

I-1168/24

भारतीय गैर न्यायिक

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TEN
RUPEES

Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

91AB 430812

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.

DEED OF DECLARATION

District Sub-Register-III
Alipore, South 24 parganas

THIS DEED OF DECLARATION and confirmation made this the 24th day of January Two Thousand Twenty Four (2024).

24.01.24

BETWEEN

1. ANAMIKA GHOSH PAN: AUMPG6220A , Aadhaar No. 6043 6306 7173, wife of Sri Debdutta Roy and 2. PAYEL GHOSH PAN: CBAPG8658P, Aadhaar No.3183 6339 9824 , both daughters of Late Moloy Ghosh, both by faith Hindu, both by occupation- Business, both By nationality- Indian, both residing at "Narendrapur Complex, 144, N.S.Road, P.O- Narendrapur, P.S- Narendrapur, Kolkata -700103, in the district 24- Parganas(s), hereinafter jointly called and referred to as the OWNERS (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, successors, representatives, nominees and assigns) of the ONE PART.

10 DEC 2023

3468

K.S. Mondal (Adv)
Alipore Judges Court
Kolkata-22

SL. No.
Date.
Name.
Address.
Value.
10/-

Govt. Stamp Vendor
SUBHODIT DEB
Sonarpur A.D.S.R.O. Kol-150

certified that the document is authentic
registration. The signature sheets and
the endorsement sheets attached with the
document are the part of this document.



District Sub-Registrar-I
Alipore, South 24-parganas

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

24 JAN 2024

Alipore Judges Court
Kolkata-22
Adv. K.S. Mondal

AND

SMT. AMITA GHOSH PAN. ATXPG5545L, Aadhaar No. 9639 1949 4971 Mb. No. 9875530005, wife of Sri Moloy Ghosh, by faith Hindu, by occupation-Business, by nationality-Indian, residing at "Narendrapur Complex," 144, N.S. Road, Narendrapur, P.S-Sonarpur, Kolkata - 700 103, in the district South 24-Parganas, hereinafter called and referred to as the DEVELOPER (which expression shall unless excluded by or repugnant to the context be deemed to include her successors, executors, administrators, legal representatives and assigns) of the OTHER PART.

WHEREAS by a Development agreement dated 15th Day of December 2022 the owners/One Part herein executed a Development in favour of the Developer/Other Part herein in respect of the undivided 2/3rd share of Bastu land measuring 5 (Five) Cottah 8(Eight) chittack 44 (Forty Four) sq.ft. be the same little more or lees with 200 sq.ft.R.T Shed structure, comprised in R.S. Dag No. 403, L.R.Dag No. 456, appertaining to R.S. Khatian No. 13, L.R.Khatian No. 1344 of Mouza-Malikapur, J.L. No. 54, Touzi No. 255, Pargana Medanmolla, now within Rajpur Sonarpur Municipality, being Municipal Holding No.619, Sahid Biswanath Sarani, Under ward No.16, P.S- Sonarpur, in the District South 24-Parganas duly registered in the office of the District Sub-Registrar-III, at Alipur and recorded in its Book no. I, Volume No. 1603-2023, Pages 13903 to 13922, Being No. 160319344 for the year 2022.

AND WHEREAS after receiving the said Development agreement dated 15th Day of December 2022 being deed No.160319344 for the year 2022 from the said registration office the said the owners herein has come to know that inadvertently certain typographical mistake has been cropped up in the said Development agreement which is described in the Schedule hereunder written as such it is now necessary and required to rectify the said error or mistake to remove all doubts and to avoid all disputes and differences in future in the said Development agreement dated 15th Day of December 2022.

NOW THIS INDENTURE WITNESSES:- That in pursuance of the said error or mistake of the original Development agreement dated 15th Day of December 2022 being deed No.160319344 for the year 2022 registered in the District Sub-Registrar-III, at Alipur shall be treated as

incorporated therein and this correct and complete in the following manner more fully described in the Schedule hereunder written.

SCHEDULE

(Inadvertently typographical mistake has been cropped up in the said Development agreement)

That in the said Development agreement "in page 2 para 2 in 19th and 20th line from the upper line it has been written Book No. I, C.D. Volume No. 17, Pages 2875 to 2892, Being No. 05155 for the year 2011. Actually in its place it should be written and read Book No. I, C.D. Volume No. 17, Pages 2910 to 2926, Being No. 05156 for the year 2011.

That as rectified and modified as aforesaid the principal Deed shall remain in full force and effect and this deed of rectification should be related as part and parcel of the aforesaid principal Deed. The schedule property of the said principal Deed has not been changed.

IN WITNESSES whereof the parties hereof have hereunto set and subscribed their hand, seal the day, month and the year first above mentioned.

IN WITNESS WHEREOF THE PARTIES HAVE SIGNED

In presence of :-

WITNESSES:-

1. *Rahul Das*
Alipore Judge Court
Kol-27

2. *Ashin Halder*
Alipore Police Court
Kol-27

Anamika Ghosh

Payel Ghosh

SIGNATURE OF THE OWNERS

Amrita Bhattacharya

SIGNATURE OF THE DEVELOPER

Drafted & Prepared by me:-

K.S. Mondal
K.S. Mondal,

Advocate, En. No. F/1495/1477/78,
Alipur Judges' Court, Kol-27,

		Thumb	1st finger	Middle finger	Ring finger	Small Finger
40	Left hand					
	Right hand					

Name -----

Signature -----



Left hand					
Right hand					

Name Anamika Ghosh

Signature Anamika Ghosh



Left hand					
Right hand					

Name -----

Signature Payel Ghosh



Left hand					
Right hand					

Name -----

Signature Armita Ghosh

Major Information of the Deed

Major Information of the Deed		Date of Registration	24/01/2024
Deed No :	I-1603-01168/2024	Office where deed is registered	
Query No / Year	1603-2000200646/2024	D.S.R. - III SOUTH 24-PARGANAS, District:	
Query Date	24/01/2024 10:13:13 AM	South 24-Parganas	
Applicant Name, Address & Other Details	Rahul Das Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8961940256, Status :Solicitor firm		
Transaction		Additional Transaction	
[0901] Declaration, Declaration relating to immovable property			
Set Forth value		Market Value	
		Rs. 25,56,498/-	
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 :

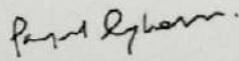
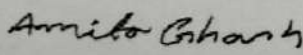
District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: S.B. SARANI ROAD (MALIKAPUR), Mouza: Malikapur, JI No: 54, Pin Code : 700145

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-456 (RS :-)	LR-1344	Bastu	Bastu	5 Katha 8 Chatak 44 Sq Ft		25,02,498/-	Property is on Road
Grand Total :					9.1758Dec	0 /-	25,02,498 /-	

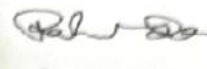
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	0/-	54,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	0 /-	54,000 /-	

Declarant Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name ANAMIKA GHOSH (Presentant) Daughter of Late MOLOY GHOSH Executed by: Self, Date of Execution: 24/01/2024 , Admitted by: Self, Date of Admission: 24/01/2024 ,Place : Office	Photo  24/01/2024	Finger Print  Captured LTI 24/01/2024	Signature  24/01/2024
City:- Not Specified, P.O:- NARENDRAPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: - India, PAN No.:: AUxxxxxx0A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 24/01/2024 , Admitted by: Self, Date of Admission: 24/01/2024 ,Place : Office				
2	Name PAYEL GHOSH Daughter of Late MOLOY GHOSH Executed by: Self, Date of Execution: 24/01/2024 , Admitted by: Self, Date of Admission: 24/01/2024 ,Place : Office	Photo  24/01/2024	Finger Print  Captured LTI 24/01/2024	Signature  24/01/2024
City:- Not Specified, P.O:- NARENDRAPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CBxxxxxx8P,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 24/01/2024 , Admitted by: Self, Date of Admission: 24/01/2024 ,Place : Office				
3	Name AMITA GHOSH Wife of Late MOLOY GHOSH Executed by: Self, Date of Execution: 24/01/2024 , Admitted by: Self, Date of Admission: 24/01/2024 ,Place : Office	Photo  24/01/2024	Finger Print  Captured LTI 24/01/2024	Signature  24/01/2024
City:- Not Specified, P.O:- NARENDRAPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ATxxxxxx5L,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 24/01/2024 , Admitted by: Self, Date of Admission: 24/01/2024 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RAHUL DAS Son of Mr N CH DAS ALIPORE, City - Not Specified, P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027		 Captured	
Identifier Of ANAMIKA GHOSH, PAYEL GHOSH, AMITA GHOSH	24/01/2024	24/01/2024	24/01/2024

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: S.B. SARANI ROAD
 (MALIKAPUR), Mouza: Malikapur, JI No: 54, Pin Code : 700145

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 456, LR Khatian No:- 1344		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 160301168 / 2024

On 24-01-2024

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 15:28 hrs on 24-01-2024, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by ANAMIKA GHOSH, one of the Executants.

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)

Execution is admitted on 24/01/2024 by 1. ANAMIKA GHOSH, Daughter of Late MOLOY GHOSH, P.O: NARENDRAPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Hindu, by Profession Business, 2. PAYEL GHOSH, Daughter of Late MOLOY GHOSH, P.O: NARENDRAPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Hindu, by Profession Business, 3. AMITA GHOSH, Wife of Late MOLOY GHOSH, P.O: NARENDRAPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Hindu, by Profession Business

Indetified by Mr RAHUL DAS, , Son of Mr N CH DAS, ALIPORE, 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 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 3468, Amount: Rs.10.00/-, Date of Purchase: 18/12/2023, Vendor name: Subhojit Deb



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2024, Page from 37027 to 37036
being No 160301168 for the year 2024.



Dhar

Digitally signed by Debasish Dhar
Date: 2024.01.31 12:14:06 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 31/01/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.