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2-8925/17



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

R 599658

Certified that the document is admitted to registration. The signature sheet/sheets & the endorsement sheet/sheets attached with this document are the part of this document.

Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs

06 SEP 2017

DEED OF DECLARATION

1. Date: 6th September, 2017
2. Place: Kolkata
3. Parties:
 - 3.1 Biswajit Biswas *alias* Biswajit Kumar Biswas, son of Anil Kumar Biswas, by faith Hindu, by occupation Medical Practitioner, resident of 310, Canal Street, Police Station and Post Office Laketown, Kolkata – 700048. [PAN ADEPB3691B] (Vendor, includes successors-in-interest)

নম্বর : 2997
সময় ও তারিখ : 12/09/16
ডেভেলপার নাম : Shishir Gupta
ঠিকানা : F-68, T.M. Road, Lot 157
মূল্য :
ডেভেলপার :
আবাসনিক কোর্ট

জেলা : ২৪ পার্শ্বা
খরিদ তারিখ : 22 AUG 2016
মোট টাকার পরিমাণ : RS.200000

ডেভেলপার : শ্রী নল্ল্যাট বোস



Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs.

06 SEP 2017

And

- 3.2 **Reality Developers & Co.**, a partnership firm having its office at T-68, Teghoria Main Road, Post Office Hatiara, Police Station Baguiati, Kolkata-700157 [PAN AAQFR8294P], represented by its Partners, namely (1) **Shishir Gupta**, son of Late Shree Bhagwan Gupta, of T-68, Teghoria Main Road, Post Office Hatiara, Police Station Baguiati, Kolkata-700157 and (2) **Sk Nasir**, son of Late Sk. Rashid, of T-68, Teghoria Main Road, Post Office Hatiara, Police Station Baguiati, Kolkata-700157.
(Purchaser, includes successors-in-interest and/or assigns).

Vendor and Purchaser collectively Declarants.

NOW THIS DEED OF DECLARATION WITNESSES:

4. Subject Matter of Declaration

- 4.1 **Said Conveyance:** By a Deed of Conveyance dated 24th July, 2017, registered in the Office of the Additional District Sub Registrar Rajarhat, in Book No. I, C D volume no. 1523-2017, pages from 202853 to 202871, Being No 152307110, for the year 2017 (Said Conveyance), the Vendor has sold measuring 3 (three) cottah 5 (five) chittak, out of 22 (twenty two) decimal, comprised in R.S./L.R. Dag No. 690, recorded in L.R. Khatian No. 1446, Mouza Kalikapur, J.L No. 40, Police Station Newtown (formerly Rajarhat) Additional District Sub-Registrar Office Rajarhat, within Patharghata Gram Panchayat (PGP), District North 24 Parganas, the said sale made in favour of the Purchaser.
- 4.2 **Inadvertent Errors:** Inadvertent typographical error has occurred in the Said Conveyance with respect to the dag number of the sold plot in the 2 clause.
- 4.3 **Desire to Declare:** The Declarants desire to declare such inadvertent typographical errors by this Deed of Declaration.

5. Declaration

- 5.1 **Hereby Made:** The Declarants hereby declare, amend, confirm, and place on record that, the RS/LR Dag Number is inadvertent typed as 686 instead of 690 owing to typographical error. The aforesaid correction will take place in the following places:
- i) Clause No. 7.1, Page 5
 - ii) Schedule, Page 7
- 5.2 **Conjunctive Reading:** The Declarants hereby confirm and declare that henceforth the Said Conveyance shall always be read in conjunction with these presents.
- 5.3 **Balance of Said Deed of Conveyance Unchanged:** The Declarants hereby confirm and declare that save to the extent as modified by this Deed of



Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs

06 SEP 2017

Declaration: the Said Conveyance shall remain unchanged and unaltered. It is further noted that the boundary, possession and position of the said property has not changed.

**Corrected Schedule
(Said Property)**

Land measuring 3 (three) *cottah* 5 (five) *chittak*, out of 22 (twenty two) decimal, comprised in R.S./L.R. *Dag* No. 690, recorded in L.R. *Khatian* No. 1446, *Mouza* Kalikapur, J.L. No. 40, Police Station Newtown (formerly Rajarhat) Additional District Sub-Registrar Office Rajarhat, within Patharghata Gram *Panchayat* (PGP), District North 24 Parganas and butted and bounded as follows:

Butted and bounded

On the North : By RS/LR *Dag* No. 690 (P)
On the East : By 20 feet *Pacca* Panchayat Road
On the South : By RS/LR *Dag* No. 689
On the West : By RS/LR *Dag* No. 696

6. Execution and Delivery

6.1 In Witness Whereof the Declarants have executed and delivered this Conveyance on the date mentioned above.

Biswajit Biswas
Biswajit Kumar Biswas

(Biswajit Biswas *alias*
Biswajit Kumar Biswas)
[Vendor]

REALITY DEVELOPERS & CO.

S. K. N. S.
S. K. N. S.
Partner

Reality Developers & Co.
[Purchaser]

Witnesses:

Signature *Mintu Paul*

Name *Mintu Paul*

Father's Name *S. C. Paul*

Address *Teghonia Main Road*

Kolkata - 700157

Signature *Subrata Debnath*

Name *SUBRATA DEBNATH*

Father's Name *Sarnir Debnath*

Address *T-68, Teghonia Main*

Road, Kolkata - 700157

Ayusman Dey
Ayusman Dey
Advocate


































High Court Calcutta
Enrolment No. F/946/763/2012



Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs,

06 SEP 2017

SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or Presentants					
	<p style="font-size: 1.2em; margin: 0;"><i>Shit-fu</i></p>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
	<p style="font-size: 1.2em; margin: 0;"><i>SK Nalin</i></p>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
	<p style="font-size: 1.2em; margin: 0;"><i>Biswajit- Biswal Biswajit-Kumar Biswal</i></p>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little



Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs

06 SEP 2017

Major Information of the Deed



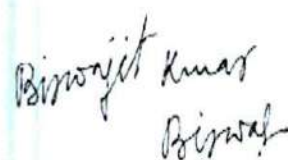
Deed No :	I-1523-08925/2017	Date of Registration	06/09/2017
Query No / Year	1523-1000307724/2017	Office where deed is registered	
Query Date	05/09/2017 1:38:48 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	MINTU PAUL T - 68, TEGHORIA MAIN ROAD,Thana : Baguiati, District : North 24-Parganas, WEST BENGAL, PIN - 700157, Mobile No. : 9830202038, Status :Solicitor firm		
Transaction	Additional Transaction		
[0901] Declaration, Declaration relating to immovable property			
Set Forth value	Market Value		
Rs. 1/-	Rs. 20,49,609/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:4)	Rs. 7/- (Article:E)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Kalikapur



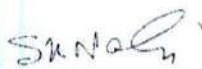
Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	LR-690	LR-1446	Bastu	Shali	3 Katha 5 Chatak	1/-	20,49,609/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
Grand Total :					5.4656Dec	1 /-	20,49,609 /-	

Declarant Details :


SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	BISWAJIT BISWAS, (Alias: BISWAJIT KUMAR BISWAS) Son of ANIL KUMAR BISWAS Executed by: Self, Date of Execution: 06/09/2017 , Admitted by: Self, Date of Admission: 06/09/2017 ,Place : Office			
		06/09/2017	LTI 06/09/2017	06/09/2017
	310, CANAL STREET, P.O:- LAKE TOWN, P.S:- Lake Town, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700048 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: ADEPB3691B, Status :Individual, Executed by: Self, Date of Execution: 06/09/2017 , Admitted by: Self, Date of Admission: 06/09/2017 ,Place : Office			
2	REALITY DEVELOPERS AND CO. T - 68, TEGHORIA MAIN ROAD, P.O:- HATIARA, P.S:- Baguiati, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700157 , PAN No.:: AAQFR8294P, Status :Organization, Executed by: Representative, Executed by: Representative			



Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	SHISHIR GUPTA Son of Late SHREE BHAGWAN GUPTA Date of Execution - 06/09/2017, , Admitted by: Self, Date of Admission: 06/09/2017, Place of Admission of Execution: Office	 <small>Sep 6 2017 3:40PM</small>	 <small>LTI 06/09/2017</small>	 <small>06/09/2017</small>
T - 68, TEGHORIA MAIN ROAD, P.O:- HATIARA, P.S:- Baguiati, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700157, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : REALITY DEVELOPERS AND CO. (as DIRECTOR)				
2	Name	Photo	Finger Print	Signature
	SK NASIR (Presentant) Son of Late SK RASHID Date of Execution - 06/09/2017, , Admitted by: Self, Date of Admission: 06/09/2017, Place of Admission of Execution: Office	 <small>Sep 6 2017 3:46PM</small>	 <small>LTI 06/09/2017</small>	 <small>06/09/2017</small>
T - 68, TEGHORIA MAIN ROAD, P.O:- HATIARA, P.S:- Baguiati, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700157, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Status : Representative, Representative of : REALITY DEVELOPERS AND CO. (as DIRECTOR)				

Identifier Details :

Name & address	
MINTU PAUL Son of SUBHAS PAUL T - 68, TEGHORIA MIAN ROAD, P.O:- HATIARA, P.S:- Baguiati, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700157, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of BISWAJIT BISWAS, SHISHIR GUPTA, SK NASIR	
	06/09/2017

Endorsement For Deed Number : I - 152308925 / 2017



On 06-09-2017

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 12:47 hrs on 06-09-2017, at the Office of the A.D.S.R. RAJARHAT by SK NASIR ,.

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

Execution is admitted on 06/09/2017 by BISWAJIT BISWAS, Alias BISWAJIT KUMAR BISWAS, Son of ANIL KUMAR BISWAS, 310, CANAL STREET, P.O: LAKE TOWN, Thana: Lake Town, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by Profession Professionals

Indetified by MINTU PAUL, , , Son of SUBHAS PAUL, T - 68, TEGHORIA MIAN ROAD, P.O: HATIARA, Thana: Baguiati, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by profession Service

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

Execution is admitted on 06-09-2017 by SHISHIR GUPTA, DIRECTOR, REALITY DEVELOPERS AND CO., T - 68, TEGHORIA MAIN ROAD, P.O:- HATIARA, P.S:- Baguiati, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700157

Indetified by MINTU PAUL, , , Son of SUBHAS PAUL, T - 68, TEGHORIA MIAN ROAD, P.O: HATIARA, Thana: Baguiati, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by profession Service

Execution is admitted on 06-09-2017 by SK NASIR, DIRECTOR, REALITY DEVELOPERS AND CO., T - 68, TEGHORIA MAIN ROAD, P.O:- HATIARA, P.S:- Baguiati, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700157

Indetified by MINTU PAUL, , , Son of SUBHAS PAUL, T - 68, TEGHORIA MIAN ROAD, P.O: HATIARA, Thana: Baguiati, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by profession Service

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 50/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 2997, Amount: Rs.50/-, Date of Purchase: 12/09/2016, Vendor name: Samrat Bose



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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2017, Page from 258272 to 258281

being No 152308925 for the year 2017.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2017.09.07 14:20:29 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 07-09-2017 14:18:47
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)

