



पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

88AB 896480



AFFIDAVIT

Affidavit cum Declaration of **JAYATHEE ROY** (PAN: ACXPR9705L) (AADHAR 5220 0548 5454) daughter of Late Dinomoy Roy, by faith-Hindu, by occupation- Business, by nationality- Indian, residing at 50, Gorakhabasi Road, Post Office- Dum Dum, Police Station-Dum Dum, Pin-700028, do hereby solemnly declare, undertake and state as follows:

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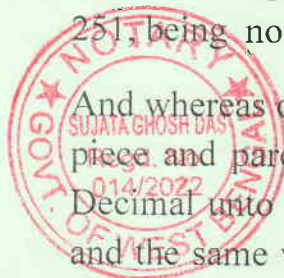
SUJATA GHOSH DAS
Notary Govt. of W.B.
Regd. No. 014/22
City Session Court Kolkata

1. That I along with Dibyendu Roy, Sutapa Roy, Tanuka Roy, Nilu Roy, Priyanka Roy, Debdutta Roy, Debabrata Nag, Hrishikesh Nag, Tandra Nag are the joint owners of the property being **(i) ALL THAT** piece and parcel of land admeasuring **8 Cottahs 6 Chittaks** more or less lying and situate at Mouza- Satgachi, J.L. No.- 20, R. S. No. 154, Touzi No. 169, Comprised in Dag No. 2733 (Hal) & 846 (Sabek), pertaining to Dag No. 855, L.R. Dag No. 2154, Khatian Nos. 374, L.R. Khatian No. 2012, within the jurisdiction of South Dum Dum Municipality, under Ward No. 025, being Municipal Holding No. 404, Kabi Nabin Sen Road, Kolkata- 700028, District- North 24 Parganas and **(ii) ALL THAT** piece and parcel of land admeasuring **16 Cottahs 10 Chittaks** more or less lying and situate at Mouza- Satgachi, J.L. No.- 20, R. S. No. 154, Touzi No. 169, Comprised in Dag Nos. 762 & 763, pertaining to Dag No. 751, 753, 754, L.R. Dag No. 1983 & 2195, Khatian Nos. 540, L.R. Khatian No. 2012 & 2027, within the jurisdiction of South Dum Dum Municipality, under Ward No. 025, being Municipal Holding No. 405, Kabi Nabin Sen Road, Kolkata- 700028, District- North 24 Parganas.
2. That the present record of rights (L.R. Dag No. 1983, under L.R. Khatian No. 2027 and L.R. Dag Nos. 2154 & 2195, under L.R. Khatian No. 2012) is standing in the name of Dilip Kumar Roy.

Devolution of Title:-

Whereas one Sk. Abdul Latif sold, transferred and conveyed all that piece and parcel of land admeasuring 5 Cottahs 12 Chittacks equivalent to 9.50 Decimal unto and in favour of Dinesh Chandra Roy by a Sale Deed dated 25.09.1953 and the same was duly registered at the office at Sub-Registrar at Cossipore Dum Dum, North 24 Parganas and recorded in Book no. I, Volume no.68, Pages from. 249 to 251, being no.5755 for the year 1953.

And whereas one Sk. Elahi Bux alias Bhoda sold, transferred and conveyed all that piece and parcel of land admeasuring 5 Cottahs 12 Chittacks equivalent to 9.50 Decimal unto and in favour of Saroj Prava Roy by a Sale Deed dated 15.06.1956 and the same was duly registered at the office at Sub-Registrar at Cossipore Dum Dum and recorded in Book no. I, Volume no. 86, Pages from. 173 to 176, being no.5904 for the year 1956.



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And whereas said Sk. Elahi Bux alias Bhoda sold, transferred and conveyed all that piece and parcel of land admeasuring 6.65 Decimal unto and in favour of Dilip Kumar Roy by a Sale Deed dated 08.01.1959 and the same was duly registered at the office at Sub-Registrar at Cossipore Dum Dum and recorded in Book no. I, Volume no. 86, Pages from. 230 to 233, being no.105 for the year 1959.

And whereas one Azgar Hossain, Abzal Hossain, Michiran Bibi, Majidan Bibi sold, transferred and conveyed all that piece and parcel of land admeasuring 6.65 Decimal unto and in favour of Dilip Kumar Roy by a Sale Deed dated 14.06.1966 and the same was duly registered at the office at Sub-Registrar at Cossipore Dum Dum and recorded in Book no. I, Volume no.108, Pages from. 72 to 75, being no.7234 for the year 1966.

And whereas said Dinesh Chandra Roy died intestate on 14.08.1972 and his wife Saroj Prova Roy also died intestate on 22.12.1990 leaving behind them surviving their two sons and one daughter namely Dilip Kumar Roy, Dinomoy Roy, Bina Rani Nag as their legal heirs and successors.

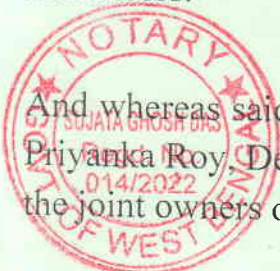
And whereas said Dinomoy Roy died intestate on 15.09.1985 leaving behind him surviving his wife, one son and two daughters namely Nilu Roy, Debdutta Roy, Jayati Roy alias Jayathee Roy, Priyanka Roy as his legal heirs and successors.

And whereas said Bina Rani Nag wife of Late Haripada Nag died intestate on 26.02.2010 leaving behind her two sons and one daughter namely Debabrata Nag, Hrishikesh Nag, Tandra Nag as her legal heirs and successors.

And whereas only the name of said Dilip Kumar Roy (as KARTA) was MUTATED in the BLRO record for the land measuring an area of 25 cottahs more or less.

And whereas said Dilip Kumar Roy died intestate on 13.05.2017 and his wife also predeceased on 08.06.2002 leaving behind them surviving their one son and two daughters namely Dibyendu Roy, Sutapa Roy, Tanuka Roy as their legal heirs and successors.

And whereas said Dibyendu Roy, Sutapa Roy, Tanuka Roy, Nilu Roy, Jayati Roy, Priyanka Roy, Debdutta Roy, Debabrata Nag, Hrishikesh Nag, Tandra Nag became the joint owners of the said property.




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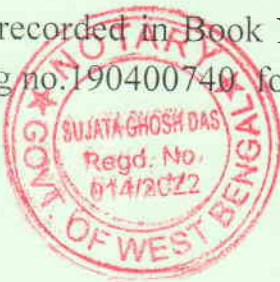
And whereas said Dibyendu Roy, Sutapa Roy, Tanuka Roy, Nilu Roy, Jayati Roy, Priyanka Roy, Debdutta Roy, Debabrata Nag, Hrishikesh Nag, Tandra Nag became the joint owners of the land admeasuring 20 cottahs more or less as per aforesaid sale Deeds but as per BLRO records of the said property 25 cottahs more or less.

And whereas said Dibyendu Roy, Sutapa Roy, Tanuka Roy, Nilu Roy, Jayati Roy alias Jayathee Roy, Priyanka Roy, Debdutta Roy, Debabrata Nag, Hrishikesh Nag, Tandra Nag entered into a Development Agreement dated 14.12.2022 with Samriddhi Developers Private Ltd. for the purpose of development and construction of multi-storied building upon the land admeasuring 16 Cottahs 10 Chittacks and the same was duly registered at the office of Additional Registrar of Assurances-IV, Kolkata and recorded in Book No.I, Volume no.1904-2022, Pages from. 1190287 to 1190337, being no.190420735 for the year 2022.

And whereas said Dibyendu Roy, Sutapa Roy, Tanuka Roy, Nilu Roy, Jayati Roy alias Jayathee Roy, Priyanka Roy, Debdutta Roy, Debabrata Nag, Hrishikesh Nag, Tandra Nag executed a Development Power of Attorney dated 10.01.2023 and appointed Samriddhi Developers Private Ltd. as constituted attorney to act on his behalf and the same was duly registered at the office of Additional Registrar of Assurances-IV, Kolkata and recorded in Book No.I, Volume no.1904-2023, Pages from. 70668 to 70708, being no.190400741 for the year 2023.

And whereas said Dibyendu Roy, Sutapa Roy, Tanuka Roy entered into a Development Agreement dated 14.12.2022 with Samriddhi Developers Private Ltd. for the purpose of development and construction of multi-storied building upon the land admeasuring 8 Cottahs 6 Chittacks and the same was duly registered at the office of Additional Registrar of Assurances-IV, Kolkata and recorded in Book No.I, Volume no.1904-2022, Pages from. 1180160 to 1180199, being no.190420696 for the year 2022.

And whereas said Dibyendu Roy, Sutapa Roy, Tanuka Roy executed a Development Power of Attorney dated 10.01.2023 and appointed Samriddhi Developers Private Ltd. as constituted attorney to act on their behalf and the same was duly registered at the office of Additional Registrar of Assurances-IV, Kolkata and recorded in Book No.I, Volume no.1904-2023, Pages from. 70839 to 70869, being no.190400740 for the year 2023.



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That I along with Dibyendu Roy, Sutapa Roy, Tanuka Roy, Nilu Roy, Priyanka Roy, Deb Dutta Roy, Debabrata Nag, Hrishikesh Nag, Tandra Nag became the joint owners of the said land by way of inheritance.



3. That the application for record of right before the BL&LRO Sodepur, vide Application No. WRS2023150900742, dated 07/09/2023 & vide Application No. WRS2023150900741, dated 07/09/2023 has been filed before the competent authority.
4. That as soon as received the L.R. Record of Rights in the name of the owners, we shall upload the same before your authority for your action and perusal.

The contents in paragraph no. 1 to of the above mentioned Affidavit are true to the best of my knowledge and belief and nothing has been concealed by me.

Verified by me at KOLKATA, on this 29th day of FEBRUARY, 2024.

Jayal - Free Roy



Deponent Identified by me

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ATTESTED SIGNATURE ONLY
BEFORE ME ON IDENTIFICATION
S. G. Das
NOTARY

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