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2-6765/23

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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

11-57
23/15/23

2/1306373/23



AB 814545

Additional Registrar of Assurances
Kolkata

Certified that the Document is admitted to
Registration. The Signature Sheet and the
endorsements are attached to this document
as the part of the Document.

Additional Registrar
of Assurances II Kolkata

23 MAY 2023

DEED OF DECLARATION

I, **MR. BENOY BHUSHAN CHAKRABARTY**, having PAN -
ACDPC8783F, Aadhaar No. 3107 7637 8568, son of Late Bisweswar
Chakrabarty, by faith - Hindu, by Nationality - Indian, by occupation
- Retired person, residing at Hatiara, Helabattala, Thakurpara, P.O.
Hatiara, P.S. Eco Park (old New Town), Kolkata - 700157, do hereby
solemnly affirm and declare as follows :-

1. That I am the Owner of the plot of land as follows :-

Mouza	L.R. Khatian No.	L.R. Dag No.	Land Area	Nature of Land
Hatiara	6543	4003	9 Decimal (M/L) equivalent to 5 Cottahs 7 Chittacks 5 Sq.Ft. (M/L)	Bagan
Hatiara	6543	4006	9 Decimal (M/L) equivalent to 5 Cottahs 7 Chittacks 5 Sq.Ft. (M/L)	Bastu
Hatiara	6543	4006/4629	2 Decimal (M/L) equivalent to 1 Cottah 3 Chittacks 17 Sq.Ft. (M/L)	Bagan
Hatiara	6543	4006/4630	1 Decimal (M/L) equivalent to 0 Cottah 9 Chittacks 31 Sq.Ft. (M/L)	Bagan

Total area = 21 Decimal (M/L) equivalent to 12 (Twelve) Cottahs 11 (Eleven) Chittacks 13 (Thirteen) Sq.Ft. (M/L).

situated and lying at J.L. No. 14, Re.Sa. No. 188, Touzi No's. 160, 160-162 & 3, under P.S. formerly Rajarhat, thereafter New Town at present Eco Park, in the District of North 24-Parganas, delineated as Plot No. "A", within the limits of Rajarhat Gopalpur Municipality (presently known as Bidhannagar Municipal Corporation), Ward

[Handwritten signature]

1. That I am the Owner of the plot of land as follows :-

Mouza	L.R. Khatian No.	L.R. Dag No.	Land Area	Nature of Land
Hatiara	6543	4004/4634	7 Decimal (M/L) equivalent to 4 Cottahs 3 Chittacks 34 Sq.Ft. (M/L)	Bastu
Hatiara	6543	4007/4628	4 Decimal (M/L) equivalent to 2 Cottahs 6 Chittacks 32 Sq.Ft. (M/L)	Doba

Total area = 11 Decimal (M\L) equivalent to 6 (Six) Cottahs 10 (Ten) Chittacks 21 (Twenty One) Sq.Ft. (M/L).

situated and lying at J.L. No. 14, Re.Sa. No. 188, Touzi No's. 160, 160-162 & 3, under P.S. formerly Rajarhat, thereafter New Town at present Eco Park, in the District of North 24-Parganas, delineated as Plot No. "C", within the limits of Rajarhat Gopalpur Municipality (presently known as Bidhannagar Municipal Corporation), Ward No. 14 (old 20), being Holding No. 290, Block - HJ, within the locality of Hatiara Sardar Para, P.O. Hatiara, Kolkata - 700157, under the Jurisdiction of A.D.S.R. Rajarhat, by virtue of purchased Deed, being No. 7178, for the year of 1970, registered at the office of S.R.O. Cossipore Dum Dum.

2. That I, being the said Owner proposed to construct and build in the aforesaid premises, the actual boundary line of the property which is fully mentioned below and I shall be liable for dispute if any with my neighbor in respect of the said land in future. The Bidhannagar

[Handwritten signature]

Municipal Corporation will not be liable for any litigation over the said landed property.

3. That I have submitted the plans for the construction of a building in the said premises for sanction vide my application in respect of my Schedule mentioned property.
4. No position change of the property by virtue of this Declaration.
5. That there is no Civil or Criminal suit pending against the said land and the said land is free from all encumbrances.
6. That the subsistence of this deed neither of the parties nor my legal heirs or representatives shall have the right or authority to encumber his/her separate plot of land in any way or in any manner.

SCHEDULE

ALL THAT piece and parcel of plot of Vacant land as follows :-

Mouza	L.R. Khatian No.	L.R. Dag No.	Land Area	Nature of Land
Hatiara	6543	4004/4634	7 Decimal (M/L) equivalent to 4 Cottahs 3 Chittacks 34 Sq.Ft. (M/L)	Bastu
Hatiara	6543	4007/4628	4 Decimal (M/L) equivalent to 2 Cottahs 6 Chittacks 32 Sq.Ft. (M/L)	Doba

Total area = 11 Decimal (M/L) equivalent to 6 (Six) Cottahs 10 (Ten) Chittacks 21 (Twenty One) Sq.Ft. (M/L).

[Handwritten signature]

situated and lying at J.L. No. 14, Re.Sa. No. 188, Touzi No's. 160, 160-162 & 3, under P.S. formerly Rajarhat, thereafter New Town at present Eco Park, in the District of North 24-Parganas, delineated as Plot No. "C", within the limits of Rajarhat Gopalpur Municipality (presently known as Bidhannagar Municipal Corporation), Ward No. 14 (old 20), being Holding No. 290, Block - HJ, within the locality of Hatiara Road, Sardar Para, P.O. Hatiara, Kolkata - 700157, under the Jurisdiction of A.D.S.R. Rajarhat, which is butted and bounded as follows :-

On the North	:	By 16' - 4" Wide Road and Plot No. B.
On the South	:	By Alope Dhar and Santana Chakraborty.
On the East	:	By Plot No. "D".
On the West	:	By Pratima Apartment

Signed on this 23rd day of May, 2023.

Witnesses :-

1. *Santana Chakraborty.*
P.O. Hatiara Belabattala
Kolkata - 700157
P.S. - Eco Park

Bruno Bhushan Chakraborty

.....
Signature of the Owner

2. *Samir Bern*
Helabattala, Hatiara
ecopark, KOL-157

Bruno Chakraborty

DRAFTED BY ME :-

Piyas Dutta
MR. PIYAS DUTTA F-1097/07
(Advocate)
Sealdah Court Complex.

		Thumb	1st finger	middle finger	ring finger	small finger
	LEFT HAND					
	RIGHT HAND					

Signature - *Benny Abraham Chacko*

		Thumb	1st finger	middle finger	ring finger	small finger
	LEFT HAND					
	RIGHT HAND					

Signature -

		Thumb	1st finger	middle finger	ring finger	small finger
	LEFT HAND					
	RIGHT HAND					

Signature -

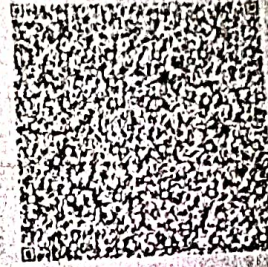
Chacko

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ACDPC8783F



नाम / Name
BENYO BHUSHAN CHAKRABARTY

पिता का नाम / Father's Name
BISWESWAR CHAKRABARTY

जन्म की तारीख
Date of Birth
06/01/1943

हस्ताक्षर / Signature

13102020

भारत सरकार
Government of India

बिनय भूषण चक्रवर्ती
Benoy Bhushan Chakrabarty
पिता : बिश्वेश्वर चक्रवर्ती
Father : Bisweswar Chakrabarty

जन्म तारीख/DOB: 06/01/1943
पुरुष / Male

3107 7637 8568

आधार - साधारण मानुषेर अधिकार

भारतीय पहचान प्राधिकरण
Unique Identification Authority of India

ठेकाबा, हेल बटाला ठाकुरपारा
गोपालपुर (एम), हाटियारा
उत्तर २४ पड़गना, पश्चिम बंग.

Address: HELA BATTALA
THAKURPARA, Rajarhat
Gopalpur(M), Hatiaara, North
24 Parganas, West Bengal
700157

3107 7637 8568

1947
1800 300 1947

www.uidai.gov.in



आधार

भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No. : 1111/87785/00789

To
SANTANU CHAKRABORTY
শান্তনু চক্রবর্তী
HELA BATTALA THAKURPARA
Rajarhat Gopalpur(M)
Haldia, North 24 Parganas
West Bengal - 700157

13022014

KL750106887FT
75010688



আসনার আধার সংখ্যা / Your Aadhaar No. :

4275 7586 3220

আধার - সাধারণ মানুষের অধিকার



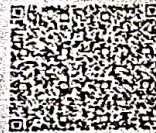
ভারত সরকার
Government of India



শান্তনু চক্রবর্তী
SANTANU CHAKRABORTY
পিতা: বিনয় ভূষণ চক্রবর্তী
Father: Binyo Bhushan Chakraborty

জন্ম তারিখ/DOB: 07/04/1977
লিঙ্গ / Male

4275 7586 3220



আধার - সাধারণ মানুষের অধিকার

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Major Information of the Deed

Deed No :	I-1902-06765/2023	Date of Registration	23/05/2023
Query No / Year	1902-2001306373/2023	Office where deed is registered	
Query Date	22/05/2023 12:26:27 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Piyas Dutta Sealdah Court, Thana : Entaly, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9062982058, 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. 200/-	Rs. 2,09,60,623/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:4)	Rs. 101/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

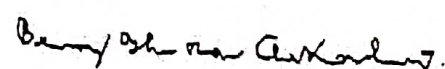
Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Hatiara Road, Mouza: Hatiara, , Ward No: 014 JI No: 14, Pin Code : 700157

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-4004/4634 (RS :-)	LR-6543	Bastu	Bastu	4 Katha 3 Chatak 34 Sq Ft	100/-	1,33,39,374/-	Width of Approach Road: 17 Ft.,
L2	LR-4007/4628 (RS :-)	LR-6543	Bastu	Doba	2 Katha 6 Chatak 32 Sq Ft	100/-	76,21,249/-	Width of Approach Road: 17 Ft.,
		TOTAL :			10.9794Dec	200 /-	209,60,623 /-	
		Grand Total :			10.9794Dec	200 /-	209,60,623 /-	

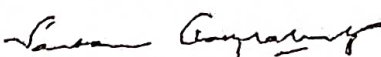
(Handwritten Signature)

Declarant Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr BENOY BHUSHAN CHAKRABARTY (Presentant) Son of Late Bisweswar Chakrabarty Executed by: Self, Date of Execution: 23/05/2023 , Admitted by: Self, Date of Admission: 23/05/2023 ,Place : Office			
		23/05/2023	LTI 23/05/2023	23/05/2023

Hatiara, Helabattala, Thakurpara, City:- , P.O:- Hatiara, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: acxxxxxx3f, Aadhaar No: 31xxxxxxxx8568, Status :Individual, Executed by: Self, Date of Execution: 23/05/2023
 , Admitted by: Self, Date of Admission: 23/05/2023 ,Place : Office

Identifier Details :

Name	Photo	Finger Print	Signature
SANTANU CHAKRABORTY Son of BENOY BHUSHAN CHAKRABORTY HELABATTALA, THAKURPARA, City:- , P.O:- Hatiara, P.S:-New Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700157			
	23/05/2023	23/05/2023	23/05/2023
Identifier Of Mr BENOY BHUSHAN CHAKRABARTY			



Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Hatiara Road, Mouza: Hatiara, , Ward No: 014 JI No: 14, Pin Code : 700157

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 4004/4634, LR Khatian No:- 6543	Owner:বিনয় ভূষণ চক্রবর্তী, Gurdian:বিশেষ , Address:নিজ , Classification:বাস্য, Area:0.07000000 Acre,	Mr BENOY BHUSHAN CHAKRABARTY
L2	LR Plot No:- 4007/4628, LR Khatian No:- 6543	Owner:বিনয় ভূষণ চক্রবর্তী, Gurdian:বিশেষ , Address:নিজ , Classification:ডোবা, Area:0.04000000 Acre,	Mr BENOY BHUSHAN CHAKRABARTY

On 23-05-2023

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 15:12 hrs on 23-05-2023, at the Office of the A.R.A. - II KOLKATA by Mr BENOY BHUSHAN CHAKRABARTY ,Executant.

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

Execution is admitted on 23/05/2023 by Mr BENOY BHUSHAN CHAKRABARTY, Son of Late Bisweswar Chakrabarty, Hatiara, Helabattala, Thakurpara, P.O: Hatiara, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by Profession Retired Person

Indetified by SANTANU CHAKRABORTY, , , Son of BENOY BHUSHAN CHAKRABORTY, HELABATTALA, THAKURPARA, P.O: Hatiara, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by profession Others

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 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 Stamp Rs 50.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2254, Amount: Rs.50.00/-, Date of Purchase: 17/04/2023, Vendor name: M DUTTA

Shakuntla

ing

Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2023, Page from 213478 to 213489
being No 190206765 for the year 2023.



Handwritten signature

Digitally signed by SATYAJIT BISWAS
Date: 2023.05.27 14:48:43 -07:00
Reason: Digital Signing of Deed.

Handwritten signature

(Satyajit Biswas) 2023/05/27 02:48:43 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)