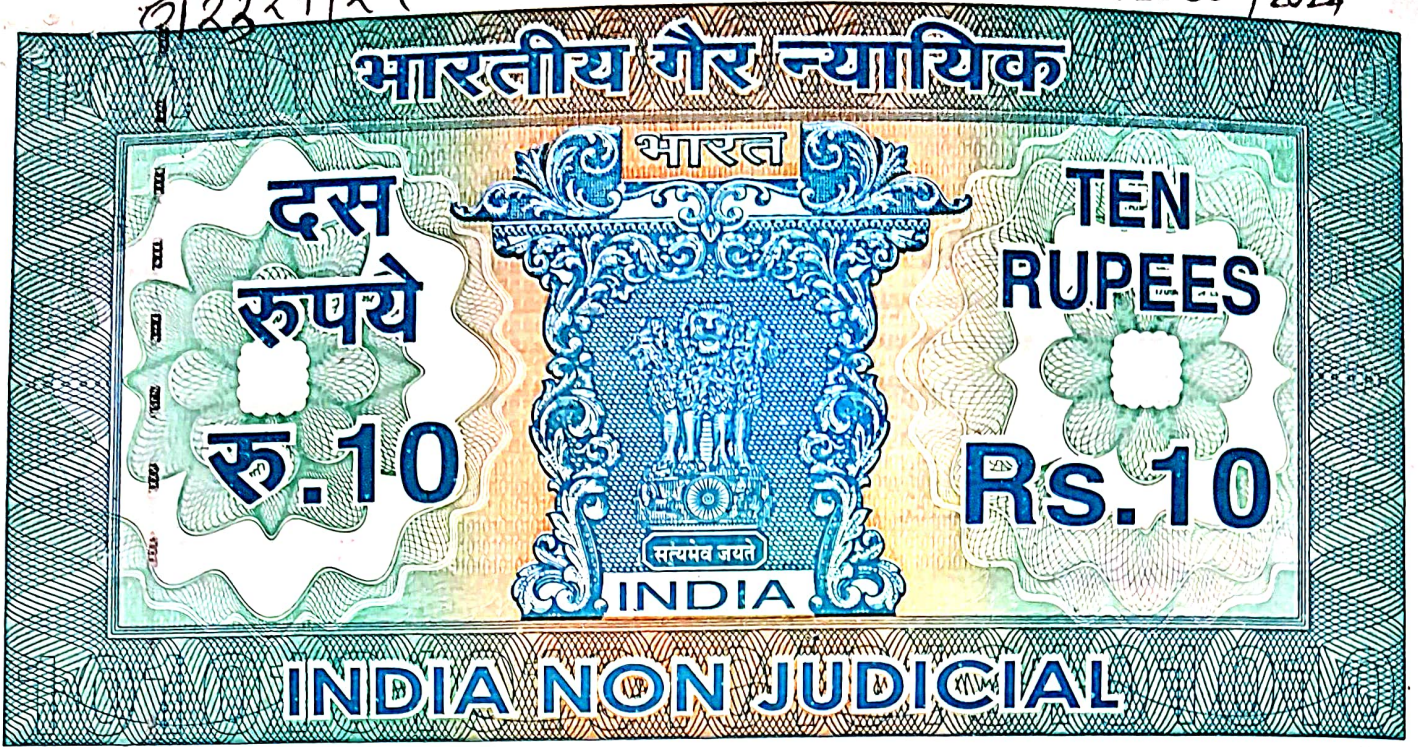


21/2227/24

T-12200/2024



पश्चिम बंगाल WEST BENGAL


99AB 231655

28/8
8-228568

DEED OF DECLARATION

I **MR. SOURAV ROY (PAN ALHPR0226K) (AADHAAR NO. 4264 6400 6708) (MOBILE NO. 96746 75024)** son of Mr. Subrata Roy, by Nationality - Indian, by religion - Hindu, by Occupation - Business, residing at 67/1, S. N. Roy Road, Post: Sahapur, Police Station: New Alipore, Kolkata - 700038, West Bengal, India, one of the Partners and Authorized Signatory of **M/S. U S T CONSTRUCTIONS (PAN - AAUFU0695H)**, a Partnership Firm having its Office at 67/1, S. N. Roy Road, Post: Sahapur, Police Station: New Alipore, Kolkata - 700038, West Bengal, India and Attorney Holder of **SRI KRISHNENDU BANERJEE (PAN: ADGPP2791N) (AADHAR NO. 632468812898) (MOBILE NO. 8100399259)** son of Late Ashoke Kumar Banerjee, by faith-Hindu, by Nationality-Indian, by occupation-Service, and **2) SRI DIBYENDU BANERJEE (PAN : AGOPB2705D) (AADHAR NO. 622314801987) (MOBILE NO: 8910427517)**, son of Late Ashoke Kumar Banerjee, by faith : Hindu, by occupation : Service; both residing at 441/2, Parnasree Pally, Post Office- Parnasree, Police Station-Behala now Parnasree, Kolkata-700060, by the strength of one "Development Power of Attorney", on 12th day of August, 2022, which was duly registered in the office of the District Sub - Registrar II, and duly recorded in Book No. I, Volume No. 1602-2022, Pages 379862 to 379882, Being No. 1602-10726, for the year 2022, do hereby solemnly affirm and declare as follows :-

Certified that the document is admitted for Registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.


District Sub-Registrar-II
Alipore, South 24-Parganas

28 AUG 2024

13 AUG 2024

Serial No.....1757.....Date.....
Name.....UST CONSTRUCTIONS
Address.....67/1, S.N. ROY ROAD,
KOLKATA-700038

Value Rs.....105.....P.....
BIDYUT KR. SAHA
Licence Stamp Vendor.
Alipore Judges' Court 24 Pgs. (S)
Kolkata-700 027

Stamp Vendor

Signature



District Sub Registrar-II
Alipore, South 24 Parganas
28 AUG 2024

Sajaj Bajza
S. N. Bajza
C Bous take Lon
kol-38

WHERE
Agree
Const
Stat
su
c

WHEREAS the aforesaid Owners in order to develop their Joint Property had entered into a Development Agreement dated 12/08/2022 together with related Power of Attorney in favour of M/S U S T Constructions, a Partnership Firm having its Office at 67/1, S. N. Roy Road, P.O. Sahapur, Police Station: New Allpore, Kolkata - 700038, to develop their said property on several terms and conditions subject to allotment of their respective allocations to the building to be constructed at their said plot of land and the said "Development Agreement", on 12th day of August, 2022, which was duly registered in the office of the District Sub - Registrar II, and duly recorded in Book No. I, Volume No. 1602-2022, Pages 379813 to 379861, Being No. 1602-10698, for the year 2022,, and the said property clearly mentioned in the FIRST SCHEDULE as Total Property thereunder written.

AND WHEREAS on strict scrutiny appeared that in the body of the above said Development Agreement & Development Power of Attorney certain mistakes there which happened to be typographical mistakes and at the request and cost of the purchaser we jointly intend to rectify the above said Development Agreement & Development Power of Attorney in the following manner.

NOW THIS INDENTURE WITNESSETH that the said "Development Agreement" & "Development Power of Attorney", on 12th day of August, 2022, shall be rectified and corrected as follows:-

1. In "Development Agreement" Page No. 32 in the Schedule in line 6th wrongly typed as Khatian Nos. 3827 and 232 instead of Khatian Nos. 3827 and 238 and LR Khatian Nos. 10612 & 10613.
2. In "Development Power of Attorney" Page No. 2 in the Point A, in line 6th & Page No. 11 in the Schedule in line 6th wrongly typed as Khatian Nos. 3827 and 232 instead of Khatian Nos. 3827 and 238 and LR Khatian Nos. 10612 & 10613.
3. That the above mistakes are bonafide mistakes.
4. That any other thing i.e. area of land, Mouza, Dag, J.L. Number, R.S. Number, Touzi Number, Pargana and also the KMC Premises Number along with Assessee Number are fully correct.
5. That above mentioned aforesaid statements is true to the best of our knowledge and belief.
6. That this declaration will be treated as the part of original Deed and should be accepted by the all authority concern.
7. That due to face unavoidable problem in future for the above mistakes we are swearing this deceleration.
8. All other Terms and Conditions of the said Development Agreement remain unmodified and unaltered.

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

IN WITNESS WHEREOF the PARTIES hereto have set and subscribed their respective hands and seals to these presents on this the 27th day of August, 2024.

SIGNED, SEALED & DELIVERED

At Kolkata in presence of:

SOURAV ROY PARTNER OF
M/s. UST CONSTRUCTIONS
& CONSTITUTED ATTORNEY OF
KRISHNENDU BANERJEE
DIBYENDU BANERJEE
Signatures of the Declarant.

WITNESSES:

1. Jaydeep Bhattacharya
49, N. C. Das Road
KOL - 34
2. Sumit Bandyopadhyay
80 S. N. Roy Road.

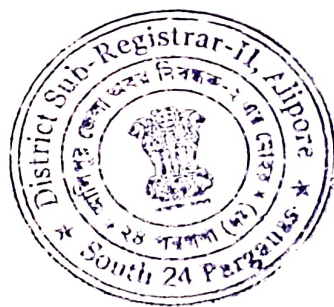
Drafted By: 1201--38

Debasish Chowdhury
Debasish Chowdhury
Advocate
Allipore Judges' Court, Kol-700022
WB/929/1983



BOARD OF DISTRICT REGISTRARS
WEST BENGAL
KIRISHKINDU BA VESHEE
DIBYCHOU BANARJEE

[Faint handwritten text in Bengali script]



District Sub Registrar-II
Alipore, South 24 Parganas
28 AUG 2024



LEFT :



RIGHT :

Name: MR. SOURAV ROY

Signature: [Handwritten Signature]

জেলা- দক্ষিণ ২৪ পরগণা খতিয়ান নং- ১০৬১০

সীজা- বেহালা

জে.এল.নং- ১০২

[১৬৩০১০২]

থানা- বেহালা



(১) রাজস্ব- টাকা

খতিয়ান ভেরিফিকেশন তারিখ - 23/02/2023

(২) জমির পরিমাণ(এ)- ০.০৫১৭

(৩) মোট দাগের সংখ্যা- ২

	(৪) অগ্রস্বত্বের দখলকারের বিবরণ	(৫) স্বত্ব	(৬) মন্তব্য
নাম-	কুকেন্দু ব্যানাজী	স্বত্ব	
পিতা-	অশোক কুমার ব্যানাজী মৃত		
ঠিকানা-	৪৪১ ২ পশ্চিমীপল্লী পশ্চিমীপল্লী কলকাতা ৭০০ ০৬০		

(৭) অগ্রস্বত্বের নিজ দখলীয় জমি

দাগ নং	জমির শ্রেণী	মন্তব্য	দাগের মোট পরিমাণ(এ)	দাগের মধ্যে অগ্রস্বত্বের অংশ	দাগের মধ্যে অগ্রস্বত্বের জমির অংশের পরিমাণ	একর	হেক্টর
২৮৯	শালি		০.১৮০০	০.১৪৪৬	০.০২১৭		
		আগত খং নং - 5182					
২৮৯/১১২২	শালি		০.২১০০	০.১৬৬৬	০.০৩৩০		
		আগত খং নং - 5182					

মোট দাগের সংখ্যা- দুই মাত্র

Certified to be true copy w/s 76 of Indian Evidence Act, 1872 (Act 1 of 1872)

Fees Received : Application Fee : Rs. 10, Authentication Fee : Rs. 10 x 1, Total fee : Rs. 20, Copy No.:3123

Digitally signed by BARNALI SAHA
Date: 2023.02.24 14:48:50 IST

Page ১ of ১

২৪/০২/২০২৩ ০২:৫৫ PM

জেলা- দক্ষিণ ২৪ গঙ্গাগণা খতিয়ান নং- ১০৬১২

[১৬৩০১০২]



মৌজা- বেহালা

জে.এম.নং- ১০২

থানা- বেহালা

(১) রাজস্ব-

টাকা

খতিয়ান তৈরির তারিখ - 23/02/2023

(২) জমির পরিমাণ(এ)- ০.০৫১৭

(৩) মোট দাগের সংখ্যা- ২

	(৪) অত্রস্বত্বের দখলকারের বিবরণ	(৫) স্বত্ব	(৬) মন্তব্য
নাম-	দিব্যেন্দু ব্যানার্জী	স্বত্ব	
পিতা-	অশোক কুমার ব্যানার্জী মৃত		
ঠিকানা-	৪৪১ ২ পর্ণশ্রীপল্লী কলকাতা ৭০০ ০৬০		

(৭) অত্রস্বত্বের নিজ দখলীয় জমি

দাগ নং	জমির শ্রেণী	মন্তব্য	দাগের মোট পরিমাণ(এ)	দাগের মধ্যে অত্রস্বত্বের অংশ	দাগের মধ্যে অত্রস্বত্বের জমির অংশের পরিমাণ	
					একর	হেক্টর
২৮৯	শালি		০.১৮০০	০.১৪৪৬	০.০২১৭	
		আগত খং নং - 5182				
২৮৯/১১২২	শালি		০.২১০০	০.১৬৬৭	০.০৩০০	
		আগত খং নং - 5182				

মোট দাগের সংখ্যা- দুই মাত্র

Certified to be true copy w/s 76 of Indian Evidence Act,1872 (Act 1 of 1872)

Fees Received : Application Fee : Rs. 10, Authentication Fee : Rs. 10 x 1, Total fee : Rs. 20, Copy No.:3154

Digitally signed by TATHAGATA MUKHERJEE
Date: 2023.02.28 12:53:40 IST

Page ১ of ১

২৮/০২/২০২৩ ১২:৫৮ PM

No. SSU 0094713

KOLKATA MUNICIPAL CORPORATION

ASSESSMENT COLLECTION DEPARTMENT (S. S. UNIT)

1, Diamond Harbour Road, Taratala Crossing, Kolkata - 700 038

MUTATION CERTIFICATE

Case No: M/131/18-OCT-22/2664

SUB : Your application for mutation dated 18/10/2022

in respect of

Premises Number: 264, PARNASREE PALLY ROAD. NO- IV.
Assessee No. : 411311603685

Nature of Premise: II.D.H.+TIN SHED

To,

Sri/Smt

KRISHNENDU BANERJEE, DIBYENDU BANERJEE

Mailing Address of the Applicant (s):
441/2, PARNASREE PALLY, KOLKATA-60

700060

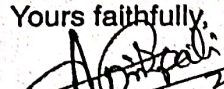
Dear Sir/Madam,

With reference to the aforesaid subject you are hereby informed that the prayer of mutation has been granted in your favour by this department on 18/10/2022 and henceforth the person(s) who will be treated as owner(s) / person (s) liable to pay tax in respect of the premises in question are as follows.

KRISHNENDU BANERJEE, DIBYENDU BANERJEE

Dated: 20/10/2022

Phone No. : 2447-4365/4366

Yours faithfully,

Dy. Assessor-Collector
(S. S. UNIT)

Major Information of the Deed

Deed No :	I-1602-12200/2024	Date of Registration	28/08/2024
Query No / Year	1602-2002280568/2024	Office where deed is registered	
Query Date	27/08/2024 12:35:04 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	TAPAS MANNA 2/1, K C ROAD,, Thana : Behala, District : South 24-Parganas, WEST BENGAL, PIN - 700034, Mobile No. : 9826918988, Status :Solicitor firm		
Transaction	Additional Transaction		
[0901] Declaration, Declaration relating to immovable property			
Set Forth value	Market Value		
	Rs. 1,34,61,570/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10/- (Article:4)	Rs. 39/- (Article:E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Parnashree Pally Road (I,II,III,IV), , Premises No: 264, , Ward No: 131 Pin Code : 700060

Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	6 Katha 6 Chatak 2 Sq Ft		1,15,61,570/-	Property is on Road
Grand Total :				10.5233Dec	0 /-	115,61,570 /-	




Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2000 Sq Ft.	0/-	19,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft.,Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1000 Sq Ft.,Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2000 sq ft	0 /-	19,00,000 /-	



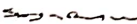
Declarant Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr KRISHNENDU BANERJEE Son of Late ASHOKE KUMAR BANERJEE 441/2, PARNASREE PALLY,, City:- , P.O:- PARNASREE, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX9 , PAN No.:: ADxxxxxx1N, Aadhaar No: 83xxxxxxxxx2808, Status :Individual, Executed by: Attorney, Executed by: Attorney
2	Mr DIBYENDU BANERJEE Son of Late ASHOKE KUMAR BANERJEE 441/2, PARNASREE PALLY,, City:- , P.O:- PARNASREE, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX3 , PAN No.:: AGxxxxxx5D, Aadhaar No: 82xxxxxxxxx1987, Status :Individual, Executed by: Attorney, Executed by: Attorney

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SOURAV ROY (Presentant) Son of Mr SUBRATA ROY Date of Execution - 27/08/2024, , Admitted by: Self, Date of Admission: 28/08/2024, Place of Admission of Execution: Office		 Captured LTI 28/08/2024	 28/08/2024
AUTHORIZED SIGNATORY, U S T CONSTRUCTIONS , 67/1, S N ROY ROAD,, City:- , P.O:- SAHAPUR, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700038 , 67/1, S N ROY ROAD,, City:- , P.O:- SAHAPUR, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700038, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.:: ALxxxxxx6K, Aadhaar No: 42xxxxxxxxx6708 Status : Attorney, Attorney of : Mr KRISHNENDU BANERJEE, Mr DIBYENDU BANERJEE				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sanjay Banerjee Son of Late Sachindra Nath Banerjee 6 Banstala Road, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038		 Captured	
	28/08/2024	28/08/2024	28/08/2024
Identifier Of Mr SOURAV ROY			

Endorsement For Deed Number : I - 160212200 / 2024

On 28-08-2024

Certificate of Admissibility (Rule 43, W.B. Registration Rules 1982)

Admissible under rule 21 of West Bengal Registration Rule, 1982 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, 1982)

Presented for registration at 13:42 hrs on 28-08-2024, at the Office of the D.S.R. - I | SOUTH 24-PARGANAS by Mr SOURAV ROY .

Executed by Attorney

Execution by Mr SOURAV ROY, AUTHORIZED SIGNATORY, U S T CONSTRUCTIONS , 67/1, S N ROY ROAD., City:- , P.O:- SAHAPUR, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700038 as constituted attorney for 1. Mr KRISHNENDU BANERJEE 441/2, PARNASREE PALLY,, P.O: PARNASREE, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, 2. Mr DIBYENDU BANERJEE 441/2, PARNASREE PALLY,, P.O: PARNASREE, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060 is admitted by him

Identified by Mr Sanjay Banerjee, . . Son of Late Sachindra Nath Banerjee, 6 Banstala Road, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700038, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39.00/- (E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 39.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10/- and Stamp Duty paid by Stamp Rs 10.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 231655, Amount: Rs.10.00/-, Date of Purchase: 13/08/2024, Vendor name: BIDYUT KR SAHA

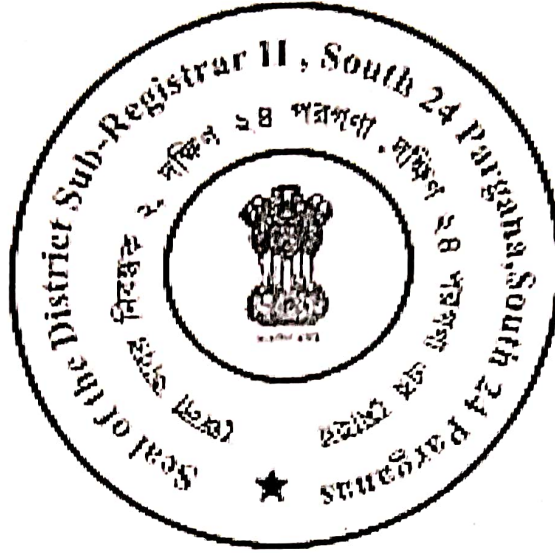


Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2024, Page from 405046 to 405057
being No 160212200 for the year 2024.



Suman

Digitally signed by Suman Basu
Date: 2024.08.28 15:32:38 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 28/08/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS
West Bengal.