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I-04944/2024

भारतीय गैर न्यायिक

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পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL

95AB 219540

06/05/2024.

0-20105-0791/2024

Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this document are part of this document.

District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

06 MAY 2024

DEED OF DECLARATION

I, **SMT. ANURADHA ROY CHOWDHURY (PAN-AQLPG6545R), Aadhaar No.9210 2549 5750, (OCI NO.A2634455),** daughter of Ashim Kumar Ghosh and wife of Sayan Roy Chowdhury, by faith – Hindu, by Occupation – Business, by Nationality – British, residing at 29B, Ballygunge Circular Road, P.O. & P.S. Ballygunge, Kolkata - 700 019, do hereby solemnly declare and say as follows :-

31628

SL. No.....Date.....

Rs.....

Name.....

Address.....

18 MAR 2024

DEBES KUMAR MISRA
ADVOCATE
CALCUTTA HIGH COURT
KOLKATA - 700 001

SMRITI BIKASH DAS
Govt. Licence Stamp Vender
Alipore Police Court
Kol-27

(Seal) Office of the Dist. Sub-Registrar IV
South 24-Parganas
Kol-27

Identified by:
Abhijit Kumar Mishra
son of Late Niranjan Mishra
Vill- Nej Maitana
P.O. Battala
Dist- Purba Midnapur
Pin Code- 721433
Law Clerk

District Sub-Registrar-IV
Registered U/S 7 (2) of
Registration Act
Alipore, South 24 Parganas

06 MAY 2024

AR·2024

1. That by virtue of a registered Deed of Gift dated 29.06.2022, registered in the office of A.R.A. IV, Kolkata and recorded in Book No. I, Volume No.1904-2022, at Pages 725182 to 725209, Being No.190410851 for the year 2022, one Sri Ashim Kumar Ghosh, father of the Declarant herein due to his love and affection donated his entire purchased property measuring net land area of 05 (Five) Cotthas 15 (Fifteen) Chittacks 27 (Twenty seven) Sq.ft. more or less as per present physical measurement togetherwith one R.T. Shed structure measuring an area of 200 (Two hundred) Sq.ft. situated in Mouza - Kalikapur, J.L. No. 20, Touzi Nos.3, 5 and 12, R.S. No.2, comprising in R.S. Dag No. 356/406, under R.S. Khatian No.357 and 358, known as K.M.C. Premises No.317/1, Kalikapur, Assessee No.31-109-06-1131-1, within K.M.C. Ward No.109, under P.S. Purba Jadavpur, Kolkata – 700 099, in favour of **Smt. Anuradha Roy Chowdhury, the Land Owner/Declarant herein.**

2. **That** said **Smt. Anuradha Roy Chowdhury, is the absoulet OWNER of the said plot of land** measuring net land area of 05 (Five) Cotthas 15 (Fifteen) Chittacks 27 (Twenty seven) Sq.ft. more or less as per present physical measurement togetherwith one R.T. Shed structure measuring an area of 200 (Two hundred) Sq.ft. situated in Mouza - Kalikapur, J.L. No. 20, Touzi Nos.3, 5 and 12, R.S. No.2, comprising in R.S. Dag No. 356/406, under R.S. Khatian No.357 and 358, known as K.M.C. Premises No.317/1, Kalikapur, Assessee No.31-109-06-1131-1, within K.M.C. Ward No.109, under P.S. Purba Jadavpur, Kolkata – 700 099,.

3. That after registration **of the said Deed of Gift one typographical error** is found in 1st line to 3rd line of point No.3 i.e. the previous Deed details has been wrongly mentioned as **"By a deed of sale dated the 3rd day of October, 1997 registered in**

(Seal) Office of the Dist. Sub-Registrar
South 24-Parganas, Alipore, Kol-27

District Sub-Registrar
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

06 MAY 2024

the office of District Sub-Registrar, Alipore, recorded in Book No.1, being deed number 31031 for the year 1997" instead of corrected previous Deed details as **"By a Deed of Sale dated the 3rd day of October, 1997 registered in the office of District Sub-Registrar-III, Alipore, recorded in Book No.1, Volume No.79, at Pages 414 to 427, Deed No. 3103 for the year 1999"** and so the said 1st line to 3rd line of Point No.3 of Page No.4, in the said Deed of Gift shall be always read as **"By a Deed of Sale dated the 3rd day of October, 1997 registered in the office of District Sub-Registrar-III, Alipore, recorded in Book No.1, Volume No.79, at Pages 414 to 427, Deed No. 3103 for the year 1999"** instead of **"By a deed of sale dated the 3rd day of October, 1997 registered in the office of District Sub-Registrar, Alipore, recorded in Book No.1, being deed number 31031 for the year 1997".**

4. That by virtue of this Deed of Declaration necessary amendment is done of the said registered Deed of Gift dated 29.06.2022, registered in the office of A.R.A. IV, Kolkata and recorded in Book No. I, Volume No.1904-2022, at Pages 725182 to 725209, Being No.190410851 for the year 2022 and all other contents of the said registered Deed of Gift shall remain unchanged.

Be it expressly stated that this Deed of Declaration does not make any material alteration, locational change to the property as mentioned in the said Principal Deed of Gift dated 29.06.2022 and also it does not make any material change to the contents of the said principal Deed of Gift dated 29.06.2022.

(Seal), Office of the Dist. Sub-Registrar
South 24-Parganas, Alipore

District Sub-Registrar
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

06 MAY 2024

IN WITNESS whereof the **DECLARANT** herein execute this Deed of Declaration on this the 6th day of ***May,*** Two Thousand and **Twenty Four (2024).**

WITNESSES :

1. (SAYAN ROY CHOWDHURY)
29 B BALLYGUNGE CIRCULAR ROAD -
KOLKATA - 700019.

2. Abhijit Kumar Mishra
Vill- Nij Maitana
P.O. Bettala
Dist - Purba Midnapur

Anuradha Roy Choudhury
SIGNATURE OF THE DECLARANT

DRAFTED & PREPARED BY:

(MR. SOMESH MISHRA)
ADVOCATE **[Enrolment No. F/985/2008]**
HIGH COURT, CALCUTTA

Resi-cum-Chamber : 69/1, Baghajatin
Place, Kolkata-700 086.
PH- 9051446430,
Email:mishrasomesh08@gmail.com

PHOTO

(Seal), Office of the Dist. Sub-Registrar IV
24-Parganas, Alipore, Kol-27

District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

06 MAY 2024

PHOTO		Thumb	1st finger	Middle finger	Ring finger	Small finger
	left hand					
	right hand					

Name .....

Signature .....

	Thumb	1st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name...ANURADHA ROY CHOWDHURY

Signature ...Anuradha...Roy...Choudhury

PHOTO		Thumb	1st finger	Middle finger	Ring finger	Small finger
	left hand					
	right hand					

Name .....

Signature .....

PHOTO		Thumb	1st finger	Middle finger	Ring finger	Small finger
	left hand					
	right hand					

Name .....

Signature .....

(Seal), Office of the Dist. Sub-Registrar IV
South 24-Parganas

District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

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सत्यमेव जयते

Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	2001059791/2024	Office where deed will be registered
Query Date	26/04/2024 4:52:38 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Somesh Mishra High Court, Calcutta,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8017593682, Status :Advocate	
Transaction		Additional Transaction
[0901] Declaration, Declaration relating to immovable property		
Set Forth value		Market Value
Rs. 1/-		Rs. 1,63,88,604/-
Total Stamp Duty Payable(SD)		Total Registration Fee Payable
Rs. 10/- (Article:4)		Rs. 7/- (Article:E)
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks		

Land Details :

District: South 24-Parganas, Thana: Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kalikapur, Road Zone : (Kalikapur -- Kalikapur) , , Premises No: 317/1, , Ward No: 109, Pin Code : 700099

Sch No	Plot Number	Khatian Number	Land UseROR Proposed		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		5 Katha 15 Chatak 27 Sq Ft	1/-	1,63,88,604/-	Width of Approach Road: 30 Ft.,
	Grand Total :				9.8588Dec	1 /-	163,88,604 /-	

Declarant Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Smt Anuradha Roy Chowdhury Daughter of Ashim Kumar Ghosh,29B, Ballygunge Circular Road, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No. aqxxxxxx5r, Aadhaar No.: 92xxxxxxxx5750,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

ntifier Details :

Name & address
Mr Abhijit Kumar Mishra Son of Late Niranjan Mishra Village- Nij Maitana, City:- , P.O:- Battala, P.S:-Ramnagar, District:-Purba Midnapore, West Bengal, India, PIN:- 721433, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Smt Anuradha Roy Chowdhury

Owner and Land or Building Details as received from KMC :

Sc. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 311090611311 Premises No. : 317/1 Ward No. : 109 Street Name : KALIKAPUR	Reference Deed No. : Date of Registration. : Office Where Registered :	Owner Name : SRI ASHIM KUMAR GHOSH Owner Address : FLAT - 9 - C1, RIDGE TOWER , HILAND PARK , 1925, RIDGE TOWER , KOLKATA Pin No. : 700094	Character of Premises: Total Area of Land:

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 26-05-2024) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 26-05-2024)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required.
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices: D.S.R. - I SOUTH 24-PARGANAS, D.S.R. -I I SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. SEALDAH, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA

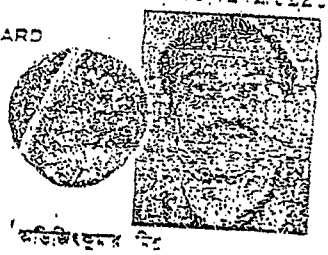
ভারতের নির্বাচন কমিশন

ELECTION COMMISSION OF INDIA

WB/31/212/[illegible]

পরিচয়-পত্র

IDENTITY CARD



নির্বাচকের নাম : অভিজিৎকুমার দিন্দা

Elector's Name : Abh[illegible]

পিতার নাম : নিরঞ্জন দিন্দা

Father's Name : N[illegible]

লিঙ্গ : পু

Sex : M

১.১.২০০৬ এ বয়স : ৩৩

Age as on 1.1.2006 : 33

Address:
Mauja-Nij Maithuna Paschimpanagar Maithuna Ramnagar
Purba Medinipur 721403

নির্বাচক নিবন্ধন আধিকারিক

Facsimile Signature of the Electoral Registration Officer

বিধানসভা নির্বাচন কেন্দ্র : ২১২-রামনগর

Assembly Constituency: 212-Ramnagar

জেলা: পূর্ব মেদিনীপুর District: Purba Medinipur

তারিখ: ০৪.১১.২০০৮ Date: 04.11.2008

Major Information of the Deed

Deed No :	I-1604-04944/2024	Date of Registration	06/05/2024
Query No / Year	1604-2001059791/2024	Office where deed is registered	
Query Date	26/04/2024 4:52:38 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Somesh Mishra High Court, Calcutta,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8017593682, Status :Advocate		
Transaction		Additional Transaction	
[0901] Declaration, Declaration relating to immovable property			
Set Forth value		Market Value	
Rs. 1/-		Rs. 1,63,88,604/-	
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:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kalikapur, Road Zone : (Kalikapur -- Kalikapur) , , Premises No: 317/1; , Ward No: 109 Pin Code : 700099

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	[redacted]	5 Katha 15 Chatak 27 Sq Ft	1/-	1,63,88,604/-	Width of Approach Road: 30 Ft.,
	Grand Total :				9.8588Dec	1 /-	163,88,604 /-	

Declarant Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt Anuradha Roy Chowdhury (Presentant) Daughter of Ashim Kumar Ghosh Executed by: Self, Date of Execution: 06/05/2024 , Admitted by: Self, Date of Admission: 06/05/2024 ,Place : Office	 06/05/2024	Captured LTI 06/05/2024	Anuradha Roy Chowdhury 06/05/2024
	29B, Ballygunge Circular Road, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: aqxxxxxx5r, Aadhaar No: 92xxxxxxxx5750, Status :Individual, Executed by: Self, Date of Execution: 06/05/2024 , Admitted by: Self, Date of Admission: 06/05/2024 ,Place : Office			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Abhijit Kumar Mishra Son of Late Niranjan Mishra Village- Nij Maitana, City:- , P.O:- Battala, P.S:-Ramnagar, District:-Purba Midnapore, West Bengal, India, PIN:- 721433		Captured	Abhijit Kumar Mishra
	06/05/2024	06/05/2024	06/05/2024
Identifier Of Smt Anuradha Roy Chowdhury			

Endorsement For Deed Number : I - 160404944 / 2024

On 06-05-2024

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 13:30 hrs on 06-05-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Smt Anuradha Roy Chowdhury ,Executant.

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

Execution is admitted on 06/05/2024 by Smt Anuradha Roy Chowdhury, Daughter of Ashim Kumar Ghosh, 29B, Ballygunge Circular Road, P.O: Ballygunge, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Business

Indetified by Mr Abhijit Kumar Mishra, , , Son of Late Niranjan Mishra, Village- Nij Maitana, P.O: Battala, Thana: Ramnagar, , Purba Midnapore, WEST BENGAL, India, PIN - 721433, 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 31628, Amount: Rs.10.00/-, Date of Purchase: 18/04/2024, Vendor name: Smriti Bikash Das

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2024, Page from 146634 to 146646

being No 160404944 for the year 2024.

Seal of the District Sub-Registrar IV, South 24 Parganas, South 24 Parganas

Digitally signed by Anupam Halder
Date: 2024.05.06 16:35:37 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 06/05/2024

DISTRICT SUB-REGISTRAR

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

West Bengal.