

260/25

IV-0021/25 IV-0020/25-2



पश्चिम बंगाल 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 endroesement sheets attached with the
document are the pa of this document.

District Sub-Register-III
Alipore, South 24-parganas

07 JAN 2025

THIS DEED OF DECLARATION

MADE ON THIS DAY 7th OF

JANUARY 2025

BETWEEN

ADD.
AMT. 20

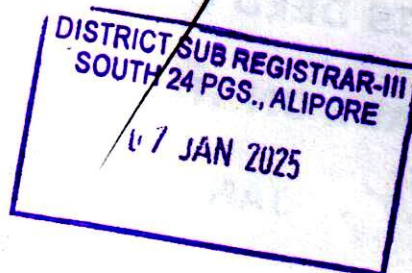
SAMIR KUMAR DEY
ADVOCATE
ALIPORE JUDGE'S COURT

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[Handwritten Signature]



MOUSUMI CHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE



Tareen Kanti Dey
Alipore Judge's Court
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. - Wätgung, 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 2023

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 28th 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 28th day of November 2024 which requires correction in the manner hereinafter appearing: NOW THIS DEED WITNESSETH 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 SHAW (HUF)

SIGNED, SEALED AND DELIVERED

In presence of

WITNESSES

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

2. *Krishna Sharma*
19/S, Mohan Chandra Rd.
KOL - 700023

Dilip Kumar Shaw
DILIP KUMAR SHAW (HUF)
Pradeep Kumar Shaw
PRADEEP KUMAR SHAW (HUF)
Anup Kumar Gupta
ANUP KUMAR GUPTA (HUF)
Manoj Kumar Gupta
MANOJ KUMAR GUPTA (HUF)
KARTIK
KARTIK
VENDORS

Prime Builds
Rishabh Shaw
Rishabh Shaw
Armit Gupta
Armit Gupta
Pratik Gupta
Pratik Gupta
DEVELOPER
Partner

Drafted by

Saurabh Kumar
Saurabh Kumar
Advocate

Alipore Judges Court

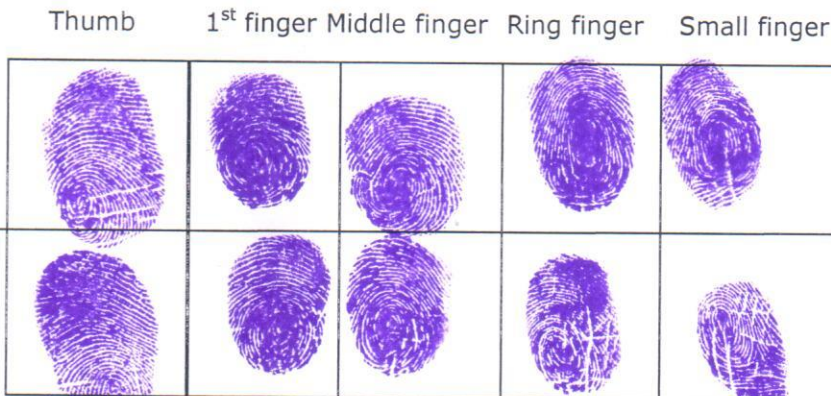
Regd. No. WB65/1987

Typed by

J. Chatterjee
J. Chatterjee



Left hand
Right hand

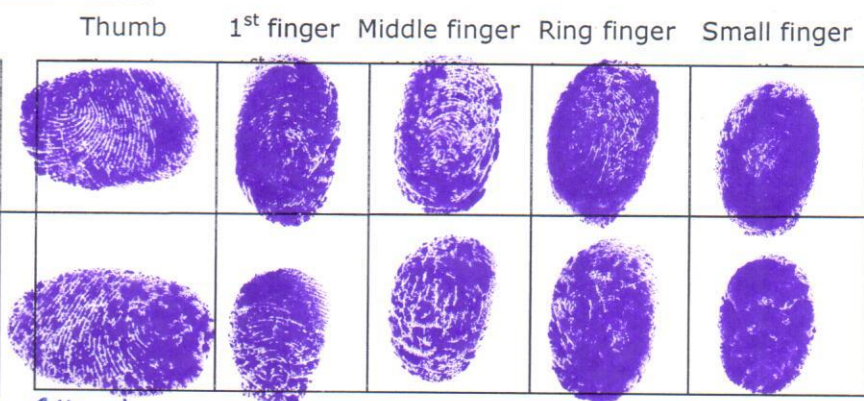


NAME DILIP KUMAR SHAW

SIGNATURE *Dilip Kumar Shaw*



Left hand
Right hand

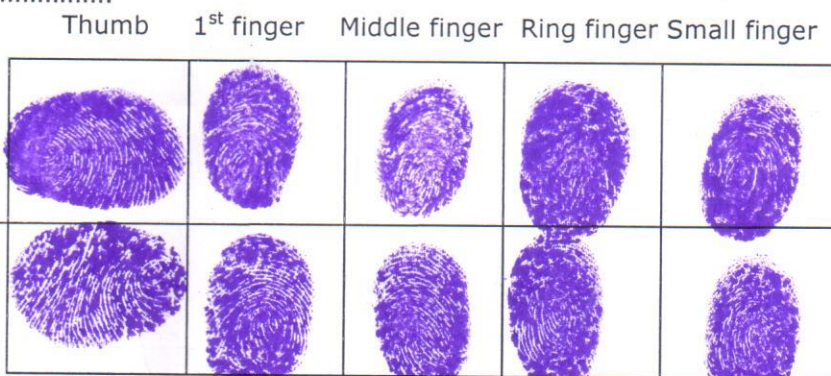


NAME PRADEEP KUMAR SHAW

SIGNATURE *Pradeep Kumar Shaw*



Left hand
Right hand

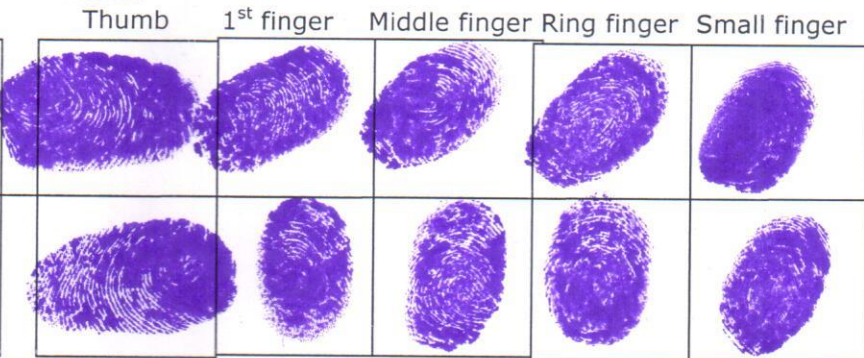


NAME ANUP KUMAR GUPTA

SIGNATURE *Anup Kumar Gupta*



Left hand
Right hand



NAME MANOJ KUMAR GUPTA

SIGNATURE *Manoj Kumar Gupta*



Left
hand

Right
hand

Thumb

1st finger Middle finger Ring finger Small finger

NAME RISHAV SHAW

SIGNATURE Rishav Shaw

Thumb

1st finger Middle finger Ring finger Small finger



Left
hand

Right
hand

NAME ASMIT GUPTA

SIGNATURE Asmit Gupta

Thumb

1st finger Middle finger Ring finger Small finger



Left
hand

Right
hand

NAME PRATIK GUPTA

SIGNATURE Pratik Gupta

Thumb

1st finger Middle finger Ring finger Small finger



Left
hand

Right
hand

NAME

SIGNATURE









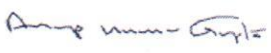
Major Information of the Deed

Deed No :	IV-1603-00021/2025	Date of Registration	07/01/2025
Query No / Year	1603-3000059751/2025	Office where deed is registered	
Query Date	07/01/2025 2:50:05 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Tarun Dey Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9775131706 Status :Others		
Transaction		Additional Transaction	
[4305] Other than Immovable Property, Declaration			
Set Forth value		Market Value	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 20/- (Article:4)		Rs. 7/- (Article:E)	
Remarks			

Declarant Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	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 ,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
2	PRADEEP KUMAR HUF 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
3	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 ,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
4	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 ,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
5	PRIME BUILDS 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

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr DILIP KUMAR SHAW (Presentant) 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	Photo  <small>Jan 7 2025 3:40PM</small>	Finger Print  Captured <small>LTI 07/01/2025</small>	Signature  <small>07/01/2025</small>
19/C, MOHAN CHAND ROAD, City:- , P.O:- KHIDDERPORE, P.S:-Wattgunge, 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	Name Mr PRADEEP KUMAR SHAW 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	Photo  <small>Jan 7 2025 3:41PM</small>	Finger Print  Captured <small>LTI 07/01/2025</small>	Signature  <small>07/01/2025</small>
19/C, MOHAN CHAND ROAD, City:- , P.O:- KHIDDERPORE, P.S:-Wattgunge, 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	Name Mr ANUP KUMAR GUPTA 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	Photo  <small>Jan 7 2025 3:42PM</small>	Finger Print  Captured <small>LTI 07/01/2025</small>	Signature  <small>07/01/2025</small>
19/C, MOHAN CHAND ROAD, City:- , P.O:- KHIDDERPORE, P.S:-Wattgunge, 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.**



Dhar

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.**