURBAPARA, P.O KRISHNAPUR, P.S Baguiati, District:-North 24-Parganas, Wes India, PIN - 700102, PAN No.:: AAFCC3453R, Status:Organization, Executed by: Representative, Exercise Representative						
4	Name	Photo	Fringerprint	Signature		
	Smt ANNAPURNA MONDAL Wife of Shri SARAT KUMAR MONDAL Executed by: Self, Date of Execution: 28/08/2018 , Admitted by: Self, Date of Admission: 28/08/2018 ,Place : Office			विश्वर्थित सिक्य		
		28/08/2018	LTI 28/08/2018	28/08/2018		
	KRISHNAPUR PURBAPARA, P.O:- KRISHNAPUR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700102 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: Ind PAN No.:: CJSPM4833J, Status: Individual, Executed by: Self, Date of Execution: 28/08/2018, Admitted by: Self, Date of Admission: 28/08/2018, Place: Office					
5	Name	Photo	Fringerprint	Signature		
	Shri SARAT KUMAR MONDAL Son of Late ABINASH CHANDRA MONDAL Executed by: Self, Date of Execution: 28/08/2018 , Admitted by: Self, Date of Admission: 28/08/2018 ,Place : Office			Imondal.		
	. Office	28/68/2018	LTI 28/08/2018	28/08/2018		
	KRISHNAPUR PURBAPARA, P.O:- KRISHNAPUR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AENPM2492P, Status: Individual, Executed by: Self, Date of Execution: 28/08/2018, Admitted by: Self, Date of Admission: 28/08/2018, Place: Office					

Fringerprint Signature Name Photo Shri BIKASH MONDAL (Presentant) Son of SARAT KUMAR MONDAL Executed by: Self, Date of Execution: 28/08/2018 , Admitted by: Self, Date of Admission: 28/08/2018 ,Place : Office 28/08/2018 28/08/2018 KRISHNAPUR PURBAPARA, P.O:- KRISHNAPUR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700102 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN

KRISHNAPUR PURBAPARA, P.O:- KRISHNAPUR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700102 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AIJPM7198J, Status:Individual, Executed by: Self, Date of Execution: 28/08/2018, Admitted by: Self, Date of Admission: 28/08/2018, Place: Office

Smt SATHI MONDAL
Wife of BIKASH MONDAL
Executed by: Self, Date of
Execution: 28/08/2018
, Admitted by: Self, Date of
Admission: 28/08/2018 ,Place
: Office

Photo Fringerprint Signature

Signature

Sathi Monda

Sathi Monda

Sathi Monda

Sathi Monda

KRISHNAPUR PURBAPARA, P.O:- KRISHNAPUR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700102 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AYJPM5732G, Status: Individual, Executed by: Self, Date of Execution: 28/08/2018, Admitted by: Self, Date of Admission: 28/08/2018, Place: Office

ANNAPURNA NIRMAN PVT LTD

KRISHNAPUR GHOSH PARA, P.O.- KRISHNAPUR, P.S.- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700102, PAN No.:: AALCA4371J, Status: Organization, Executed by: Representative, Executed by: Representative

#### Representative Details:

1	Name	Photo	Finger Print	Signature
	Shri BIKASH MONDAL Son of Date of Execution - 28/08/2018, , Admitted by: Self, Date of Admission: 28/08/2018, Place of Admission of Execution: Office			B.mondal
		Aug 28 2018 1:19PM	LTI 28/08/2018	26/08/2018

#### Signature Finger Print Photo Name SARAT KUMAR MONDAL Son of Date of Execution -28/08/2018, , Admitted by: Self, Date of Admission: 28/08/2018, Place of Admission of Execution: Office 28/08/2018 Aug 28 2018 1:15PM

KRISHNAPUR PURBAPARA, P.O.- KRISHNAPUR, P.S.- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700102, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: AENPM2492P Status : Representative, Representative of : CHANDRA SEKHAR NIRMAN PVT

TD (as Director)	Photo	Finger Print	Signature	
SATHI MONDAL Wife of Date of Execution - 28/08/2018, , Admitted by: Self, Date of Admission: 28/08/2018, Place of Admission of Execution: Office			Sathi Mondal	
	Aug 28 2018 1:17PM	LTI 28/08/2018	28/08/2018	

KRISHNAPUR PURBAPARA, P.O:- KRISHNAPUR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700102, Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: AYJPM5732G Status : Representative, Representative of : KEDARNATH NIRMAN PVT LTD (as Director)

#### Identifier Details:

#### Name & address

Mr KRISHNA GOPAL TRIPATHI

A B 130 NEW TOWN, P.O.- NEW TOWN, P.S.- New Town, District:-North 24-Parganas, West Bengal, India, PIN -700156, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Smt ANNAPURNA MONDAL, Shri SARAT KUMAR MONDAL, Shri BIKASH MONDAL, Smt SATHI MONDAL, Shri BIKASH MONDAL, SARAT KUMAR MONDAL, SATHI MONDAL 28/08/2018

(Caprillion)

Endorsement For Deed Number: 1 - 150401703 / 2018

#### 28-08-2018

#### 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 13:10 hrs on 28-08-2018, at the Office of the A.D.S.R. BIDHAN NAGAR by Shri BIKASH MONDAL, one of the Executants.

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

Execution is admitted on 28/08/2018 by 1. Smt ANNAPURNA MONDAL, Wife of Shri SARAT KUMAR MONDAL, KRISHNAPUR PURBAPARA, P.O: KRISHNAPUR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession Business, 2. Shri SARAT KUMAR MONDAL, Son of Late ABINASH CHANDRA MONDAL, KRISHNAPUR PURBAPARA, P.O: KRISHNAPUR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession Business, 3. Shri BIKASH MONDAL, Son of SARAT KUMAR MONDAL, KRISHNAPUR PURBAPARA, P.O: KRISHNAPUR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession Others, 4. Smt SATHI MONDAL, Wife of BIKASH MONDAL, KRISHNAPUR PURBAPARA, P.O: KRISHNAPUR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession Others

Indetified by Mr KRISHNA GOPAL TRIPATHI, , , Son of Late S P TRIPATHI, A B 130 NEW TOWN, P.O: NEW TOWN, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700156, by caste Hindu, by profession Advocate

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

Execution is admitted on 28-08-2018 by SARAT KUMAR MONDAL, Director, CHANDRA SEKHAR NIRMAN PVT LTD (Private Limited Company), KRISHNAPUR PURBAPARA, P.O:- KRISHNAPUR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700102

Indetified by Mr KRISHNA GOPAL TRIPATHI, , , Son of Late S P TRIPATHI, A B 130 NEW TOWN, P.O. NEW TOWN, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700156, by caste Hindu, by profession Advocate

Execution is admitted on 28-08-2018 by SATHI MONDAL, Director, KEDARNATH NIRMAN PVT LTD (Private Limited Company), KRISHNAPUR PURBAPARA, P.O:- KRISHNAPUR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700102

Indetified by Mr KRISHNA GOPAL TRIPATHI, ., Son of Late S P TRIPATHI, A B 130 NEW TOWN, P.O. NEW TOWN, Thana: New Town, . North 24-Parganas, WEST BENGAL, India, PIN - 700156, by caste Hindu, by profession Advocate

Execution is admitted on 28-08-2018 by Shri BIKASH MONDAL, DIRECTOR, SOMENATH NIRMAN PVT LTD (Private Limited Company), KRISHNAPUR PURBAPARA, P.O.- KRISHNAPUR, P.S.- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700102; Director, ANNAPURNA NIRMAN PVT LTD (Private Limited Company), KRISHNAPUR GHOSH PARA, P.O.- KRISHNAPUR, P.S.- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700102

Indetified by Mr KRISHNA GOPAL TRIPATHI, , , Son of Late S P TRIPATHI, A B 130 NEW TOWN, P.O. NEW TOWN, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700156, 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/-

ayment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10/- and Stamp Duty paid by Stamp Rs 50/Description of Stamp

1. Stamp: Type: Impressed, Serial no 5560, Amount: Rs.50/-, Date of Purchase: 29/03/2018, Vendor name: Mita Date

and

Debajyoti Bandyopadhyay ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.R. BIDHAN NAGAR

North 24-Parganas, West Bengal

#### Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1504-2018, Page from 66552 to 66582 being No 150401703 for the year 2018.





Digitally signed by Debajyoti Bandyopadhyay Date: 2018.08.29 14:34:26 +05:30

Reason: Digital Signing of Deed.

(Debajyoti Bandyopadhyay) 08/29/18 2:34:12 PM ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.R. BIDHAN NAGAR West Bengal.

(This document is digitally signed.)