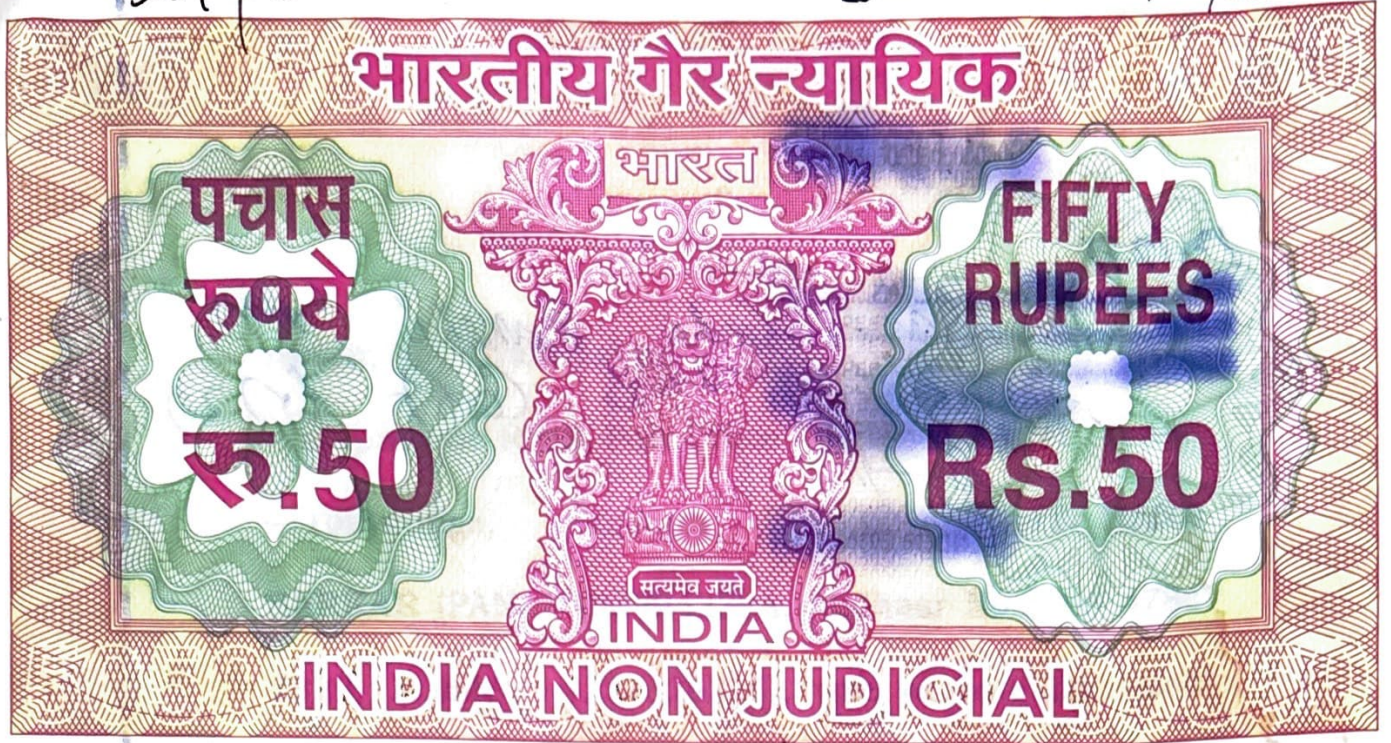


3671/25

I - 03540/25



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AM 431275

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

Dist. Sub-Registrar
Alipore, South 24-parganas.

27-02-25

DEED OF DECLARATION (KMC)

Re. : 64A, Pratapaditya Road bearing
Assessee No. 110881101361, Police
Station - Tollygunge, Ward No.88,
Kolkata - 700026, Borough - VIII

We, (1) **SRI AMAL KUMAR MITRA** (PAN -
AJOPM1595M, Aadhaar No.6380 0192 5757, Mobile -
9433801603), son of Late Sanat Kumar Mitra, by faith -

24 FEB 2025

13/27

NO. DATE RS. 50/
NAME Rana Guha Bakshi (Adm)
ADDRESS Alipore Ind Court 10/27

ALIPORE JUDGES COURT
A. K. SAMAJPATI

VENDOR SIGNATURE



Ranajuh Bakshi
S/o Late S.N. Guha Bakshi
Alipore Ind Court
No 1-27
WB - 342/340/08

DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE

27 FEB 2025

Hindu, by Nationality - Indian, residing at 64A, Pratapaditya Road, Post Office - Kalighat, Police Station - Tollygunge, Kolkata - 700026, **(2) SMT. KANA SARKAR** (PAN - AIMPS4238A, Aadhaar No.2066 4786 8829, Mobile - 9231626325), wife of Late Debasish Sarkar, by faith - Hindu, by Nationality - Indian, residing at 6/2, South Kulia Road, Belegghata, Post Office & Police Station -Beliaghata, Kolkata - 700010, **(3) SMT. MINAKSHI BOSE** (PAN - ATXPB8279Q, Aadhaar No. 4518 7640 1221, Mobile - 8981096329), wife of Late Sanjay Bose, by faith - Hindu, by Nationality - Indian, residing at 14, Raj Krishna Pal Road, Post Office & Police Station - Garfa, Kolkata - 700075 and **(4) SMT. SATHI SARKAR** (PAN - FCLPS7429K , Aadhaar No. 6229 6657 9096, Mobile - 8910426768), wife of Swapan Sarkar, by faith - Hindu, by Nationality - Indian, residing at 18, Vidya Sagar Sarani, Post Office-Haltu, Police Station - Survey Park, Kolkata - 700078, represented through

our Constituted Attorney namely **M/S. HAPPY HIVES CONSTRUCTION** a Proprietorship Firm having its office at 92, Purna Chandra Mitra Lane, Post Office - Tollygunge, Police Station: Charu Market, Kolkata : 700033 represented by its Proprietor **KALYAN KUMAR PAUL** (PAN - AFSPPO696J, Aadhaar No. 2589 6482 5721, Mobile No. 9903349116), son of Late Rakhal Chandra Paul, by faith : Hindu, by nationality : Indian, by Occupation : Business, residing at 92, Purna Chandra Mitra Lane, Post Office - Tollygunge, Police Station: Charu Market, Kolkata : 700033, appointed under General Power of Attorney registered on 29.01.2025 before the District Sub-Registrar - III, Alipore south 24 Parganas vide Deed No.160301662 for the year 2025, do hereby solemnly declare and affirm as stated hereunder :

WHEREAS

1. By virtue of a Deed of Conveyance dated 20.06.1934 made between Smt. Charubala Kar

therein described as Vendor of the First Part therein, Kashi Kanta Kar described as Party of the Second Part therein and Hem Chandra Mitra therein described as Purchaser of the Third Part therein, the said Vendor for the consideration mentioned therein sold, transferred, assigned and assured unto and in favour of the said Purchaser **ALL THAT** piece and parcel of Revenue Free land containing an area of 5 Cottahs 7 Chittaks 41 Square Feet more or less lying situate at and being Premises No. 64, Pratapaditya Road in the town of Calcutta now Kolkata formed of portion of old Municipal Premises No.37, Russa Road South being a portion of Holding No.29, Sub-Division - H, Division - VI, Dihi Panchannagram, Police Station - Tollygunge, Sub-Registration District Office in the District : 24-Parganas. The said Deed of Conveyance was registered in the office of the District Sub-Registrar of 24 Parganas Alipore recorded in Book No. I, Volume No.

50, Pages from 225 to 230, Being No. 2602 for the year 1934.

2. Thereafter Hem Chandra Mitra died intestate and his wife Nihar Mala Mitra died intestate leaving behind their only son Sanat Kumar Mitra and only daughter Smt. Nandita Nag as their only legal heirs and successors as per Hindu Succession Act .

3. Thereafter the said Sanat Kumar Mitra died intestate on 25.01.1967 leaving behind his wife Maya Rani Mitra, one son Amal Kumar Mitra and three daughters namely Smt. Kana Sarkar, Smt. Minakshi Bose and Smt. Sathi Sarkar as his legal heirs and successors.

4. Thereafter Smt. Nandita Nag as Plaintiff filed a suit for Partition , delivery of possession and for other reliefs against Smt. Maya Rani Mitra , Amal

Kumar Mitra, Sathi Mitra, Smt. Kana Sarkar and Smt. Minakshi Bose before the Learned 3rd Assistant District Judge at Alipore, 24 Parganas as it was then being Title Suit No.17 of 1988 and final decree was passed on 12.12.1996 by the Learned 3rd Assistant District Judge at Alipore, 24 Parganas.

5. In terms of the final decree the Defendants namely Smt. Maya Rani Mitra , Amal Kumar Mitra, Sathi Mitra, Smt. Kana Sarkar and Smt. Minakshi Bose was allotted to the exclusion of other co-owner entirety of Premises No.64A, Pratapaditya Road, Tollygunge having land area 2 Cottahs 8 Chittaks 20 Square Feet more or less togetherwith two storied building standing thereon or on part thereof.

6. By virtue of a Deed of Gift dated 30.06.1999 corresponding to 15th Ashar 1406 B.S. Maya Rani Mitra gifted her undivided 1/5th share unto and in

favour of her son Amal Kumar Mitra in respect of Premises No. 64A, Pratapaditya Road, Tollygunge having land area 2 Cottahs 8 Chittaks 20 Square Feet more or less togetherwith two storied building standing thereon or on part thereof which is morefully and particularly described in the Schedule thereto. The said Deed of Gift was registered in the Office of the Additional District Sub-Registrar Alipore South 24 Parganas and was duly registered recorded in Book No. I, Volume No. 112, Pages from 193 to 198, Being No. 3026 for the year 1999.

7. The said Mayarani Mitra died intestate on 28.11.2010 leaving behind her only son Amal Kumar Mitra and three married daughters namely Sathi Sarkar, Smt. Kana Sarkar and Smt. Minakshi Bose as her legal heirs and successors, as per Hindu Succession Act .

8. The Serial No.1 has got undivided $2/5^{\text{th}}$ share by way of inheritance and by way of Gift, Serial No.2 has got undivided $1/5^{\text{th}}$ share by way of inheritance, Serial No.3. has got undivided $1/5^{\text{th}}$ share by way of inheritance and Serial No.4 has got undivided $1/5^{\text{th}}$ share by way of inheritance and are now jointly seized and possessed of and/or sufficiently entitled to **ALL THAT** Premises No. 64A, Pratapaditya Road bearing Assessee No. 110881101361, Police Station - Tollygunge, Ward No.88, Kolkata - 700026 having land area 2 Cottahs 8 Chittaks 20 Square Feet togetherwith two storied building standing thereon or on part thereof .

9. Thus we are the joint Owners of Premises No. 64A, Pratapaditya Road bearing Assessee No. 110881101361, Police Station - Tollygunge, Ward No.88, Kolkata - 700026, Borough - VIII

within the jurisdiction of the Kolkata Municipal Corporation.

10. Now we wish to construct a residential building at the said plot for which we shall be submitting relevant drawings and documents to the Calcutta Municipal Corporation for their approval.

11. That a detailed physical surveying of the plot was carried out and a plan showing all the boundary dimensions and the exact land profile i.e. as per Deed 2 Cottahs 8 Chittacks 20 Square Feet i.e. 169.082 Square Meter (land area as per physical 2 Cottahs 10 Chittacks 11.902 Square Feet i.e. 176.691 Square Meter) has been prepared and the same is annexed herewith forming an integral part of this **Deed of Declaration :**

12. That the said plot of land is free from all disputes and that there is no suit pending against it in any Court of Law.

13. That this not a tank or a filled up tank or filled up land.

14. That in future if any dispute arises in the said land, the Calcutta Municipal Corporation will remain absolutely harmless.

15. That in the event of any dispute been proven or any of any the above statement been proven false, the Calcutta Municipal Corporation will be at liberty to take all steps as would be deemed necessary by them including the right to revoke the sanction of this proposal.

16. That all the above statements are true to the best of our knowledge and belief.

SCHEDULE REFERRED TO ABOVE

ALL THAT piece or parcel of land measuring about 2 Cottahs 8 Chittacks 20 Square Feet corresponding to 169.082 Square Meter (as per Deed) as per physical 2 Cottahs 10 Chittacks 11.902 Square Feet corresponding to 176.691 Square Meter being Premises No. 64A, Pratapaditya Road bearing Assessee No. 110881101361, Police Station - Tollygunge, Ward No.88, Kolkata - 700026, Borough - VIII, Sub-Division - H, Division - VI, Dihi Panchannagram, District: South 24-Parganas within the limits of Calcutta Municipal Corporation, butted and bounded as under :-

ON THE NORTH : 40 Feet wide Bawali Mondal Road

ON THE SOUTH : Premises No.64B, Pratapaditya Road

ON THE EAST : 40 Feet wide Pratapaditya Road

ON THE WEST : Premises No. 9A, Bawali Mondal Road

Signed and executed by the above named declarant on
this 27th day of February 2025.

KALYAN KUMAR PAUL
PROPRIETOR - M/S HAPPY HIVES CONSTRUCTION
CONSTITUTED ATTORNEY OF
(1) AMAL KUMAR MITRA
(2) MINAKSHI BOSE
(3) BATHI SARKAR (4) KANA SARKAR

DECLARANTS

WITNESS :

- 1)
Bansdola, Raia
Kol- 700070
- 2)
Adv
Alipore Judges' Court
Kol- 27

Drafted as per KMC Proforma

RANA GUHA BAKSHI

Advocate

Advocate (WB/342/340/88)

Alipore Judges' Court

Kolkata - 700 027

**SITE PLAN AT PREMISES NO.
64A, PRATAPADITYA ROAD**

UNDER K.M.C. WARD NO.- 88, BOROUGH NO - VIII, P.S.- TOLLYGUNGE, KOLKATA- 700 026.

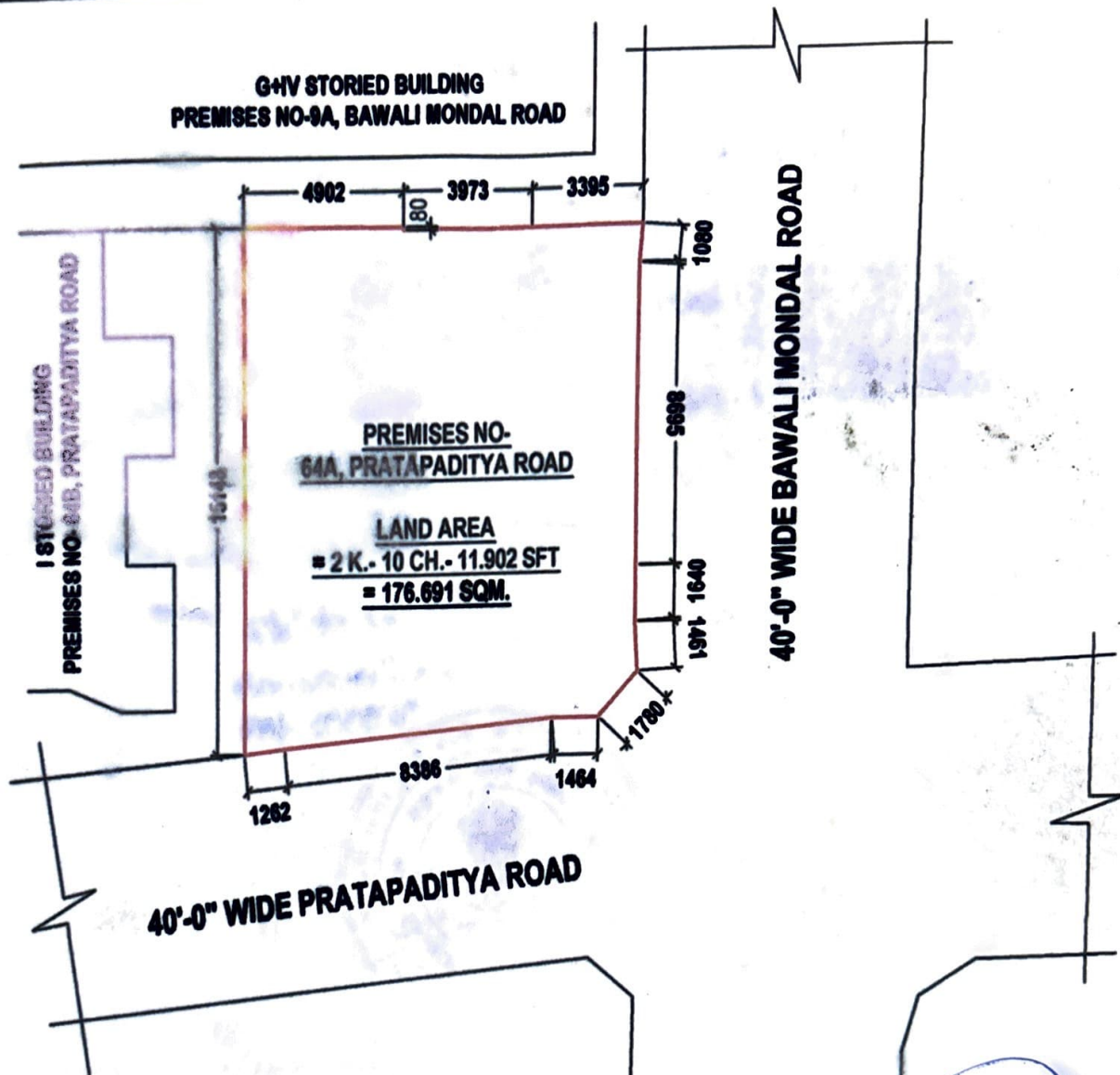
LAND AREA = 2 K.- 8 CH.- 20 SFT. = 169.082 SQM. (AS PER DEED).

LAND AREA = 2 K.- 10 CH.- 11.902 SFT. = 176.691 SQM. (AS PER PHYSICAL).

AREA SHOWN IN RED BORDER.



SCALE 1:200



Arjun Pal
Arjun Pal (B. Arch)
Registered Architect
Regn. No.-CA/2010/47578

SIG. OF ARCHITECT

ARCHITECTURAL CONSULTANT

Kalyan Kumar Paul
KALYAN KUMAR PAUL
PROPRIETOR - M/S HAPPY HIVES CONSTRUCTION
CONSTITUTED ATTORNEY OF
(1) ABAL KUMAR MITRA
(2) MINAKSHI BOSE
(3) BATHI SARKAR (4) KANA SARKAR

SIG. OF OWNERS



syn tech engg pvt. ltd.
(redefining synergy technologies)
ARCHITECTS | ENGINEERS | INTERIOR DESIGNERS | LANDSCAPE
367, Lake Gardens Kolkata - 700 045, Tel : +91-33 2422 7811, +91-33 4064 4567
e-mail: synergytechnologiescalcutta@gmail.com, www.synerytechnologiescalcutta.com

		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
PHOTO	Left Hand					
	Right Hand					

Name

Signature



		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
Left Hand						
Right Hand						

Name KALYAN KUMAR PADL

Signature [Signature]

		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
PHOTO	Left Hand					
	Right Hand					

Name

Signature

		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
PHOTO	Left Hand					
	Right Hand					

Name

Signature

Major Information of the Deed

Deed No :	I-1603-03540/2025	Date of Registration	27/02/2025
Query No / Year	1603-2000548634/2025	Office where deed is registered	
Query Date	24/02/2025 10:31:11 AM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Rana Guhabakshi Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027; Mobile No. : 9830063774, Status : Advocate		
Transaction		Additional Transaction	
[0901] Declaration, Declaration relating to immovable property			
Set Forth value		Market Value	
		Rs. 1,33,97,222/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 50/- (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:- Tollygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Protapaditya Road, , Premises No: 64A, , Ward No: 088 Pin Code : 700026

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	2 Katha 8 Chatak 20 Sq Ft		1,33,97,222/-	Width of Approach Road: 40 Ft.,
Grand Total :				4.1708Dec	0 /-	133,97,222 /-	

Declarant Details :

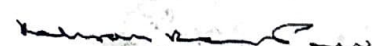
SI No	Name,Address,Photo,Finger print and Signature
1	Shri AMAL KUMAR MITRA Son of Late SANAT KUMAR MITRA 64A, PRATAPADITYA ROAD, City:- , P.O:- KALIGHAT, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.: AJxxxxxx5M, Aadhaar No: 63xxxxxxxx5757, Status :Individual, Executed by: Attorney, Executed by: Attorney
2	Smt KANA SARKAR Wife of DEBASISH SARKAR 6/2, SOUTH KULIA ROAD, City:- , P.O:- BELIAGHATA, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.: Alxxxxxx8A, Aadhaar No: 20xxxxxxxx8829, Status :Individual, Executed by: Attorney, Executed by: Attorney
3	Smt MINAKSHI BOSE Wife of SANJAY BOSE 14, RAJ KRISHNA PAL ROAD, City:- , P.O:- GARFA, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.: ATxxxxxx9Q, Aadhaar No: 45xxxxxxxx1221, Status :Individual, Executed by: Attorney, Executed by: Attorney

4	Smt SATHI SARKAR Wife of SWAPAN SARKAR 18, VIDYA SAGAR SARANI, City:- , P.O:- SURVEY PARK, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX4 , PAN No.: FCxxxxxx9K, Aadhaar No: 62xxxxxxxx9096, Status :Individual, Executed by: Attorney, Executed by: Attorney
5	HAPPY HIVES CONSTRUCTION 92, PURNA MITRA PLACE, City:- Kolkata, P.O:- TOLLYGUNGE, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 , Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name KALYAN KUMAR PAUL Son of Late RAKHAL CHANDRA PAUL Date of Execution - 27/02/2025, , Admitted by: Self, Date of Admission: 27/02/2025, Place of Admission of Execution: Office	Photo  Feb 27 2025 12:35PM	Finger Print  Captured LTI 27/02/2025	Signature  27/02/2025
92 PURNA CHANDRA MITRA LANE, City:- Kolkata, P.O:- TOLLYGUNGE, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.: AFxxxxxx6J, Aadhaar No: 25xxxxxxxx5721 Status : Attorney, Attorney of : Shri AMAL KUMAR MITRA, Smt KANA SARKAR, Smt MINAKSHI BOSE, Smt SATHI SARKAR				

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr KALYAN KUMAR PAUL (Presentant) Son of Late RAKHAL CHANDRA PAUL Date of Execution - 27/02/2025, , Admitted by: Self, Date of Admission: 27/02/2025, Place of Admission of Execution: Office	Photo  Feb 27 2025 12:35PM	Finger Print  Captured LTI 27/02/2025	Signature  27/02/2025
92, PURNA CHANDRA MITRA LANE, City:- Kolkata, P.O:- TOLLYGUNGE, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.: AFxxxxxx6J, Aadhaar No: 25xxxxxxxx5721 Status : Representative, Representative of : HAPPY HIVES CONSTRUCTION				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RANA GUHABAKSHI Son of Late S N GUHABAKSHI ALIPORE JUDGES COURT, Naba Roy lane, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027		 Captured	
	27/02/2025	27/02/2025	27/02/2025
Identifier Of KALYAN KUMAR PAUL, Mr KALYAN KUMAR PAUL			

Endorsement For Deed Number : I - 160303540 / 2025

On 27-02-2025

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 12:33 hrs on 27-02-2025, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr KALYAN KUMAR PAUL .,

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

Execution is admitted on 27-02-2025 by Mr KALYAN KUMAR PAUL,

Indetified by Mr RANA GUHABAKSHI, , Son of Late S N GUHABAKSHI, ALIPORE JUDGES COURT, Road: Naba Roy lane, , P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Executed by Attorney

Execution by KALYAN KUMAR PAUL, , Son of Late RAKHAL CHANDRA PAUL, 92 PURNA CHANDRA MITRA LANE, P.O: TOLLYGUNGE, Thana: Charu Market, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by profession Business as constituted attorney for 1. Shri AMAL KUMAR MITRA 64A, PRATAPADITYA ROAD, P.O: KALIGHAT, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, 2. Smt KANA SARKAR 6/2, SOUTH KULIA ROAD, P.O: BELIAGHATA, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, 3. Smt MINAKSHI BOSE 14, RAJ KRISHNA PAL ROAD, P.O: GARFA, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, 4. Smt SATHI SARKAR 18, VIDYA SAGAR SARANI, P.O: SURVEY PARK, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700078 is admitted by him

Indetified by Mr RANA GUHABAKSHI, , Son of Late S N GUHABAKSHI, ALIPORE JUDGES COURT, Road: Naba Roy lane, , P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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 50.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 13127, Amount: Rs.50.00/-, Date of Purchase: 24/02/2025, Vendor name: A K SAMAJPATI



Md Iyaraftun Gazi
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 1603-2025, Page from 98973 to 98993
being No 160303540 for the year 2025.



Digitally signed by Debasish Dhar
Date: 2025.03.05 16:45:19 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 05/03/2025

DISTRICT SUB-REGISTRAR

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

West Bengal.