

भारतीय गैर न्यायिक

पचास
रुपये

रु. 50



FIFTY
RUPEES

Rs. 50

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



Certified that the document is admitted to registration, the signature sheet and the endorsement is attached to this document.

Additional Dist. Sub-Registrar
Raiganj, Jalpaiguri

17 MAY 2015

18 MAY 2015 19 MAY 2015

DEED OF DECLARATION



Tara Chandra Choudhary
As Constituted Attorney
Verdict

Vol. 263 2015
P.T.A. Rs. 250
C.I. Rs. 200
P.T.A. Rs. 0
Total Rs. 450

Addl. Dist. Sub-Registrar
Raiganj, Jalpaiguri

✓ Tenukoned. Chisud
AS constnaded in
P Jendora

THIS DEED OF DECLARATION MADE ON THIS THE 17TH DAY OF
APRIL, TWO THOUSAND FIFTEEN (17-04-2015).



AMENDED DEED : 00076 OF 2012 and 00077 of 2012
dated 04.01.2012 Registered at
A.D.S.R. Rajganj

AREA : 10 Katha
MOUZA : Dabgram
KHATIAN NO. : 81
PLOT NO. : 137
J.L. NO. : 02
SHEET NO. : 3
PARGANA : Baikunthapur
POLICE STATION : Bhaktinagar
DISTRICT : Jalpaiguri

WITHIN THE AREA OF GRAM PANCHAYAT

BETWEEN

Tarun Chandra Roy
Sri Sushanta Roy
Sri Dinabandhu Roy

1. SMT. SANMA ROY @ SHARMA ROY
Wife of Late Ranjit Roy,
2. SMT. MINA RAY,
Wife of Sri Sushanta Ray,
Daughter of Late Ranjit Roy,
3. SMT. SUNITA RAY,
Wife of Sri Dinabandhu Roy,
Daughter of Late Ranjit Roy,
4. SRI SHERU ROY
Son of Late Ranjit Roy,
5. SRI SASHI ROY
Son of Late Ranjit Roy,
6. SRI AJIT ROY @ DULAL CHANDRA ROY,
Son of Late Dharendra Nath Roy @ Late Dhiren Roy,
7. SRI NIHAR ROY,
Son of Late Dharendra Nath Roy @ Late Dhiren Roy



All are Hindus by religion, Indian by Nationality, No. 1 Housewife by Occupation, 4 to 7 Business by Occupation, No. 1, 6 & 7 resident of Salugara (North & East Part) Dabgram & Jangalmahal, P.S. Bhaktinagar,

Tauw/land, Ch. e. 2/2/11
P.S. Chayanpara
P. 20/10/11

District, Jalpaiguri, No. 2 of Netaji Pally, Ward no. 22 of Siliguri, P.O. & P.S. Siliguri, District. Darjeeling and No. 3 of Chayanpara (Ray Coloni), P.S. Bhaktinagar in the District of Jalpaiguri, No. 4 & 5 are resident of Salugara (South - east), P.S. Bhaktinagar, District. Jalpaiguri, all are in the state of West Bengal, hereinafter called the " VENDORS / FIRST PARTIES" (which expression shall mean and include unless excluded by or repugnant to the context their heirs, executors, successors, legal representatives, administrators and assigns) of the ONE PART.



REPRESENTED BY their constituted attorney SRI TARA CHAND CHORDIA, Son of Dhan Ran Chordia, Hindu by religion, Indian by Nationality, Business by occupation, residing at Tiloke Road, Hakimpara, P.O. & P.S. Siliguri, District. Darjeeling, appointed by virtue of a General power of Attorney registered at the office of the District Sub Registrar, Jalpaiguri and recorded in Book No. IV, CD Volume No. 1, Pages 3032 to 3048 being document No. 00326 for the year of 2011.

A N D

SVN BUILDERS PRIVATE LIMITED, a private Limited company incorporated under the provision of Companies Act 1956 bearing certificate of Incorporation No. U70109WB2008PTC127272 dated 08.07.2008 having its registered office at Kesar Kunj, 3rd Floor, Opps Sikkim Sanitary Tiles, Sriram Colony, P.O. Sevoke Road, P.S.

Tarachand S. Choudhary
Advocate
7/12/2012

Bhaktinagar, in the District of Jalpaiguri hereinafter called the "PURCHASER / SECOND PARTY" (which expression shall mean and include unless excluded by or repugnant to the context his heirs, executors, successors, legal representatives, administrators and assigns) of the OTHER PART.

REPRESENTED BY one of its Director Sri BIKASH GOEL, Son of Suresh Chandra Goel, Hindu by religion, Indian by Nationality, Director of above named Company by Occupation, resident of Sri Ram Colony 10, Siliguri, P.O. & P.S. Siliguri in the District of Darjeeling.



WHEREAS the VENDORS / FIRST PARTIES above named have executed two Deeds of Conveyance being No. 00076 for the year 2012, dated 04.01.2012, registered in Book - I, CD Volume number. 1, Page from 1098 to 1114, and Deed of Conveyance being No. 00077 for the year 2012, dated 04.01.2012, registered in Book - I, CD Volume number. 1, Page from 1126 to 1142, said both deeds of conveyances are registered in the office of the A.D.S.R., Rajganj, Dist. Jalpaiguri, West Bengal, in favour of the PURCHASER/ SECOND PARTY but due to mistake and oversight some mistakes had crept-up in both of two deeds in similar manner (1) in the page no. 4 of the said two deeds, the last paragraph, (2) in page no. 5 of the two deeds, the first paragraph, (3) in page no. 5 of the two deeds, the second paragraph, of the aforesaid Deeds of Conveyances.

Page 5 of 11

Tarachand Choudhary
As Constributor
9/10/2012

A N D

WHEREAS in order to rectify the aforesaid mistakes in the two Deeds of Conveyance being No. 00076 for the year 2012, dated 04.01.2012, registered in Book - I, CD Volume number. 1, Page from 1098 to 1114, and Deed of Conveyance being No. 00077 for the year 2012, dated 04.01.2012, registered in Book - I, CD Volume number. 1, Page from 1126 to 1142, said both deed of conveyances are registered in the office of the A.D.S.R., Rajganj, Dist. Jalpaiguri, West Bengal, the VENDOR / FIRST PARTIES, abovenamed do hereby execute this Deed of Declaration in order to secure the right, title, interest and peaceful enjoyment by the PURCHASER/ SECOND PARTY with respect to the property conveyances by the Vendors in favour of the Purchaser after amending the mistakes and as per amended schedule below.



NOW THIS DEED WITNESSES that the principal two deeds shall be rectified and corrected in the following manner, namely;:-

(EXISTING PARAGRAPHS TO BE RECTIFIED / CORRECTED)

(a) in the page of 4 of the two deeds, the last paragraph read as:

" WHEREAS possessing the aboresaid land above named RANJIT ROY died intestate, leaving behind him, his following legal heirs namely:-

Handwritten notes:
The above named...
of S. Prasad...
of 10/10/2019

1. SMT. SANMA ROY @ SHARMA ROY, (WIFE)
2. SRI SASHI ROY, (SON)
3. SRI SHERU ROY, (SON)
4. DHIRENDRA NATH ROY @ DHIREN ROY, (SON)
5. SMT. MINA RAY, (DAUGHTER)
6. SMT. SUNITA RAY, (DAUGHTER)

As his only legal heirs to inherit all his movable and immovable properties."



AND

(b) in page no 5 of the two deeds , the first paragraph read as :

““ WHEREAS possessing the abovesaid land above named DHIRENDRA NATH ROY @ DHIREN ROY also died intestate, leaving behind him, his following legal heirs namely:-

1. SRI AJIT ROY @ DULAL CHANDRA ROY,, (SON)
2. SRI NIHAR ROY, (SON)

As his only legal heirs to inherit all his movable and immovable properties.”

AND

(c) in the page no. 5 of the two deeds, the second paragraph reads as :

“WHEREAS as such above name SMT SANMA ROY @ SHARMA, SRI SASHI ROY, SRI SHERU ROY, SMT MINA ROY, SMT SUNITA ROY, SRI AJIT ROY @ DULAL CHANDRA ROY AND SRI NIHAR ROY jointly acquired the landed

2
Tawa kamael - Chetard
As Comshak in-
A Comden

property by virtue of inheritance after the demise of RANJIT ROY AND DHIRENDRA NATH ROY @ DHIREN ROY."

may be taken as obliterate and rectified and the following paragraphs may be taken as substituted paragraphs:-

(AMENDED PRAGRAPH / SUBSTITUTED PARAGRAPHS)

WHEREAS the recorded owner BHACHAK SINGH died leaving behind his son namely DHIRENDRA NATH ROY @ DHIREN ROY and the right, title and interest of BHACHAK SINGH in respect of his land devolved upon DHIRENDRA NATH ROY @ DHIREN ROY.

AND

WHEREAS in due course of time said DHIRENDRA NATH ROY @ DHIREN ROY died leaving behind his three sons namely (1) AJIT ROY @ DULAL CHANDRA ROY (2) RANJIT ROY (3) NIHAR ROY as his legal heirs and successors to inherit his property.

AND

WHEREAS said RANJIT ROY also died leaving behind his wife namely SMT. SANMA ROY @ SHARMA ROY, two sons namely (1) SRI SHERU ROY (2) SASHI ROY, and two daughters namely (1) SMT. MINA RAY (2) SMT. SUNITA ROY as legal heirs and successors to inherit the property of RANJIT ROY.

AND

WHEREAS accordingly above named (1) SMT. SANMA ROY @ SHARMA ROY, Wife of Late Ranjit Roy, 2. SMT. MINA RAY, Wife of Sri Sushanta



These deeds are
as consolidated
of 6/10/80

Ray, Daughter of Late Ranjit Roy, (3) SMT. SUNITA RAY, Wife of Sri Dinabandhu Roy, Daughter of Late Ranjit Roy, (4) SRI SHERU ROY, Son of Late Ranjit Roy, (5) SRI SASHI ROY, Son of Late Ranjit Roy, (6) SRI AJIT ROY @ DULAL CHANDRA ROY, Son of Late Dharendra Nath Roy @ Late Dhiren Roy, (7) SRI NIHAR ROY, Son of Late Dharendra Nath Roy @ Late Dhiren Roy, Jointly acquired the right, title and interest of the landed property by virtue of inheritance after demise of their predecessors.



That as rectified and modified as aforesaid the principal deeds shall remain in full force and effect.

AMENDED PARAGRAPHS OF THE PROPERTY HEREBY CONVEYANCE (1) in the page no. 4 of the two deeds, the last paragraph, (2) in page no. 5 of the two deeds, the first paragraph, (3) in page no 5 of the two deeds, the second paragraph:-

WHEREAS the recorded owner BHACHAK SINGH died leaving behind his son namely DHIRENDRA NATH ROY @ DHIREN ROY and the right, title and interest of BHACHAK SINGH in respect of his land devolved upon DHIRENDRA NATH ROY @ DHIREN ROY.

AND

WHEREAS in due course of time said DHIRENDRA NATH ROY @ DHIREN ROY died leaving behind his three sons namely (1) AJIT ROY @ DULAL CHANDRA

Tarun Choudhary
S. S. S. S. S.
S. S. S. S. S.

ROY (2) RANJIT ROY (3) NIHAR ROY as legal heirs and successors to inherit his property.

AND

WHEREAS said RANJIT ROY also died leaving behind his wife namely SMT. SANMA ROY @ SHARMA ROY, two sons namely (1) SRI SHERU ROY (2) SASHI ROY, and two daughters namely (1) SMT. MINA RAY (2) SMT. SUNITA ROY as legal heirs and successors to inherit the property of RANJIT ROY.

AND

WHEREAS accordingly above named (1) SMT. SANMA ROY @ SHARMA ROY, Wife of Late Ranjit Roy, 2. SMT. MINA RAY, Wife of Sri Sushanta Ray, Daughter of Late Ranjit Roy, (3) SMT. SUNITA RAY, Wife of Sri Dinabandhu Roy, Daughter of Late Ranjit Roy, (4) SRI SHERU ROY, Son of Late Ranjit Roy, (5) SRI SASHI ROY, Son of Late Ranjit Roy, (6) SRI AJIT ROY @ DULAL CHANDRA ROY, Son of Late Dharendra Nath Roy @ Late Dhiren Roy, (7) SRI NIHAR ROY, Son of Late Dharendra Nath Roy @ Late Dhiren Roy, Jointly acquired the right, title and interest of the landed property by virtue of inheritance after demise of their predecessors.

One separate sheet is enclosed herewith containing the fingerprints of the Vendors and Purchaser forming part of these presents.



IN WITNESS WHEREOF REPRESENTATOR OF THE VENDORS / FIRST PARTY in good health and conscious mind has put his signature on these presents on this the day, month and year first above written in presence of :-

WITNESSES:

1. Monoranjan Barman
s/o - Haridas Barman
vill + P.O - Fatapukur
Dist - Jalpaiguri

Tarac Kumar Choudhary
Signature of the constituted
attorney of Vendors / First Parties












Signature of the Purchaser /
Second Party

2. Subhrajit Barman
s/o - Anand Kumar Barman
vill - Baddi
Dist - Jalpaiguri
P.O - Baddi
Dist - Jalpaiguri
Enrolment no. F-590/631 of 2012

Drafted by me and typed in my office
on the instruction of parties
Pankaj Thakur
Advocate, Siliguri
Enrolment no. F-590/631 of 2012

EXECUTANT SHEET

(CONSTITUTED ATTORNEY OF VENDORS)












	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 Tarachand Chordia 17/4					
					

Tarachand Chordia

Tarachand Chordia
17.4.20

Signature with date

(PURCHASER)

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 G. K. Kulkarni					
					

G. K. Kulkarni

G. K. Kulkarni
17/4/15

Signature with date

4. Declarant & Details

Declarant Details	
SL No	Name, Address, Photo, Finger print and Signature
1	<p>Sanma Roy (Alias: Sharma Roy) Daughter of Ranjit Roy Salugara (north & East Part) Dabgram, P.S - Bhaktinagar, District -Jalpaiguri, West Bengal, India, Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Status : Self Date of Execution : 17/04/2015 Date of Admission : 17/04/2015 Place of Admission of Execution : Pvt. Residence</p>
2	<p>Mina Ray Daughter of Ranjit Roy Netaji Pally, Ward No 22, P.O:- Siliguri, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Status : Self Date of Execution : 17/04/2015 Date of Admission : 17/04/2015 Place of Admission of Execution : Pvt. Residence</p>
3	<p>Sunita Ray Daughter of Ranjit Roy Chayanpara (ray Colony), P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Status : Self Date of Execution : 17/04/2015 Date of Admission : 17/04/2015 Place of Admission of Execution : Pvt. Residence</p>
4	<p>Sheru Roy Son of Ranjit Roy Salugara (north & East Part) Dabgram, P.S - Bhaktinagar, District -Jalpaiguri, West Bengal, India, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Self Date of Execution : 17/04/2015 Date of Admission : 17/04/2015 Place of Admission of Execution : Pvt. Residence</p>

Sl. No	Name Address, Photo, Finger print and Signature					
5	<p>Sashi Roy Son of Ranjit Roy Salugara (north & East Part) Dabgram, P S - Bhaktinagar, District -Jalpaiguri, West Bengal, India, Sex Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Self Date of Execution : 17/04/2015 Date of Admission : 17/04/2015 Place of Admission of Execution : Pvt. Residence</p>					
6	<p>Ajit Roy (Alias Dulal Chandra Roy) Son of Dharendra Nath Roy Salugara (north & East Part) Dabgram, P S - Bhaktinagar, District -Jalpaiguri, West Bengal, India, Sex Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Self Date of Execution : 17/04/2015 Date of Admission : 17/04/2015 Place of Admission of Execution : Pvt. Residence</p>					
7	<p>Nihar Roy Son of Dharendra Nath Roy Salugara (north & East Part) Dabgram, P S - Bhaktinagar, District -Jalpaiguri, West Bengal, India, Sex Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Self Represented by their (1-7) constituted attorney as given below -</p>					
1-7 (1)	<p>Tara Chand Chordia Son of Dhan Ram Chordia Tiloke Road, Hakimpara, P.O.- Siliguri, P.S:- Siliguri, District.-Darjeeling, West Bengal, India, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Attorney Date of Execution : 17/04/2015 Date of Admission : 17/04/2015 Place of Admission of Execution : Pvt. Residence</p>	<table border="1"> <tr> <td data-bbox="1029 1355 1204 1400">Photo</td> <td data-bbox="1268 1355 1412 1400">Finger Print</td> </tr> <tr> <td colspan="2" data-bbox="1141 1422 1268 1467" style="text-align: center;">Signature</td> </tr> </table>	Photo	Finger Print	Signature	
Photo	Finger Print					
Signature						

Details			
SL No.	Name, Address, Photo, Finger Print and Signature		
1	S V N Builders Pvt Ltd Kesar Kunj, 3rd Floor, Opps Sikkim Sanitary Tiles., P.O:- Sivoke Road, P.S:- Bhaktinagar, District:- Jalpaiguri, West Bengal, India, Status : Organization Represented by representative as given below:-		
1(1)	Bikash Goel Son of Suresh Chandra Goel Sri Ram Colony, 10 Siliguri, P.O:- Siliguri, P.S.- Siliguri, District:-Darjeeling, West Bengal, India, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, Status : Representative Date of Execution : Date of Admission : Place of Admission of Execution : Office	Photo	Finger Print
		Signature	

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Manoranjan Barman Son of Handas Barman Fatapukur, P.O:- Fatapukur, P.S:- Rajganj, District:-Jalpaiguri, West Bengal, India,	Tara Chand Chordia	

C. Transacted Property Details

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Tara Chand Chordia
Address	Tiloke Road, Hakimpara Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL
applicant's Status	Seller/Executant

Office of the Additional District Registrar, Jalpaiguri
Endorsement For Deed Number : IV - 070500188 / 2015

Query No/Year	07051000071770/2015	Serial no/Year	0705002874 / 2015
Deed No/Year	IV - 070500188 / 2015		
Transaction	[4305] Other than Immovable Property, Declaration		
Name of Presentant		Presented At	Private Residence
Date of Execution	17-04-2015	Date of Presentation	17-04-2015
Remarks			

On 17/04/2015

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)
Presented for registration at 17:00 hrs on 17/04/2015, at the Private residence by ..

(Jiban Krishna Das)
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A D S R. RAJGANJ
Jalpaiguri, West Bengal

On 19/05/2015

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule. 1962 || Exempted from stamp duty

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 Rs 50/- is paid on Impressed type of Stamp, Serial no 1113, Purchased on 16/04/2015, Vendor named b r ghosh

(Jiban Krishna Das)

ADDITIONAL DISTRICT SUB-REGISTRAR

20/05/2015 Query No -07051000071770 / 2015 Deed No - IV - 070500188 / 2015. Document is digitally signed

Jalpaiguri, West Bengal

Registered in BOOK - IV
Volume number 0705-2015, Page from 26 to 44
being No 070500188 for the year 2015.



Digitally signed by JIBAN KRISHNA DAS
Date: 2015.05.20 17:56:13 +05:30
Reason: Digital Signing of Deed.

(Jiban Krishna Das) 20/05/2015 17:56:11
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJGANJ
West Bengal.

(This document is digitally signed.)