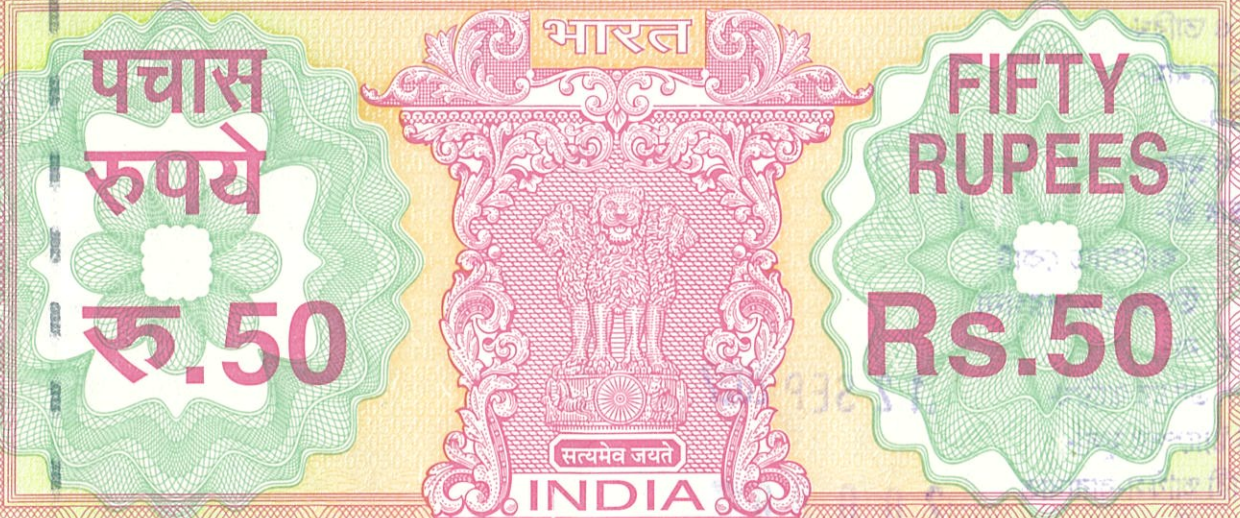


00749/2023

Pr-00722/23

भारतीय गैर न्यायिक



पचास
रुपये

रु.50

FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AE 849031

8-2000221905/2023

Certified that the document is ~~subject~~
to registration. The Signature Sheet and
Endorsement Sheet attached to the
document are the part of the document.

Additional District Sub-Registrar
Cuttack Dum Dum, 24-Pra. (Mh)

30 JAN 2023

DEED OF DECLARATION

THIS DEED OF DECLARATION is made on this the 30th day of January, 2023

3/110
11/11/2022

নং- Nilarghya Roy
সন ও তারিখ- Advocate
ক্রেতার নাম- Barasat Judges Court

সাকিন-
স্ট্যাম্প মূল্য-
ভেদার শ্রী-
বারাসাত কোর্ট
উত্তর ২৪ পরগনা

Handwritten signature in blue ink.

টি. ভি. নং-
স্ট্যাম্প ক্রয়ের তারিখ-
মোট স্ট্যাম্পের মূল্য-

12 SEP 2022

ট্রেজারী অফিস-বারাসাত
ভেদার শ্রী তাপস কুমার সাহা

20000

Faint, illegible text, possibly a stamp or official notice.

Faint, illegible text, possibly a stamp or official notice.



add. District Sub-Registrar
Cossipore, Dum Dum

30 JAN 2023

(2)

GANAPATI ENTERPRISE, PAN No. AAUFG4701G, a Partnership Firm having its registered office at 135, Bandhab Nagar, P.O. + P.S. Dum Dum, Kolkata-700028, District North 24-Parganas, represented by its partners namely **MR. LALAN SINGH, PAN NO. ARNPS1983J**, son of Sukhat Singh, by faith – Hindu, by Nationality – Indian, by Occupation – Business, residing at 39, Mandir Road, P.O. + P.S. Dum Dum, Kolkata-700028, District North 24-Parganas & **MR. BIMAL MAJUMDAR, PAN NO. AVVPM0702B**, son of Phani Bhushan Majumdar, by faith – Hindu, by Nationality – Indian, by Occupation – Business, residing at 33/1, 1/7 A, K.B. Sarani, P.O. + P.S. Dum Dum, Kolkata – 700028, District North 24-Parganas, hereinafter jointly called as the **“DECLARANT”** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, representatives and assigns and nominees) of the **FIRST PART**.

WHEREAS a development agreement which was executed and registered on 24.05.2022 before the A.D.S.R. Cossipore Dum Dum, recorded in Book No. I, Volume No. 1506 – 2022, Pages from 296491 to 296519, Being Deed No. 150607011 for the year 2022 wherein Sri Sanjit Datta was the land owner and Ganapati Enterprise, a Partnership firm represented by its two partners namely Sri Lalan Singh and Sri Bimal Majumdar was the Developer.

AND WHEREAS a development power of attorney which was executed and registered on 06.07.2022 before the A.D.S.R. Cossipore Dum Dum, recorded in Book No. I, Volume No. 1506 – 2022, Pages from 345363 to 345381, Being Deed No. 150608797 for the year 2022 wherein Sri Sanjit Datta was the land owner/ Principal and Ganapati Enterprise, a Partnership firm represented by its two partners namely Sri Lalan Singh and Sri Bimal Majumdar was the attorney holder.

AND WHEREAS now a typographical mistake has been found in the said registered development agreement in page nos 34, & 13; the Ward No. was incorporated as 10 which is required to be corrected. At present the declarant likes to rectify the Ward No. as 11. This Deed of Declaration is treated as a part of the Deed Being No. 150607011 for the year 2022. Identification of the property remains same.



[Handwritten Signature]
Addl. District Sub-Registrar
Cossipore, Dum Dum

30 JAN 2023

(3)

AND WHEREAS now also a typographical mistake has been found in the said registered development power of attorney in page nos. 2, 7 & 8; the Ward No. was incorporated as 10 which is required to be corrected. At present the declarant likes to rectify the Ward No. as 11. This Deed of Declaration is treated as a part of the Deed Being No. 150608797 for the year 2022. Identification of the property remains same.

THE SCHEDULE ABOVE REFERRED TO
(The said development & development power)

ALL THAT piece and parcel of bastu land measuring an area of 04 Cottahs, 10 Chittacks, 0 Sq. ft. more or less together with two-storied building thereon measuring about 2000 Sq. ft. (on the ground floor 1000 Sq. ft. and on the First Floor 1000 Sq. ft.) more or less cemented floor at Mouza Dum Dum Cantonment, P.S. Dum Dum, District North 24-Parganas, J.L. No. 13, at C.S. & R.S. Dag No. 2001 (p), E.P. No. 90, S.P. No. 163 at Holding No. 8/2/90, Arabinda Sarani, Ward No. 10, under Dum Dum Municipality, within A.D.S.R.O. Cossipore Dum Dum, which is butted and bounded in the manner following:-

ON THE NORTH : E.P. No. 75.

ON THE SOUTH : E.P. No. 89.

ON THE EAST : Colony Road.

ON THE WEST : E.P. No. 91

THE RECTIFIED SCHEDULE

ALL THAT piece and parcel of bastu land measuring an area of 04 Cottahs, 10 Chittacks, 0 Sq. ft. more or less together with two-storied building thereon measuring about 2000 Sq. ft. (on the ground floor 1000 Sq. ft. and on the First Floor 1000 Sq. ft.) more or less cemented floor at Mouza Dum Dum Cantonment, P.S. Dum Dum, District North 24-Parganas, J.L. No. 13, at C.S. & R.S. Dag No. 2001 (p), E.P. No. 90, S.P. No. 163 at Holding No. 8/2/90, Arabinda Sarani, Ward



[Handwritten Signature]
Sd/- District Sub-Registrar
Cossipore, Dum Dum

30.01.2023

(4)


No. 11, under Dum Dum Municipality, within A.D.S.R.O. Cossipore Dum Dum, which is butted and bounded in the manner following:-

ON THE NORTH : E.P. No. 75.
ON THE SOUTH : E.P. No. 89.
ON THE EAST : Colony Road.
ON THE WEST : E.P. No. 91

IN WITNESS WHEREOF the declarant put their respective signatures on the day, month and year first above written.

WITNESSES:-

1. Niranjana Roy
File, M. Dutt Rd,
Kolkata-28
2. I Sipan Mukherjee
74/A R. A. Rd.
K-65


Primal Nayindan

SIGNATURE OF THE DECLARANT

Drafted by:-

Nilarghya Roy

Nilarghya Roy (Advocate)

Barasat District Judges' Court


Engl. No. F/1279/857/2017

Typed by:-



Ajay Paul














Addl. District Sub-Registrar
Cossipora, Dum Dura

30 JAN 2023

UNDER RULE 44A OF THE I.R. ACT 1908











(1) Name :

LITTLE	RING	MIDDLE	FORE	THUMB	
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Dan Hatt
Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name :

LITTLE	RING	MIDDLE	FORE	THUMB	
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Arimal Majumdar
Signature of the Presentant

All the above fingerprints are of the above named person and attested by the said person.

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.



[Handwritten Signature]
Addl. District Sub-Registrar
Cossipore, Dum Dum

30 JAN 2023

Major Information of the Deed

Deed No :	I-1506-00722/2023	Date of Registration	30/01/2023
Query No / Year	1506-2000221905/2023	Office where deed is registered	
Query Date	28/01/2023 11:10:00 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	NILARGHYA ROY 71/1/C, M.D. ROAD, Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700028, Mobile No. : 9903485223, Status :Advocate		
Transaction	Additional Transaction		
[0904] Declaration, Deed of Rectification	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 92,97,498/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:4)	Rs. 21/- (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:- Dum Dum, Municipality: DUM DUM, Road: Arabinda Sarani, Mouza: Dumdum cantt, JI No: 13, Pin Code : 700028

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-2001	RS-90	Bastu	Bastu	4 Katha 10 Sq Ft	1/-	79,47,498/-	Property is on Road Adjacent to Metal Road, ,Last Reference Deed No :1506-I -07011-2022
Grand Total :					6.6229Dec	1 /-	79,47,498 /-	







Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2000 Sq Ft.	1/-	13,50,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 1000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 1000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		2000 sq ft	1 /-	13,50,000 /-	




Executant Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>GANAPATI ENTERPRISE 90, ARABINDA SARANI, City:- Dum Dum, P.O:- DUM DUM, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 , PAN No.:: AAxxxxxx1G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative</p>

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p>	<p>Photo</p>	<p>Finger Print</p>	<p>Signature</p>
	<p>Mr LALAN SINGH Son of Late SUKHAT SINGH Date of Execution - 30/01/2023, , Admitted by: Self, Date of Admission: 30/01/2023, Place of Admission of Execution: Office</p>	 <p>Jan 30 2023 12:22PM</p>	 <p>LTI 30/01/2023</p>	 <p>30/01/2023</p>
<p>39, MANDIR ROAD, City:- Dum Dum, P.O:- DUM DUM, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ARxxxxxx3J,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : GANAPATI ENTERPRISE (as PARTNER)</p>				
2	<p>Name</p>	<p>Photo</p>	<p>Finger Print</p>	<p>Signature</p>
	<p>Mr BIMAL MAJUMDAR (Presentant) Son of Late PHANI BHUSHAN MAJUMDAR Date of Execution - 30/01/2023, , Admitted by: Self, Date of Admission: 30/01/2023, Place of Admission of Execution: Office</p>	 <p>Jan 30 2023 12:22PM</p>	 <p>LTI 30/01/2023</p>	 <p>30/01/2023</p>
<p>33/1, 1/7A, K.B. SARANI, City:- Dum Dum, P.O:- DUM DUM, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AVxxxxxx2B,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : GANAPATI ENTERPRISE (as PARTNER)</p>				

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mr DIPAK MUKHERJEE Son of Late HARAN CHANDRA MUKHERJEE 74/A, AUROBINDO ROAD, City:- Dum Dum, P.O:- RABINDRA NAGAR, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700065</p>	 <p>30/01/2023</p>	 <p>30/01/2023</p>	 <p>30/01/2023</p>
<p>Identifier Of Mr LALAN SINGH, Mr BIMAL MAJUMDAR</p>			

Endorsement For Deed Number : I - 150600722 / 2023

On 30-01-2023

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 11:36 hrs on 30-01-2023, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mr BIMAL MAJUMDAR ,.

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

Execution is admitted on 30-01-2023 by Mr LALAN SINGH, PARTNER, GANAPATI ENTERPRISE (Partnership Firm), 90, ARABINDA SARANI, City:- Dum Dum, P.O:- DUM DUM, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028

Indetified by Mr DIPAK MUKHERJEE, , , Son of Late HARAN CHANDRA MUKHERJEE, 74/A, AUROBINDO ROAD, P.O: RABINDRA NAGAR, Thana: Dum Dum, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700065, by caste Hindu, by profession Law Clerk

Execution is admitted on 30-01-2023 by Mr BIMAL MAJUMDAR, PARTNER, GANAPATI ENTERPRISE (Partnership Firm), 90, ARABINDA SARANI, City:- Dum Dum, P.O:- DUM DUM, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028

Indetified by Mr DIPAK MUKHERJEE, , , Son of Late HARAN CHANDRA MUKHERJEE, 74/A, AUROBINDO ROAD, P.O: RABINDRA NAGAR, Thana: Dum Dum, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700065, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 21.00/-

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 3110, Amount: Rs.50.00/-, Date of Purchase: 11/11/2022, Vendor name: T K Saha

Kaustava Dey

Kaustava Dey
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2023, Page from 27149 to 27159

being No 150600722 for the year 2023.



Digitally signed by KAUSTAVA DEY
Date: 2023.01.31 17:26:53 +05:30
Reason: Digital Signing of Deed.

Kaustava Dey

(Kaustava Dey) 2023/01/31 05:26:53 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)