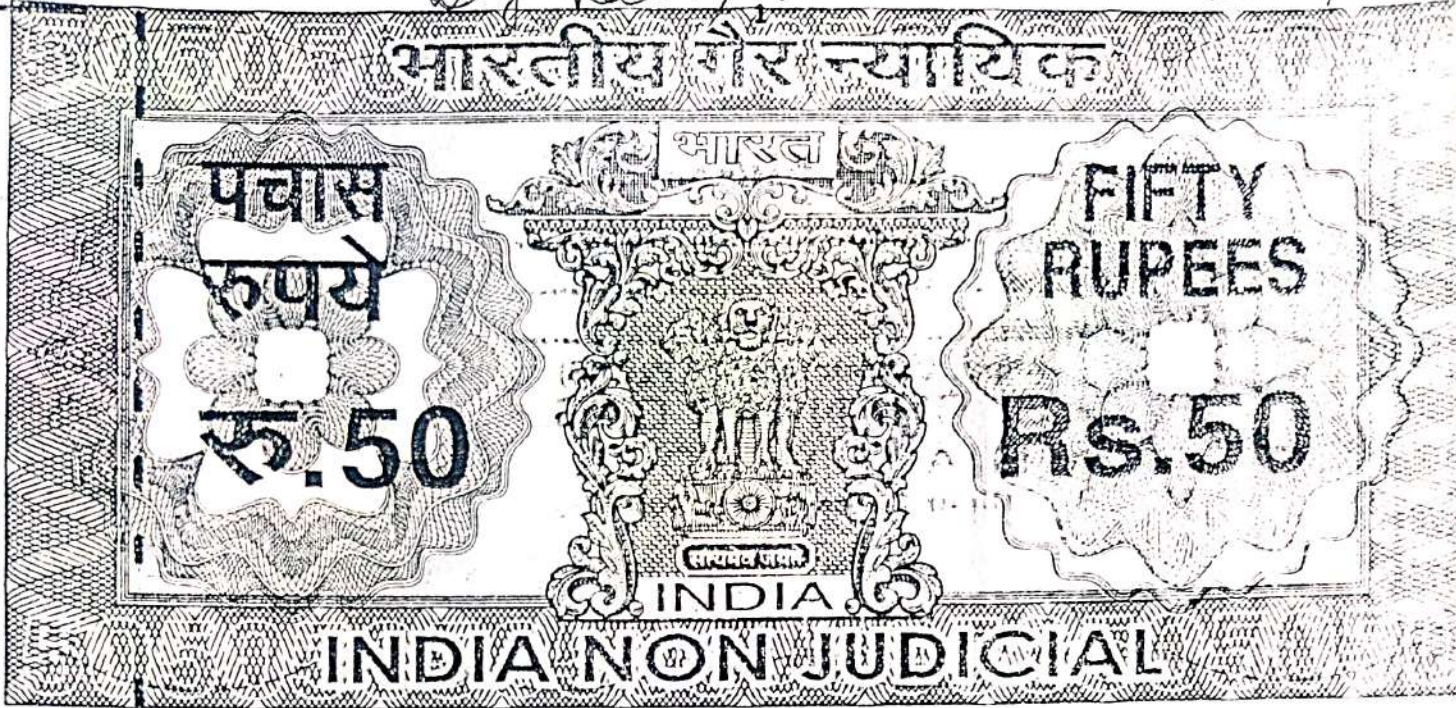


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00106/22

Bag Reelity Deed

IV-2/2022



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AC 861429

06/01/22  
S-3/15668

This document is admitted to  
the records and the  
signature of the  
District Sub-Registrar-I

District Sub-Registrar-I  
Alipore, South 24 Parganas

06 JAN 2022

**DEED OF DECLARATION**

THIS DEED OF DECLARATION made this 6<sup>th</sup> day of January, Two Thousand and Twenty Two (2022) of the Christian Era BY SMT. MANJU MITRA (having PAN: AOIPM8105Q, Aadhaar No. 2960 3347 4899), wife of Sri Dulal Mitra and daughter of Mr. Gora Chand Singha, by Caste-Hindu, by Occupation- Housewife, by Nationality- Indian, residing at 9/8, Udaysankar Sarani, MIG-2, Phase-2, Post Office & Police Station- Jadavpur, Kolkata- 700 095, District- South 24 Parganas hereinafter called and referred to as the "DECLARANT" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to include her heirs, executors, administrators, legal representatives and assigns).



**WHEREAS** by a registered Deed of Sale one Smt. Shanta Mani Dasi wife of Late Dwarika Nath Naskar purchased of ALL THAT piece and parcel of land measuring about 3 (Three) Bigha 14(Fourteen) Chittacks be the same a little more or less out of 7 (Seven) Bigha 8(Eight) Cottahs (more or Less) lying and situate at Mouza- Behala, J.L. No. 2, Re. Sa. No. 83 comprised in Dag Nos. 7560, 7561, 7557 and 7559 under Khatian No. 263, Police Station- Behala, District 24 Parganas.

**AND WHEREAS** by a registered Deed of Sale written in Bengali Language dated 14.1.1920 the said Smt. Shanta Moni Dasi and her husband Dwarika Nath Naskar sold and transferred land measuring 13.50 Cottahs equivalent to 22 Satak (more or less) to and in favour of Mangala Moyee Dasi for the valuable consideration mentioned therein.

**AND WHEREAS** the said Mangala Moyee Dasi got her name mutated and recorded in the Settlement records of the Block Land & Land Reforms office in respect of the above land measuring measuring 13.50 decimals under Khatian No. 263 in respect of Dag No. 7557.

**AND WHEREAS** the said Mangala Moyee Dasi was while in peaceful possession and enjoyment of the above land, by a registered Deed of Sale sold and transferred 6 (Six) Cottahs to Sri Sarada Prasad Bhattacharya and by another Deed of Sale sold land measuring 3 (Three) Cottahs to Sri Sanatan Das and retained land measuring 4½ Cottahs for hes residence.

**AND WHEREAS** the said Smt. Mangala Moyee Dasi by a registered Deed of Sale dated 16.6.44 sold ALL THAT the land measuring 4.50 Cottahs alongwith building and structure to one Sri Manmatha Nath Manna.

**AND WHEREAS** by a registered Deed of Sale dated 6.1.1945 the said Manmatha Nath Manna sold and transferred the land measuring 4½ Cottahs along with building and structure to and in favour Sri Dharendra Nath Mukhopadhyay, son of Late Abhay Charan Mukhopadhyay for the valuable consideration therein mentioned.

**AND WHEREAS** by a registered Deed of Sale written in Bengali language dated 6<sup>th</sup> March, 1946 corresponding to 22<sup>nd</sup> Falgun 1352 B.S., registered in the Office of the Joint Sub-Registrar, Alipore, recorded in Book No. I, Volume No. 9, Pages 121 to 125, Being No. 326 for the year 1946, the said Dhirendra Nath Muykhopadhyay for the valuable consideration therein mentioned sold, transferred, conveyed, assigned and assured of **ALL THAT** piece and parcel of land measuring about 4½ Cottahs equivalent to 7 (Seven) Satak be the same a little more or less out of 22 decimals alongwith with brick built and tin shed structure lying and situate at District South 24 Parganas, Thana and Sub- Registry Office- Behala, Pargana- Balia, Under South Suburban Municipality, Touzi No. 346, in Mouza- Behala, J.L. No. 2, Re. Sa. No. 83 comprised in Dag No. 7557 under Khatian No. 263 more fully and particularly mentioned and described in the Schedule therein to and in favour of Sri Annada Charan Datta son of Late Uma Charan Datta of 15/2B, Shankharipara Road, Calcutta free from all encumbrances.

**AND WHEREAS** the said Annada Charan Dutta while in peaceful possession and enjoyment of the above land died intestate in the year 1953 leaving behind surviving his six sons namely Anadi Charan Dutta, Abhay Charan Dutta, Adhir Kumar Dutta, Anil Baran Dutta, Atul Chandra Dutta and Arun Kumar Dutta and none else as his heirs and legal representatives who jointly inherited the aforesaid property left by Late Annada Charan Dutta each having undivided 1/6<sup>th</sup> share as per law of inheritance.

**AND WHEREAS** by a registered Deed of Sale written in Bengali Language dated 17.11.1979, the said Anadi Charan Dutta, Abhay Charan Dutta, Adhir Kumar Dutta, Anil Baran Dutta, Atul Chandra Dutta and Arun Kumar Dutta jointly sold and transferred land measuring 1200 Sq. Ft. (demarcated North-Western side) out of 4.50 Cottahs (more fully described in the Schedule therein) to and in favour of Sri Dulal Kumar Mitra son of Late Santosh Kumar Mitra of 32, Ijjatulla Lane, Calcutta- 33. The said Deed of Sale was registered in the Office of the District Sub-Registrar, Alipore 24



Parganas and has been recorded in Book No. I, Volume No. 134, Pages 201 to 205, Being No. 6201 for the year 1979.

**AND WHEREAS** the said Anadi Charan Dutta one of the joint owners of the aforesaid property died intestate in the year 1993 leaving behind him surviving his wife Hena Rani Dutta. Thereafter the said Hena Rani Dutta, also died intestate issueless in the year 2002 and upon her demise her undivided  $1/6^{\text{th}}$  share of the above property devolved upon the heirs of her husband namely Atul Chandra Dutta and Arun Kumar Dutta.

**AND WHEREAS** Adhir Kumar Dutta one of the joint owners of the aforesaid property died intestate in the year 1994 leaving behind his son namely Sri Amiya Kumar Dutta who inherited undivided  $1/6^{\text{th}}$  right, title and interest and share in the said property. Be it mentioned herein that wife of Anil Baran Dutta died intestate leaving behind her surviving her son Sri Amiya Kumar Dutta and none else as her heir and legal representatives.

**AND WHEREAS** Anil Baran Dutta one of the joint owners of the aforesaid property died intestate in the year 1996 leaving behind him surviving his wife Smt. Krishna Dutta, three sons namely Sri Arup Kumar Dutta, Sri Amit Kumar Dutta and Sri Arindam Dutta who jointly inherited the undivided  $1/6^{\text{th}}$  right, title and interest and share in the said property that the said Anil Baran Dutta died possessed of.

**AND WHEREAS** Abhoy Charan Dutta one of the Joint Owners of the aforesaid property died intestate in 2001 leaving behind his son namely Sri Aloke Kumar Dutta who inherited the undivided  $1/6^{\text{th}}$  right, title and interest and share in the said property left by Late Anil Baran Dutta. Be it mentioned herein that wife of Abhoy Charan Dutta died intestate leaving behind her surviving her son Sri Aloke Kukar Dutta.

**AND WHEREAS** by an Indenture dated 14<sup>th</sup> May, 2004 the said (1) Sri Atul Chandra Dutta, son of Late Annada Charan Dutta, (2) Sri Arun Kumar Dutta, son of Late Annada Charan Dutta, (3) Smt. Krishna Dutta, wife of Late Anil Baran Dutta, (4) Sri Arup Kumar Dutta, (5) Sri Amit Kumar Dutta,

(6) Sri Arindam Dutta, all sons of Late Anil Baran Dutta, (7) Sri Aloke Kumar Dutta, son of Late Abhoy Charan Dutta and (8) Sri Amiya Kumar Dutta, son of Late Adhir Kumar Dutta therein referred to as the Vendors of the One Part and Smt. Manju Mitra, wife of Sri Dulal Mitra, the Declarant herein, therein referred to as the Purchaser of the Other Part, the said Atul Chandra Dutta and others for the valuable consideration therein mentioned sold, transferred, conveyed, assigned and assured of **ALL THAT** piece and parcel of measuage, tenement, hereditaments and bastu land admeasuring about 2040 Sq. ft. be the same a little more or less, together with brick walled R.T. Shed structure thereon being Premises No. 123, Satyen Roy Road, Police Station- Behala, comprised in Mouza- Behala, J. L. No. 2, Khatian No. 263, Dag Nos. 7550, R.S. No. 83, Kolkata- 700 034 under Ward No. 120 of the Kolkata Municipal Corporation more fully described in the Schedule therein to and in favour of Smt. Manju Mitra free from all encumbrances and the said Indenture was registered in the Office of the District Sub-Registrar-II, Aliporé, South 24 Parganas and has been recorded in Book No. I, Volume No. 492 pages 509 to 04546 for the year 2006 hereinafter called the **"PRINCIPAL DEED"**.

**AND WHEREAS** actually the land measuring 2040 Sq. Ft. which is sold by virtue of the above deed is situated in Mouza- Behala, J.L. No. 2, comprised in Dag No. 7557 under Khatian No. 263 being Premises No. 123, Satyen Roy Road, P.S.- Behala, Kolata- 700 034 and the said property is property butted and bounded by the boundary mentioned in the Schedule therein. The actual Dag No. 7557 has been property mentioned in the Chain Deed being No. 326 for the year 1946.

**AND WHEREAS** certain mistakes and inaccuracies have accidentally and inadvertently crept in the recitals and Schedule of the Principal Deed which require modification and/or rectification and the Declarant has now agreed to rectify in the manner hereinafter appearing.

**NOW THIS DEED WITNESSES** that the Principal Deed shall be rectified and corrected in the following manner, namely-



**That the Principal Deed shall be so read and constructed as if -**

- 1) That in Page No. 3, Line 3 , in Page No. 5, Line 14, in Page No. 7 Line 1 and line 23 and also in Page No. 11 line 5 of the Deed the Dag number has been written as "Dag No. 7550" due to typographical mistake in stead and in place of Dag No. 7557", but the Premises No. 123, Satyen Roy Road has been properly written in the Schedule of the Deed and also properly demarcated and mentioned in the Plan annexed with the Deed..
- 2) That the actual dag no. 7557 has been properly written and recorded in the Chain deed being No. 326 for the year 1946.
- 3) That the Dag No. "7550" should be should be substituted by the Dag No. "7557" and shall be deemed always to have been substituted as the same has been wrongly written due to typographical mistake.
- 4) The above property under Dag no. 7557 is known and numbered as K.M.C. Premises No. 123, Satyen Roy Road which is correctly mentioned in the Schedule of the deed No. 4546 for the year 2006.
- 6) That this Deed of Declaration and/or Rectification shall not change the geographical portion of the Land, its area, its identification, boundary, its possession etc. in the Principal Deed vide No. 4546 for the year 2006.
- 7) That in the L.R. Settlement the above R.S. Dag No. 7557 known and renumber as L.R. (Hal) Dag No. 7557/7679 and the above land under the Deed included under L.R. (Hal) Khatian Nos. 98, 116, 138, 183, 313 and 455.
- 8) That as rectified and modified the aforesaid, the Principal Deed shall remain in full force and effect and the rectification so effected shall be deemed to have been originally incorporated in the Principal Deed.
- 9) This Deed of Declaration shall be treated as a part and parcel of the Principal Deed.

**IN WITNESS WHEREOF** the Declarant has hereunto set and subscribed her hands and signature on the day, month and year first above written.

**SIGNED, SEALED AND DELIVERED** by the  
DECLARANT herein in the presence of :

1. Hrituraj Ghosh  
120, Sahyaji Roy Road,  
Behala, Kolkata-700039

*Manjiv Mitra*

(SIGNATURE OF THE DECLARANT)

2. Mrinal Kanti Ghosh  
Adv.  
High Court, Calcutta

Drafted by me as per Instruction:











*Mrinal Kanti Ghosh*

(MRINAL KANTI GHOSH),  
Advocate,  
High Court, Calcutta.  
En. No. WB/625/2000



# SPECIMEN FORM FOR TEN FINGERPRINTS












							
	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)						






# Major Information of the Deed

Deed No.	IV-1602-00002/2022		
Query No./Year	1602-3000045668/2022	Date of Registration	06/01/2022
Query Date	05/01/2022 5:15:32 PM	Office where deed is registered	1602-3000045668/2022
Applicant Name, Address & Other Details	DIPANKAR GHOSH Thana : Behala, District : South 24-Parganas, WEST BENGAL, PIN - 700034, Mobile No. : 7003822686, Status : Seller/Executant		
Transaction	[4305] Other than Immovable Property, Declaration		
Set Forth Value	Additional Transaction		
Stamp duty Paid (Sp)	Market Value		
Rs. 50/- (Article:4)	Registration Fee Paid		
Remarks	Rs. 7/- (Article:E)		

## Declarant Details :

Sl No	Name/Address/Photo/Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Smt MANJU MITRA</b>  <b>(Presentant)</b>  Wife of Shri DULAL MITRA  Executed by: Self, Date of Execution: 06/01/2022  , Admitted by: Self, Date of Admission: 06/01/2022 ,Place : Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>06/01/2022</td> <td></td> <td>LTI 06/01/2022</td> <td>06/01/2022</td> </tr> </tbody> </table> <p>9/8 UDAY SANKAR SARANI , MIG 2 , PHASE 2, City:- , P.O:- JADAVPUR, P.S:-Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700095 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 06/01/2022  , Admitted by: Self, Date of Admission: 06/01/2022 ,Place : Office</p>	Name	Photo	Finger Print	Signature	<b>Smt MANJU MITRA</b> <b>(Presentant)</b> Wife of Shri DULAL MITRA Executed by: Self, Date of Execution: 06/01/2022 , Admitted by: Self, Date of Admission: 06/01/2022 ,Place : Office				06/01/2022		LTI 06/01/2022	06/01/2022
Name	Photo	Finger Print	Signature										
<b>Smt MANJU MITRA</b> <b>(Presentant)</b> Wife of Shri DULAL MITRA Executed by: Self, Date of Execution: 06/01/2022 , Admitted by: Self, Date of Admission: 06/01/2022 ,Place : Office													
06/01/2022		LTI 06/01/2022	06/01/2022										

## Identifler Details :

Name	Photo	Finger Print	Signature
<b>Mr Sudhish GHOSH</b> Son of Late Sunil Kumar GHOSH Rajarhat Bishnupur, City:- , P.O:- Rajarhat Bishnupur, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135			
	06/01/2022	06/01/2022	06/01/2022



under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 4  
Stamp Act 1899.


and for registration at 12:51 hrs on 06-01-2022, at the Office of the D.S.R. -11 SOUTH 24-PARGANAS by Smt  
MITRA, Executant.

Execution is admitted on 06/01/2022 by Smt MANJU MITRA, Wife of Smt DULAL MITRA, 9/11 UDAY SARKAR  
ARANI, MIG 2, PHASE 2, P.O. JADAVPUR, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN -  
743005, by caste Hindu, by Profession House wife

attested by Mr Sudhish GHOSH, , Son of Late Sunil Kumar GHOSH, Rajarhat Bishnupur, P.O: Rajarhat Bishnupur,  
Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Service

**PAYMENT OF FEES**  
Certified that required Registration Fees payable for this document is Rs 7/- ( E = Rs 7/- ) and Registration Fees paid  
by Cash Rs 7/-

**PAYMENT OF STAMP DUTY**  
Certified that required Stamp Duty payable for this document is Rs. 10/- and Stamp Duty paid by Stamp Rs 50/-  
Description of Stamp  
1. Stamp: Type: Impressed, Serial no 861429, Amount: Rs.50/-, Date of Purchase: 10/09/2021, Vendor name:  
Subhankar Das

  
Md Iyaraflun Gazi  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. -11 SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.  
Registered in Book - IV  
Volume number 1602-2022, Page from 58 to 73  
being No 160200002 for the year 2022.



Digitally signed by MD IYARAFIUN GAZI  
Date: 2022.01.06 13:41:51 +05:30  
Reason: Digital Signing of Deed.

(Md Iyarafiun Gazi) 2022/01/06 01:41:51 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - II SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)