

10260/25

I-10060/2025



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



AU 965833

Additional Registrar of
Assurances-IV, Kolkata

Certified that the Document is admitted of
Registration. The Signature Sheet and the
endorsement sheets attached to this document
are the part this Documents

Additional Registrar of
Assurances-IV, Kolkata

1-8 JUL 2025

DEED OF DECLARATION

THIS DEED OF DECLARATION is made on this 08th day of

July 2025

BETWEEN

S.L. No. 2110 Date 23 JUN 2025

Name _____

Address _____

Value 1m

Suman Bhattacharya
Judges' Court, Benoni.

Stamp Vender
G.B. DEB
Sonarpur A.D.S.R.O., Kol-150



8 JUL 2025

MR. TANAY CHAKRABORTY, (having PAN No. **ADRPC4122H**, Aadhaar No. **4641-4207-0503**], son of Uday Chakraborty, by faith - Hindu, by Occupation - Business, by Nationality - Indian residing at CP-390, Salt Lake, Sector - 1, Post Office - Bidhan Nagar CC Block, Police Station - Bidhannagar, Kolkata - 700064 District - North 24 Parganas, represented by his Constituent Attorney namely **MR. PAWAN GOMES** [PAN: **APGPG1145P**, Aadhaar No. **5293 5724 7362**], son of Mr. Albert Cardinal Gomes, by faith - Christian, by Occupation - Business, by Nationality - Indian, residing at P - 688, Block A, Lake Town, Post Office and Police Station - Lake town, Kolkata - 700089, by virtue of a registered **DEVELOPMENT AGREEMENT WITH DEVELOPMENT POWER OF ATTORNEY** which was duly registered on 05/10/2023 at the office of the **A.R.A.-IV** and duly recorded in Book No.1, Volume No.1904-2023, pages from 805752 to 805829, being No.190414687 for the year 2023 hereinafter referred to as the "**DECLARANT NO.1**" (which terms or expression shall unless otherwise excluded by or repugnant to the collect or subject be deemed to mean and include his legal heirs, executors, administrators, representatives and/or assigns) of the **FIRST PART**.

AND

MR. SUJAY CHAKRABORTY, [having PAN : **ADRPC4128P**, Aadhaar No. **2478 4347 2003**], son of Uday Chakraborty, by faith - Hindu, by Occupation - Business, by Nationality- Indian residing at CF 390, Salt Lake, Sector 1,

sm
3

Post Office - Bidhannagar CC Block, Police Station - Bidhannagar North, Kolkata - 700084, represented by his **Constituent Attorney** namely **MR. PAWAN GOMES** [PAN: **APGPG1145P**, Aadhaar No. 5293 5724 7362], son of Mr. Albert Cardinal Gomes, by faith - Christian, by Occupation - Business, by Nationality - Indian, residing at P - 688, Block A, Lake Town, Post Office and Police Station - Lake town, Kolkata - 700089, by virtue of a registered **DEVELOPMENT AGREEMENT WITH DEVELOPMENT POWER OF ATTORNEY** which was duly registered on 05/10/2023 at the office of the **A.R.A.-IV** and duly recorded in **Book No.1, Volume No.1904-2023**, pages from 805752 to 805829, being No.190414687 for the year 2023 hereinafter referred to as the "**DECLARANT NO.2**" (which terms or expression shall unless otherwise excluded by or repugnant to the collect or subject be deemed to mean and include his legal heirs, executors, administrators, representatives and/or assigns) of the **SECOND PART**.

WHAREAS the Declarant No.1 namely **MR. TANAY CHAKRABORTY** is the Owner in respect of **ALL THAT** piece and parcel of plot of DANGA land measuring about **4 (four) Cottahs 14 (Fourteen) Chittacks 29 (Twenty Nine) Square Feet** be the same a little more or less lying and situate under **Mouza - TEGHARIA**, J.L. No. 9, R.S. No. 116, Touzi No. 191, R.S. Khatian No. 258, Kri 114/3, and 264, **L.R. Khatian No.1995, R.S./L.R. Dag No. 215**, within the local limits of previously Ward No. 7 under Rajarhat - Gopalpur



Municipality and now at present Ward No. 6 of the Bidhan Nagar Municipal Corporation, having Municipal Holding Number renumber as AS/149/08 having Holding Address 11, Block A, 149 Teghoria, having Assessee Number 20033154671, **Hatiara Road**, within the jurisdiction of the Office of the Additional District Sub-Registrar at Bidhan Nagar, Salt lake City now at present A.D.S.R., Rajarhat, under Post Office - Hatiara, Police Station - Rajarhat, Kolkata - 700157, District North - 24 Parganas.

AND WHEREAS the Declarant No.2 namely **SUJAY CHAKRABORTY** herein is the Owner in respect of **ALL THAT** piece and parcel of plot of DANGA land measuring about 4 (four) Cottahs 12 (Twelve) Chittacks 26 (Twenty six) Square Feet be the same a little more or less lying and situate under **Mouza - TEGHARIA**, J.L. No. 9, R.S. No. 116, Touzi No. 191, R.S. Khatian No. 258, Kri 114/3, **L.R. Khatian No.1914 and 264, R.S./L.R. Dag No. 215**, within the local limits of previously Ward No. 7 of the Rajarhat Gopalpur Municipality now at present Ward No. 6 under Bidhannagar Municipal Corporation, Holding No.AS/148/08, having Holding Address 11, Block A, 148 Teghoria, having Assessee No.20033154669, **Hatiara Road**, within the jurisdiction of the Office of the Additional District Sub-Registrar at Bidhan Nagar, Salt lake City now at present A.D.S.R., Rajarhat, under Post Office - Hatiara, Police Station - Rajarhat, Kolkata - 700157, District North - 24 Parganas.



AND WHAREAS by virtue of a **Deed of Amalgamation** executed and registered on **05/10/2023** which was registered at the office of the **A.R.A-IV, Kolkata**, and duly recorded in **Book No.I, Volume No. 1904-2023, pages from 805856 to 805884, being Deed No.190414688 for the year of 2023**, the Declarants herein Amalgamated their plot of land into one Plot of land i.e. **ALL THAT** piece and parcel of plot of DANGA land measuring about **9 (Nine) Cottahs 11 (Eleven) Chittacks 10 (Ten) Square Feet** be the same a little more or less lying and situate under **Mouza - TEGHARIA**, J.L. No. 9, R.S. No. 116, Touzi No. 191, **R.S. Khatian No. 258**, Kri 114/3 and 264, **L.R. Khatian No.1914, 1995, R.S./L.R. Dag No. 215**, within the local limits of previously Ward No. 7 under Rajarhat - Gopalpur Municipality and now at present Ward No. 6 of the Bidhan Nagar Municipal Corporation, having Municipal Holding Number renumber as AS/149/08 having Holding Address 11, Block A, 149 Teghoria having Assessee Number 20033154671 and Holding Number renumber as AS/148/08 having Holding Address 11, Block A, 148 Teghoria having Assessee Number 20033154669, **Road Name : Hatiara Road**, under Post Office - Hatiara, Police Station - Rajarhat, Kolkata - 700157, District North - 24 Parganas.

AND WHEREAS there is a certain mistake have accidentally entered in the aforesaid **Deed of Amalgamation** dated 05/10/2023 which was duly registered on 05/10/2023 at the office of the **A.R.A-IV** and duly

recorded in Book No.1, Volume No.1904-2023, pages from 805856 to 805884, being No.190414688 for the year 2023 and which the parties have an agreed to rectify in the manner hereinafter appearing.

NOW THESE PRESENTS WITNESSETH and the parties hereto have by agree as follows :-

1. That in the aforesaid original registered **Deed of Amalgamation** dated 05/10/2023 which was duly registered on 05/10/2023 at the office of the A.R.A.-IV and duly recorded in Book No.1, Volume No.1904-2023, pages from 805856 to 805884, being No.190414688 for the year 2023 in **page No.16 line No.20 and 21** of the Deed the amalgamated area will be **"9 (Nine) Cottahs 11 (Eleven) Chittacks 10 (Ten) Square Feet"** in place of **"9 (Nine) Cottahs 11 (Eleven) Chittacks 15 (Fifteen) Square Feet"**.
2. That in **page No.17 line No.17** of the Deed, **"ON THE WEST"** will be treated as **"ON THE EAST"**.
3. That in **page No.17 line No.19** of the Deed, **"ON THE EAST"** will be treated as **"ON THE WEST"**.



4. So in **page No.16 line No.20 and 21** of the Deed the Amalgamated area will read as **"9 (Nine) Cottahs 11 (Eleven) Chittacks 10 (Ten) Square Feet"** in place of **"9 (Nine) Cottahs 11 (Eleven) Chittacks 15 (Fifteen) Square Feet"** AND in **page No.17 line No.17** of the Deed, **"ON THE WEST"** will be read as **"ON THE EAST"** AND in **page No.17 line No.19** of the Deed, **"ON THE EAST"** will be read as **"ON THE WEST"**.
5. That as rectified and modified by aforesaid the principal Deed of Conveyance shall remain in full force and effect.
6. That this is not change in boundary of amalgamated land. The change in boundary or correct boundary or rightly boundary is given in Deed No.190419530 for the year 2024, registered in the office of the ARA-IV, Kolkata, recorded in Book No.1, Volume No.1904-2025, Pages from 16550 to 16630 (Supplementary Development Agreement with Development Power of Attorney).

gms
[Signature]

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals on the day month and year first above written.

SIGNED SEALED & DELIVERED

in the presence of :

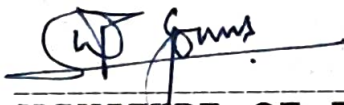
1. Soumen Bhadra
Bagmati, Bagmati
No. 1-700159.



**SIGNATURE OF THE DECLARANT
NO.1**

**Represented by his Constituent
Attorney**

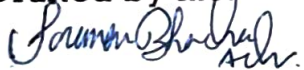
2. Sudip Kalay
Bagmati, Jyongna
Kal-700059



**SIGNATURE OF THE DECLARANT
NO.2**

**Represented by his Constituent
Attorney**

Drafted by me,



(Soumen Bhadra)

Advocate

Judges' Court, Barasat.

F/53/358/06



ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
- 8 JUL 2025

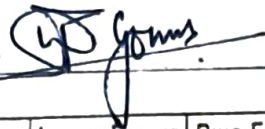
PAGE NO.

SPECIMEN FORM FOR TEN FINGERPRINTS



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature



PHOTO

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature

PHOTO

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature



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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
= 8 JUL 2025

Major Information of the Deed

Deed No :	I-1904-10060/2025	Date of Registration	08/07/2025
Query No / Year	1904-2001789456/2025	Office where deed is registered	
Query Date	24/06/2025 10:07:31 AM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SOU MEN BHADRA Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. 9830692735, Status Advocate		
Transaction	Additional Transaction		
[0901] Declaration, Declaration relating to immovable property	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 3,39,54,859/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:4)	Rs. 101/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Hatiaara Road, Mouza: Tegharia, , Ward No: 6 JI No: 9, Touzi No: 191 Pin Code : 700157

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-215 (RS :-)	LR-1995	Bastu	Bastu	4 Katha 14 Chatak 29 Sq Ft	1,72,03,471/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Hatiaara Road, Mouza: Tegharia, , Ward No: 7 JI No: 9, Touzi No: 191 Pin Code : 700157

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	LR-215 (RS :-)	LR-1914	Bastu	Bastu	4 Katha 12 Chatak 26 Sq Ft	1,67,51,388/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
Grand Total :				16.0073Dec	0 /-	339,54,859 /-	

Declarant Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr TANAY CHAKRABORTY Son of Mr UDAY CHAKRABORTY CP-390, SALT LAKE, SECTOR-1, City:- Not Specified, P.O:- BIDHANNAGAR CC BLOCK, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.: ADxxxxxx2H, Aadhaar No: 46xxxxxxxx0505, Status :Individual, Executed by: Attorney, Executed by: Attorney

2	Mr SUJAY CHAKRABORTY Son of Mr UDAY CHAKRABORTY CP-390, SALT LAKE, SECTOR-1, City:- Not Specified, P.O:- BIDHANNAGAR CC BLOCK, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX7 , PAN No.: ADxxxxxx8P, Aadhaar No: 24xxxxxxxx2003, Status :Individual, Executed by: Attorney, Executed by: Attorney
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Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
	Name Photo Finger Print Signature
1	Mr PAWAN GOMES (Presentant) Son of Mr ALBERT CARDINAL GOMES Date of Execution - 08/07/2025, , Admitted by: Self, Date of Admission: 08/07/2025, Place of Admission of Execution: Office P-688, BLOCK A, LAKE TOWN, City:- Not Specified, P.O:- LAKE TOWN, P.S:-Lake Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700089, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.: APxxxxxx5P, Aadhaar No: 52xxxxxxxx7362 Status : Attorney, Attorney of : Mr TANAY CHAKRABORTY, Mr SUJAY CHAKRABORTY

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Soumen Bhadra Son of Late SANJIT KUMAR BHADRA JUDGES COURT, BARASAT, City:- Not Specified, P.O:- BARASAT, P.S:-Bagulati, District:-North 24-Parganas, West Bengal, India, PIN:- 700124		 Captured	
	08/07/2025	08/07/2025	08/07/2025

Identifier Of Mr PAWAN GOMES

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Hatiara Road, Mouza: Tegharia, , Ward No: 6 JI No: 9, Touzi No: 191 Pin Code : 700157

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 215, LR Khatian No:- 1995	Owner:ভনয় চক্রবর্তী, Gurdian:উদয় , Address:বিলু , Classification:ভালু, Area:0.08000000 Acre,	Mr TANAY CHAKRABORTY

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road:
Hatiara Road, Mouza: Tegharia, , Ward No: 7 JI No: 9, Touzi No: 191 Pln Code : 700157

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L2	LR Plot No:- 215, LR Khatian No:- 1914	Owner: সুজয় চক্রবর্তী, Gurdian: উদয় . Address: বিজা , Classification: ভাঙ্গা, Area: 0.08000000 Acre,	Mr SUJAY CHAKRABORTY

Endorsement For Deed Number : I - 190410060 / 2025

On 08-07-2025

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 15:03 hrs on 08-07-2025, at the Office of the A.R.A. - IV KOLKATA by Mr PAWAN GOMES ..

Executed by Attorney

Execution by Mr PAWAN GOMES, , Son of Mr ALBERT CARDINAL GOMES, P-688, BLOCK A, LAKE TOWN, P.O: LAKE TOWN, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700089, by caste Hindu, by profession Business as constituted attorney for 1. Mr TANAY CHAKRABORTY CP-390, SALT LAKE, SECTOR-1, P.O: BIDHANNAGAR CC BLOCK, Thana: Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700064, 2. Mr SUJAY CHAKRABORTY CP-390, SALT LAKE, SECTOR-1, P.O: BIDHANNAGAR CC BLOCK, Thana: Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700064 is admitted by him

Indetified by Mr Soumen Bhadra, , Son of Late SANJIT KUMAR BHADRA, JUDGES COURT, BARASAT, P.O: BARASAT, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

Payment of Fees

▪ Certified that required Registration Fees payable for this document is Rs 101.00/- (E = Rs 21.00/- ,I = Rs 55.00/- ,M(a) = Rs 21.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 101.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 30/- and Stamp Duty paid by , by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 7110, Amount: Rs.100.00/-, Date of Purchase: 23/06/2025, Vendor name: S Deb


Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1904-2025, Page from 447235 to 447251
being No 190410060 for the year 2025.**



mm

Digitally signed by MOHUL MUKHOPADHYAY
Date: 2025.07.11 19:40:40 +05:30
Reason: Digital Signing of Deed.

**(Mohul Mukhopadhyay) 11/07/2025
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.**