

12639/2023

(IV) - 360/23



29AA 523325

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

8-300261608/2023

Certified that the document in addition to registration. The Signature Sheet and Endorsement Sheet Attached to the document are the part of the document.

Additional District Sub-Registrar
Cuttack (Date Due: 24-Nov-2023)

03 NOV 2023

THIS DEED OF DECLARATION

Made this the 3rd day of November, 2023

[Two Thousand Twenty Three]

BETWEEN

[1A] SRIMATI KAKALI CHATTERJEE [PAN BPBPC7690K] [AADHAAR 4167 4157 4393], wife of Sri Arup Chatterjee and daughter of Late Bholanath Banerjee, residing at AB-8/29, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal, **[1B] SRIMATI PIYALI PAUL [PAN AMBPP 4204A] [AADHAAR 6116 5605 5053]**, wife of Sri Swapan Paul and daughter of Late Bholanath Banerjee, residing at C/1, Mahamaya Pally, Raghunathpur, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal and **[2] SRIMATI SHYAMALI MUKHERJEE [PAN CZRPM4613B] [AADHAAR 9974 1645 5162]**, wife of Sri Indrajit Mukherjee and daughter of Sri Kashinath Banerjee, residing at Tapoban Apartment, 37, Baguiati 3rd Lane, Post Office & Police Station - DumDum, District North 24-Parganas, PIN - 700 028, State - West Bengal, all by Religion - Hindu, by Occupation - Housewife, by Nationality - Indian, hereinafter referred to and called as the **LANDOWNERS/DECLARANTS NO. 1** [which terms and expressions shall unless otherwise excluded by or repugnant to the context or subject be deemed to mean and include their respective heirs, executors, administrators, representatives and assigns] of the **ONE PART**;

AND

SREE GOPAL CONSTRUCTION [PAN AERFS5949H], a Partnership Firm, having its Office at 63, Baguiati Road, Post Office and Police Station - Dum Dum, District North 24-Parganas, PIN - 700 028, West Bengal, represented by one of its **Partners** and **Authorized Signatory** namely **SRI AVISHEK SAHA [PAN AZSPS7282B] [AADHAAR 2549 0595 7409]**, son of Sri Debdas Saha, by Religion - Hindu, by Occupation - Business, by Nationality - Indian, residing at Kamini Kutir, 48 [old] 27 [New], Baguiati Road, Post Office and Police Station - Dum Dum, District North 24-Parganas, PIN - 700 028, West Bengal, hereinafter referred to and called as the **DEVELOPER/DECLARANT NO. 2** [which terms and expressions shall unless otherwise excluded by or repugnant to the context or subject be deemed to mean and include its heirs, executors, administrators, representatives and assigns] of the **OTHER PART**;

WHEREAS **[1] SRIMATI SHYAMALI MUKHERJEE**, wife of Sri Indrajit Mukherjee and daughter of Sri Kashinath Banerjee, **[2A] SRIMATI KAKALI CHATTERJEE**, wife of Sri Arup Chatterjee and daughter of Late Bholanath Banerjee and **[2B] SRIMATI PIYALI PAUL**, wife of Sri Swapan Paul and daughter of Late Bholanath Banerjee, the **Landowners/Declarants No. 1** herein had jointly entered into a **Development Agreement** on **23rd** day of **September, 2022** with one **SREE GOPAL CONSTRUCTION**, a Partnership Firm, having its Office at 63, Baguiati Road, Post Office and Police Station - Dum Dum, District North 24-Parganas, PIN - 700 028, West Bengal,

represented by one of its **Partners** and **Authorized Signatory** namely **SRI AVISHEK SAHA**, son of Sri Debdas Saha, therein referred to and called as the **Developer/Declarants No. 2** herein to develop their landed property i.e. **ALL THAT** piece and parcel of a plot of land identified as **Scheme Plot Nos. "A"** and **"B"** measuring about **2 [two] Cottahs 10 [ten] Chittacks 1 [one] Square Feet** more or less **TOGETHER WITH 2 [two] separate Roof Tile Shed**, each measuring about **200 [two hundred] Square Feet** more or less standing thereon, lying and situated at **Mouza - SATGACHI, J. L. No. 20, Re. Sa. 154, Touzi No. 3083**, comprised in C. S. Dag No. 2935 corresponding to **R. S. Dag Nos. 7327 and 7337** corresponding to **L. R. Dag Nos. 7343** [land classified as **BASTU** measuring about **1 (one) Cottah 5 (five) Chittacks 0.5 [zero point five] Square Feet** more or less] and **7353** [land classified as **DANGA** measuring about **1 (one) Cottah 5 (five) Chittacks 0.5 [zero point five] Square Feet** more or less] appertaining to C. S. Khatian No. 701 corresponding to **R. S. Khatian No. 1235** corresponding to **L. R. Khatian No. 520** [in the name of **AMIYA BALA DEVI**], within the local limits of **Ward No. 26** of the **South DumDum Municipality**, being **Municipal Holding No. 28 [old] 69 and 68 [new]**, **Locality/Street: Baguiati Road**, being **Premises No. 32, Baguiati Road**, within the jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, Dum Dum, under Police Station - Dum Dum, District North 24-Parganas, **PIN - 700 028, State - West Bengal**, under some terms, conditions, allocation and consideration mentioned therein which was duly registered with the Office of the Additional District Sub-Registrar at Cossipore DumDum and recorded into Book No. I, Volume No. 1506-2022, Pages from 455563 to 455599, **Being No. 150612849** for the year **2022** and on the same day i.e. **23rd day of September, 2022** said **[1] SRIMATI SHYAMALI MUKHERJEE**, wife of Sri Indrajit Mukherjee and daughter of Sri Kashinath Banerjee, **[2A] SRIMATI KAKALI CHATTERJEE**, wife of Sri Arup Chatterjee and daughter of Late Bholanath Banerjee and **[2B] SRIMATI PIYALI PAUL**, wife of Sri Swapan Paul and daughter of Late Bholanath Banerjee, the **Landowners/Declarants No. 1** herein had executed a **Development Power of Attorney after Registered Development Agreement** in favour of said **SREE GOPAL CONSTRUCTION**, a Partnership Firm, having its Office at 63, Baguiati Road, Post Office and Police Station - Dum Dum, District North 24-Parganas, **PIN - 700 028, West Bengal**, represented by one of its **Partners** and **Authorized Signatory** namely **SRI AVISHEK SAHA**, son of Sri Debdas Saha, therein referred to and called as the **Developer/Declarants No. 2** herein as their **Constituted Attorney**, which was duly registered with the Office of the Additional District Sub-Registrar at Cossipore DumDum and recorded into Book No. I, Volume No. 1506-2022, Pages from 456649 to 456667, **Being No. 150612904** for the year **2022**;

AND WHEREAS we the Declarants herein declare that certain mistakes and inaccuracies have accidentally and inadvertently kept in aforesaid **Development Power of Attorney after Registered Development Agreement Being No. 150612904** for the year **2022** which required to be rectified in the manner hereinafter appearing. The **Development Power of Attorney after Registered Development Agreement** registered on **23rd** day of **September, 2022** with the Office of the Additional District Sub-Registrar at Cossipore DumDum vide **Deed No. 150612904** for the year **2022** shall always be read and construed in conjunction with these presents;

NOW THIS DEED WITNESSETH that due to some typographical error in aforesaid **Development Power of Attorney after Registered Development Agreement Being No. 150612904** for the year **2022** registered in the Office of the Additional District Sub-Registrar at Cossipore DumDum shall be rectified, corrected and read in the following manner:-

That, in the **Line Nos. 5** and **6** of the **Page No. 3** of aforesaid **Development Power of Attorney after Registered Development Agreement Being No. 150612904** for the year **2022** the word "**SRI PRALAY KUMAR SAHA alias SRI AVISHEK SAHA**" was accidentally and inadvertently written instead of "**SRI AVISHEK SAHA**" which is required to be rectify;

That, in the **Line Nos. 5** and **6** of the **Page No. 3** of aforesaid **Development Power of Attorney after Registered Development Agreement Being No. 150612904** for the year **2022** the word "**SRI PRALAY KUMAR SAHA alias SRI AVISHEK SAHA**" shall be read and replaced as "**SRI AVISHEK SAHA**";

That, there are no mistakes in others pages and/or places of aforesaid **Development Power of Attorney after Registered Development Agreement Being No. 150612904** for the year **2022** and **Major Information of Deed**;

That we further declare that as rectified and modified as aforesaid **Development Power of Attorney after Registered Development Agreement Being No. 150612904** for the year **2022** registered in the Office of the Additional District Sub-Registrar at Cossipore DumDum shall remain in full force and effect.

IN WITNESSES HEREOF the **LANDOWNERS/DECLARANTS NO. 1** and the **DEVELOPER/DECLARANT NO. 2** have hereunto set and subscribed their respective hands and seals on the day month and year first above written.

SIGNED, SEALED and DELIVERED by the Parties herein in the presence of:

1.

Suprotim Saha
Advocate

2.

Debasis Saha
85, A. Sea Road
Kolkata - 700048

✓ *Kakali Chatterjee*

✓ *Pujali Paul*

Shyamaali Mukherjee

**SIGNATURE OF LANDOWNERS
/ DECLARANTS NO. 1**

Drafted and prepared in my
Office:

Suprotim Saha
Advocate

SUPROTIM SAHA
Advocate, [W.B. 134/1990
Judges Court Barasat]
MONOLATA, BA/12/2B,
Deshbandhu Nagar,
Kolkata - 700 059.

SREE GOPAL CONSTRUCTION

Anishen Saha

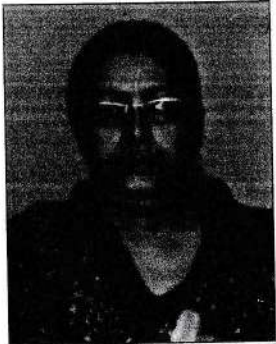




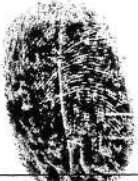



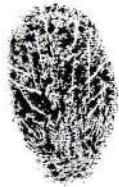























Partner

Partner

**SIGNATURE OF DEVELOPER/
DECLARANT NO. 2**

SPECIMEN FOR TEN FINGER PRINTS

SL. No. SIGNATURE OF THE EXECUTANT/PRESENTANT

					
	LITTLE RING MIDDLE FORE THUMB				
	[LEFT HAND]				
					
THUMB FORE MIDDLE RING LITTLE					
[RIGHT HAND]					
					
	LITTLE RING MIDDLE FORE THUMB				
	[LEFT HAND]				
					
THUMB FORE MIDDLE RING LITTLE					
[RIGHT HAND]					
					
	LITTLE RING MIDDLE FORE THUMB				
	[LEFT HAND]				
					
THUMB FORE MIDDLE RING LITTLE					
[RIGHT HAND]					












Kakali Chatterjee

Piyali Saeel

Shyamali Mukherjee

SPECIMEN FOR TEN FINGER PRINTS

SL. No. SIGNATURE OF THE EXECUTANT/PRESENTANT



					
	LITTLE RING MIDDLE FORE THUMB				
	[LEFT HAND]				
					
THUMB FORE MIDDLE RING LITTLE					
[RIGHT HAND]					
<div style="border: 1px solid black; width: 100px; height: 100px; margin: auto; text-align: center; padding: 5px;"> PHOTO </div>					
	LITTLE RING MIDDLE FORE THUMB				
	[LEFT HAND]				
THUMB FORE MIDDLE RING LITTLE					
[RIGHT HAND]					
<div style="border: 1px solid black; width: 100px; height: 100px; margin: auto; text-align: center; padding: 5px;"> PHOTO </div>					
	LITTLE RING MIDDLE FORE THUMB				
	[LEFT HAND]				
THUMB FORE MIDDLE RING LITTLE					
[RIGHT HAND]					

Arishen Saha



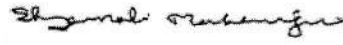
Major Information of the Deed

Deed No :	IV-1506-00360/2023	Date of Registration	03/11/2023
Query No / Year	1506-3002611608/2023	Office where deed is registered	
Query Date	11/10/2023 6:02:24 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	Suprotim Saha Thana : Baguiati, District : North 24-Parganas, WEST BENGAL, PIN - 700059, Mobile No. : 9051231192, Status :Advocate		
Transaction	Additional Transaction		
[4305] Other than Immovable Property, Declaration			
Set Forth value	Market Value		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20/- (Article:4)	Rs. 7/- (Article:E)		
Remarks			



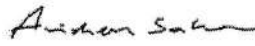
Declarant Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Kakali Chatterjee Wife of Arup Chatterjee Executed by: Self, Date of Execution: 03/11/2023 , Admitted by: Self, Date of Admission: 03/11/2023 ,Place : Office	 <small>03/11/2023</small>	 Captured <small>LTI 03/11/2023</small>	 <small>03/11/2023</small>
AB-8/29 Deshbandhu Nagar, City:- , P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: bpxxxxxx0k, Aadhaar No: 41xxxxxxxx4393, Status :Individual, Executed by: Self, Date of Execution: 03/11/2023 , Admitted by: Self, Date of Admission: 03/11/2023 ,Place : Office				
2	Piyali Paul Wife of Swapan Paul Executed by: Self, Date of Execution: 03/11/2023 , Admitted by: Self, Date of Admission: 03/11/2023 ,Place : Office	 <small>03/11/2023</small>	 Captured <small>LTI 03/11/2023</small>	 <small>03/11/2023</small>


Mahamaya Pally Raghunathpur, City:- , P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: amxxxxxx4a, Aadhaar No: 61xxxxxxxx5053, Status :Individual, Executed by: Self, Date of Execution: 03/11/2023 , Admitted by: Self, Date of Admission: 03/11/2023 ,Place : Office

3	Name	Photo	Finger Print	Signature
	Shyamali Mukherjee Wife of Indrajit Mukherjee Executed by: Self, Date of Execution: 03/11/2023 , Admitted by: Self, Date of Admission: 03/11/2023 ,Place : Office		 Captured	
	03/11/2023	LTI 03/11/2023	03/11/2023	
	37 Baguiati 3rd Lane, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: czxxxxxx3b, Aadhaar No: 99xxxxxxxx5162, Status :Individual, Executed by: Self, Date of Execution: 03/11/2023 , Admitted by: Self, Date of Admission: 03/11/2023 ,Place : Office			
4	SREE GOPAL CONSTRUCTION 63 Baguiati Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 , PAN No.:: AZxxxxxx2B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Avishek Saha (Presentant) Son of Debdas Saha Date of Execution - 03/11/2023, , Admitted by: Self, Date of Admission: 03/11/2023, Place of Admission of Execution: Office		 Captured	
	Nov 3 2023 1:42PM	LTI 03/11/2023	03/11/2023	
	27 Baguiati Road, City:- , 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.:: AZxxxxxx2B, Aadhaar No: 25xxxxxxxx7409 Status : Representative, Representative of : SREE GOPAL CONSTRUCTION (as Authorized Signatory)			

Identifier Details :

Name	Photo	Finger Print	Signature
Debasish Saha Son of Dilip Saha 85 A Sen Road, City:- , P.O:- Sreebhumi, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048		 Captured	
	03/11/2023	03/11/2023	03/11/2023
Identifier Of Kakali Chatterjee, Piyali Paul, Shyamali Mukherjee, Avishek Saha			

Endorsement For Deed Number : IV - 150600360 / 2023

On 03-11-2023

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 13:32 hrs on 03-11-2023, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Avishek Saha .

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

Execution is admitted on 03/11/2023 by 1. Kakali Chatterjee, Wife of Arup Chatterjee, AB-8/29 Deshbandhu Nagar, P.O: Deshbandhu Nagar, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Others, 2. Piyali Paul, Wife of Swapan Paul, Mahamaya Pally Raghunathpur, P.O: Deshbandhu Nagar, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Others, 3. Shyamali Mukherjee, Wife of Indrajit Mukherjee, 37 Baguiati 3rd Lane, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Others

Indetified by Debasish Saha, , , Son of Dilip Saha, 85 A Sen Road, P.O: Sreebhumi, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by profession Service

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

Execution is admitted on 03-11-2023 by Avishek Saha, Authorized Signatory, SREE GOPAL CONSTRUCTION, 63 Baguiati Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028

Indetified by Debasish Saha, , , Son of Dilip Saha, 85 A Sen Road, P.O: Sreebhumi, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 7.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10/- and Stamp Duty paid by Stamp Rs 20.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 1796, Amount: Rs.20.00/-, Date of Purchase: 11/11/2022, Vendor name: Jayanto Kumar Bose

Kaustava Dey

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