

260/25

IV-0021/25 IV-5020/25



✓ পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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07/01/2025  
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certified that the document is admitted  
registration. The signature sheets and  
the endorsement sheets attached with the  
document are the part of this document.

District Sub-Register-II  
Alipore, South 24-pargana

07 JAN 2025

THIS DEED OF DECLARATION

MADE ON THIS DAY 7<sup>th</sup> OF

JANUARY 2025

BETWEEN

ADD.  
AMT. 20

**SAMIR KUMAR DEY  
ADVOCATE  
ALIPORE JUDGE'S COURT**

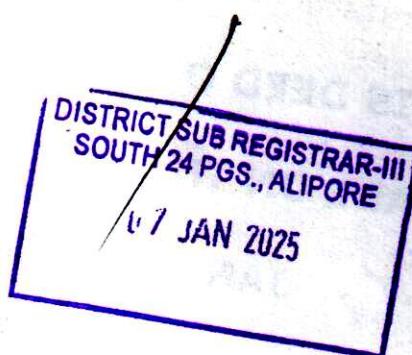
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MCUSUMI CHOSH  
LICENSED STAMP VENDOR  
KOLKATA REGISTRATION OFFICE



Tareen Kanti Day  
Slip one judges Best  
Dec-27.



**1) SRI DILIP KUMAR SHAW (H.U.F) (PAN CARD NO.AAKHD7337P)**

represented as Karta of Hindu Undivided family being Dilip Kumar Shaw ( PAN CARD NO.AIXPS7161F) (AADHAR NO.2136 3453 2013)

(MOB.9830053278) son of Late Shyam Sunder Shaw by faith – Hindu, by occupation – Business, by nationality – Indian residing at 19/C, Mohan Chand Road, P.O. Kidderpore, P.S. Watgunge, Kolkata – 700 023

**2) SRI PRADEEP KUMAR SHAW (H.U.F) (PAN CARD NO.AARHP2614L)** represented as Karta

of Hindu Undivided family being Pradeep Kumar Shaw (AIXPS7160E) (AADHAR CARD NO.6503 0898 7861) (MOB.9331411901) son of Late

Shyam Sunder Shaw by faith – Hindu, by occupation – Business, by nationality – Indian residing at 19/C, Mohan Chand Road, P.O. Kidderpore, P.S. Watgunge, Kolkata – 700 023

**3) SRI ANUP KUMAR GUPTA (H.U.F) (PAN CARD NO.AATHA3081N)** represented as Karta of Hindu Undivided family being Anup Kumar Gupta (PAN NO.AEBPG3559F) (AADHAAR NO.4155 3734 4188)

(MOB.9331411902) son of Late Shyam Sunder Shaw by faith – Hindu, by occupation – Business, by nationality – Indian residing at 19/C, Mohan Chand Road, P.O. Kidderpore, P.S. Watgunge, Kolkata – 700 023

**4) SRI MANOJ KUMAR GUPTA (H.U.F) (PAN CARD NO.AARHM1872R)** represented as Karta of Hindu Undivided family being Manoj Kumar Gupta (PAN NO.AHCPG5934G)

(AADHAR CARD NO.2379 6922 8022) (MOB.9331411903) son of Late Shyam Sunder Shaw by faith – Hindu, by occupation – Business, by nationality – Indian residing at 19/C, Mohan Chand Road, P.O. Kidderpore, P.S. Watgunge, Kolkata – 700 023 hereinafter called the **VENDORS / OWNERS** (which term or expression shall repugnant to or excluded by the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assignees) of the **ONE PART**.

**AND**

**PRIME BUILDS (PAN.ABGFP2888J)** a partnership firm having its office at

19U, Mohan Chand Road, P.S. - Watgung, P.O. – Khidderpore, Kolkata – 700

023 represented by its Partners **1) SRI RISHAV SHAW** son of Sri Dilip Kumar

Shaw (PAN NO.HRFPS2675C) (AADHAR NO.9825 4545 0901) (D.O.B

**19.02.1997) (MOB.7003814397)** residing at 19C, Mohan Chand Road **2) SRI**



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS., ALIPORE

07 JAN 2020

**ASMIIT GUPTA** son of Sri Manoj Kumar Gupta (**PAN.DYVPG6163A**) (**D.O.B. 06.08.2004**) (**AADHAR NO.6861 0888 0163**) (**MOB.7003122828**) residing at 19C, Mohan Chand Road **3) SRI PRATIK GUPTA** son of Sri Anup Kumar Gupta (**PAN NO.BYDPG6161J**) (**D.O.B 15.04.1995**) (**AADHAR NO.2004 6797 6432**) (**MOB.9163738897**) residing at 19C Mohan Chand Road, P.S. Watgung, P.O.Kidderpore, Kolkata – 700 023 hereinafter called the **DEVELOPER** (which term or expression shall repugnant to or excluded by the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assignees) of the **OTHER PART**

**WHEREAS** the **VENDORS / OWNERS** above named **1) SRI DILIP KUMAR SHAW (H.U.F) (PAN CARD NO.AAKHD7337P)** represented as Karta of Hindu Undivided family being Dilip Kumar Shaw son of Late Shyam Sunder Shaw by faith – Hindu, by occupation – Business, by nationality – Indian residing at 19/C, Mohan Chand Road, P.O. Kidderpore, P.S. Watgunge, Kolkata – 700 023 **2) SRI PRADEEP KUMAR SHAW (H.U.F) (PAN CARD NO.AARHP2614L)** represented as Karta of Hindu Undivided family being Pradeep Kumar Shaw son of Late Shyam Sunder Shaw by faith – Hindu, by occupation – Business, by nationality – Indian residing at 19/C, Mohan Chand Road, P.O. Kidderpore, P.S. Watgunge, Kolkata – 700 023 **3) SRI ANUP KUMAR GUPTA (H.U.F) (PAN CARD NO.AATHA3081N)** represented as Karta of Hindu Undivided family being Anup Kumar Gupta son of Late Shyam Sunder Shaw by faith – Hindu, by occupation – Business, by nationality – Indian residing at 19/C, Mohan Chand Road, P.O. Kidderpore, P.S. Watgunge, Kolkata – 700 023 **4) SRI MANOJ KUMAR GUPTA (H.U.F) (PAN CARD NO.AARHM1872R)** represented as Karta of Hindu Undivided family being Manoj Kumar Gupta son of Late Shyam Sunder Shaw by faith – Hindu, by occupation – Business, by nationality – Indian residing at 19/C, Mohan Chand Road, P.O. Kidderpore, P.S. Watgunge, Kolkata – 700 023, entered into a Development Agreement on 28<sup>th</sup> day of November 2024 with the Developer above named **PRIME BUILDS**, a Partnership firm having its office at 19U, Mohan Chand Road, P.S. Watgunge, P.O. Khdderpore, Kolkata – 700 023. The said Development Agreement was registered in the Office of the D.S.R – III South 24 Parganas and recorded in Book No.I, Volume No.1603 – 2024,

Pages from 518304 to 518342, Being No.160320173 for the year 2024  
hereinafter called the "PRINCIPAL DEED".

**AND WHEREAS** certain mistakes and inaccuracies have accidentally and inadvertently crept in the said Principal Deed dated 28<sup>th</sup> day of November 2024 which requires correction in the manner hereinafter appearing: NOW THIS DEED WITNESSESTH that the said Principal Deed shall be corrected in the following manner, namely,

(a). In page no.1 the month of execution of the aforesaid Development Agreement was wrongly written as **DECEMBER** Two Thousand Twenty Four, which should be correctly written as **NOVEMBER** Two Thousand Twenty Four.

That as modified as aforesaid the "PRINCIPAL DEED" shall remain in full force and effect.

That the description of the entire Premises as described in the aforesaid Development Agreement will remain unchanged and it is again described here under.

**(DESCRIPTION OF ENTIRE PREMISES)**

**(WITH VETRIFIED TILED FLOORING AND LIFT FACILITY)**

ALL THAT piece and parcel of Bastu land measuring an area of 03 Cottahs 06 Chittaks and 25 sft. more or less lying and situate at Premises No.25/1B, Kabitirtha Sarani, under Police Station - Watgunge, Post Office - Kidderpore within Ward No.75 of Kolkata Municipal Corporation, Kolkata - 700 023, Sub Registry office at Alipore, District 24 Parganas (South) which is butted and bounded as follows :-

ON THE NORTH : By B/25/1A/H/1, Kabitirtha Sarani

ON THE EAST : By 25/1, Kabitirtha Sarani

ON THE WEST : By 26A, Kabitirtha Sarani

ON THE SOUTH : By 55.5 ft. wide Kabitirtha Sarani

**IN WITNESS WHEREOF** the VENDORS, DEVELOPER hereunto set and subscribed their respective hands and seals in execution hereof on the day of the month and year first above written. **DILIP KUMAR SINGH**

DILIP KUMAR SHAW (HUF)

**SIGNED, SEALED AND DELIVERED**

### In presence of

## WITNESSES

1. J. Chatterjee  
41/B, Watgung St.  
Kolkata - 700023

2. Krishnar Shetty  
19/S, Meham Chennal Rd.  
Kol - 700023

Slipkumaw  
DRAFTER

DRADEEP KUMAR SHAW KARTA  
(HUF)

Amrapali Kumar Gupta

String Number Grypho

KARTA WILL MANOJ KUMAR GUPTA (HUF)  
**VENDORS**

## **VENDORS**

## Prime Builds<sup>RTA</sup>

Richard Haw.

Amrit Gupta

## Partner

Poatik gupta  
~~REVISER~~

Drafted by

Samir Kumar Sen  
Advocate

## Advocate

## Alipore Judges Court

Regd. No.WB65/1987

Typed by

X. chalcopterus

Thumb 1<sup>st</sup> finger Middle finger Ring finger Small finger



Left hand					
Right hand					

NAME DILIP KUMAR SHAW  
SIGNATURE Dilip Kumar Shaw

Thumb 1<sup>st</sup> finger Middle finger Ring finger Small finger



Left hand					
Right hand					

NAME PRADEEP KUMAR SHAW  
SIGNATURE Pradeep Kumar Shaw

Thumb 1<sup>st</sup> finger Middle finger Ring finger Small finger



Left hand					
Right hand					

NAME ANUP KUMAR GUPTA  
SIGNATURE Anup Kumar Gupta

Thumb 1<sup>st</sup> finger Middle finger Ring finger Small finger



Left hand					
Right hand					

NAME MANOJ KUMAR GUPTA  
SIGNATURE Manoj Kumar Gupta



NAME ..... RISHAV SHAW .....

SIGNATURE Rishav Shaw .....

	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
Left hand					
Right hand					

NAME ..... ASMIIT GUPTA .....

SIGNATURE Asmit Gupta .....



	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
Left hand					
Right hand					

NAME ..... PRATIK GUPTA .....

SIGNATURE Pratik Gupta .....



	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
Left hand					
Right hand					

NAME .....

SIGNATURE .....

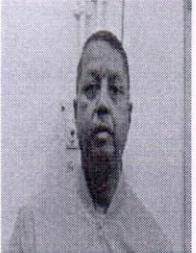
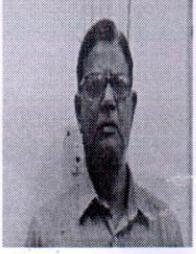
### Major Information of the Deed

<b>Deed No :</b>	IV-1603-00021/2025	<b>Date of Registration</b>	07/01/2025
<b>Query No / Year</b>	1603-3000059751/2025	<b>Office where deed is registered</b>	
<b>Query Date</b>	07/01/2025 2:50:05 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
<b>Applicant Name, Address &amp; Other Details</b>	Tarun Dey Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9775131705 Status :Others		
<b>Transaction</b>			
<b>[4305] Other than Immovable Property, Declaration</b>			
<b>Set Forth value</b>			
<b>Stampduty Paid(SD)</b>			
Rs. 20/- (Article:4)			
<b>Remarks</b>			

### Declarant Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>DILIP KUMAR SHAW HUF</b> 19/C, MOHAN CHAND ROAD, City:- , P.O:- KIDDERPORE, P.S:-Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023 ,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	<b>PRADEEP KUMAR HUF</b> 19/c, MOHAN CHAND ROAD, City:- , P.O:- KIDDERPORE, P.S:-Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023 ,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
3	<b>ANUP KUMAR GUPTA HUF</b> 19/c, MOHAN CHAND ROAD, City:- , P.O:- KHIDDERPORE, P.S:-Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023 ,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
4	<b>MANOJ KUMAR GUPTA HUF</b> 19/C, MOHAN CHAND ROAD, City:- , P.O:- KIDDERPORE, P.S:-Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023 ,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
5	<b>PRIME BUILDS</b> 19U, MOHAN CHAND ROAD, City:- , P.O:- KHIDDERPORE, P.S:-Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023 ,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<b>Mr DILIP KUMAR SHAW (Presentant )</b> Son of Late SHYAM SUNDAR SHAW Date of Execution - 07/01/2025, , Admitted by: Self, Date of Admission: 07/01/2025, Place of Admission of Execution: Office		 Captured	
Jan 7 2025 3:40PM      LTI      07/01/2025				
19/C, MOHAN CHAND ROAD, City:- , P.O:- KHIDDERPORE, P.S:-Wattunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, ,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : DILIP KUMAR SHAW HUF (as KARTA)				
2	<b>Mr PRADEEP KUMAR SHAW</b> Son of Late SHYAM SUNDER SHAW Date of Execution - 07/01/2025, , Admitted by: Self, Date of Admission: 07/01/2025, Place of Admission of Execution: Office		 Captured	
Jan 7 2025 3:41PM      LTI      07/01/2025				
19/C, MOHAN CHAND ROAD, City:- , P.O:- KHIDDERPORE, P.S:-Wattunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, ,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : PRADEEP KUMAR HUF (as KARTA)				
3	<b>Mr ANUP KUMAR GUPTA</b> Son of Late SHYAM SUNDER SHAW Date of Execution - 07/01/2025, , Admitted by: Self, Date of Admission: 07/01/2025, Place of Admission of Execution: Office		 Captured	
Jan 7 2025 3:42PM      LTI      07/01/2025				
19/C, MOHAN CHAND ROAD, City:- , P.O:- KHIDDERPORE, P.S:-Wattunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, ,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ANUP KUMAR GUPTA HUF (as KARTA)				

**Endorsement For Deed Number : IV - 160300021 / 2025**

**On 07-01-2025**

**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 15:01 hrs on 07-01-2025, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr DILIP KUMAR SHAW,.

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

Execution is admitted on 07-01-2025 by Mr RISHAV SHAW, PARTNER, PRIME BUILDS, 19U, MOHAN CHAND ROAD, City:- , P.O:- KHIDDERPORE, P.S:-Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023

Indetified by Mr TARUN KANTI DEY, , , Son of Late S C DEY, ALIPORE JUGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Execution is admitted on 07-01-2025 by Mr ASMIT GUPTA, PARTNER, PRIME BUILDS, 19U, MOHAN CHAND ROAD, City:- , P.O:- KHIDDERPORE, P.S:-Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023

Indetified by Mr TARUN KANTI DEY, , , Son of Late S C DEY, ALIPORE JUGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Execution is admitted on 07-01-2025 by Mr PRATIK GUPTA, PARTNER, PRIME BUILDS, 19U, MOHAN CHAND ROAD, City:- , P.O:- KHIDDERPORE, P.S:-Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023

Indetified by Mr TARUN KANTI DEY, , , Son of Late S C DEY, ALIPORE JUGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Execution is admitted on 07-01-2025 by Mr DILIP KUMAR SHAW, KARTA, DILIP KUMAR SHAW HUF, 19/C, MOHAN CHAND ROAD, City:- , P.O:- KIDDERPORE, P.S:-Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023

Indetified by Mr TARUN KANTI DEY, , , Son of Late S C DEY, ALIPORE JUGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Execution is admitted on 07-01-2025 by Mr PRADEEP KUMAR SHAW, KARTA, PRADEEP KUMAR HUF, 19/c, MOHAN CHAND ROAD, City:- , P.O:- KIDDERPORE, P.S:-Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023

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Execution is admitted on 07-01-2025 by Mr ANUP KUMAR GUPTA, KARTA, ANUP KUMAR GUPTA HUF, 19/c, MOHAN CHAND ROAD, City:- , P.O:- KHIDDERPORE, P.S:-Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023

Indetified by Mr TARUN KANTI DEY, , , Son of Late S C DEY, ALIPORE JUGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Execution is admitted on 07-01-2025 by Mr MANOJ KUMAR GUPTA, KARTA, MANOJ KUMAR GUPTA HUF, 19/C, MOHAN CHAND ROAD, City:- , P.O:- KIDDERPORE, P.S:-Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023

Indetified by Mr TARUN KANTI DEY, , , Son of Late S C DEY, ALIPORE JUGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 7.00/- ( E = Rs 7.00/- ) and Registration Fees paid by Cash Rs 7.00/-

**Certificate of Registration under section 60 and Rule 69.**

**Registered in Book - IV**

**Volume number 1603-2025, Page from 312 to 326**

**being No 160300021 for the year 2025.**



*Dhara*

Digitally signed by Debasish Dhar  
Date: 2025.01.08 10:48:20 +05:30  
Reason: Digital Signing of Deed.

**(Debasish Dhar) 08/01/2025**

**DISTRICT SUB-REGISTRAR**

**OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS**

**West Bengal.**