

DEED OF DECLARATION

P.S. FORMERLY SHIBPUR NOW A.J.C. BOSE B. GARDEN,

DISTRICT-HOWRAH

THIS DEED OF DECLARATION made on this

day of July, 2019

BETWEEN

We, (1) SMT. SUNANDA DAS (PAN- AFPPD0949D), w/o Sri Amit Kumar Das, by faith Hindu by occupation Household duties, residing at 2, Nirode Behari Mallick Road, P.O. -Beadon Street P. S.- Maniktala, Kolkata- 6, (2) **SRI SUBHASIS KARMAKAR (PAN NO - BDWPK0320B)** s/o Late Arup Karmakar, by faith- Hindu, by occupation- Service,. (3) **SMT. RIMAMONI BORAH KARMAKAR, (PAN NO. ATIPB7948R)** w/o Sri Subhasis Karmakar, by faith- Hindu, by occupation- Housewife, residing at Vill, +.P.O Surikhali P. S. Ulubeia, Dist- Howrah, West Bengal, Pin- 711322, near Mount Litera Zee School, (4) **SRI SOMNATH PALUI (PAN No. AFSPPO403R)** s/o. Late Sunitibhusan Palui by faith Hindu, by occupation Business, residing at 18/1, Rajballav Saha Lane, P.S. & District- Howrah-711101, hereinafter called and referred to as the **DECLARANTS**, do hereby declare as follows :-

WHEREAS We, the declarants No. 2 and 3 herein have entered into an Agreement for Sale for purchasing All that Piece and parcel of one residential Flat being **Flat No. 11** measuring about **545 Sq. Ft** including 20% super built up area on **3rd floor** within consisting 2 bed rooms, 1 Kitchen, 1 bath & privy, 1 dining space etc the proportionate share of undivided land with right of easements and all common right of apartment within the property comprised in Howrah Municipal

Corporation being premises No. 73/10, Dakshin Baksara 1st Bye Lane, P. O. Buxrah, P. S. Shibpur, now A. J. C. Bose B. Garden District Howrah 711110, HMC Ward No. 41, floor made by marble without lift facility with the declarant No. 1 (the Owner/Vendor therein) and Declarant No. 4 (the developer therein) and the said Agreement for Sale dated 13th day of December, 2018 which was registered in the Office of District Sub-Registrar-II at Howrah and recorded in Book No. I, Volume No. 0513-2018, pages from 181494 to 181512, Being No. 051306162 for the year 2018.

AND WHEREAS due to mistake and/or inadvertence in the Schedule "B" of the said Agreement for Sale the "Flat No. 11" and boundary of the said Flat has not been written and that's why a correct declaration of the said Agreement for Sale is very much required and same is to be registered and hence this Deed.

NOW THIS DEED WITNESSES that the said Deed of Sale as mentioned above shall be declared and corrected in the following manner, namely,—

In the Schedule "B" of the said Agreement for Sale the "Flat No. 11" should be written and the boundary of the Flat should be written in the following manner :-

On the North : Open to sky.

On the South : Open to sky.

On the East : Open to sky.

On the West : Common stair and Flat No. 13

The Schedule "B" will be written in the manner as below :-

All that Piece and parcel of one residential Flat being **Flat No. 11** measuring about **545 Sq. Ft** including 20% super built up area on **3rd floor** within consisting 2 bed rooms, 1 Kitchen, 1 bath & privy, 1 dining space etc the proportionate share of undivided land with right of easements and all common right of apartment within the property comprised in Howrah Municipal Corporation being premises No. 73/10, Dakshin Baksara 1st Bye Lane, P. O. Buxrah, P. S. Shibpur, now A. J. C. Bose B. Garden District Howrah 711110, HMC Ward No. 41, floor made by marble without lift facility which is butted and bounded as follows :-

On the North : Open to sky.

On the South : Open to sky.

On the East : Open to sky.

On the West : Common stair and Flat No. 13

That as declared and modified Agreement for Sale shall remain in full force. The other contents of the said Agreement for Sale i.e. holding number, Area of Land or Flat, Consideration etc. will remain unchanged. No change of Government value is also reflected vide this declaration. This Deed of Declaration will be made part of the aforesaid Agreement for Sale dated 13th day of December, 2018 which was registered in the Office of District Sub-Registrar-II at Howrah and recorded in Book No. I, Volume No. 0513-2018, pages from 181494 to 181512, Being No. 051306162 for the year 2018.

No possessional, quantitative or qualitative or Govt. Market value change of property is being occurred due to this declaration.

That the Declarant will be liable for any litigation and/or dispute in this matter if so occurred in future.

IN WITNESS WHEREOF Declarants herein put their respective signature on the day month and year first above written.

WITNESSES

1.

2.

SIGNATURE OF THE DECLARANTS

Prepared in my Office.

Advocate

Enrolment No.

Computerized by

Timir Das

Judges' Court, Howrah