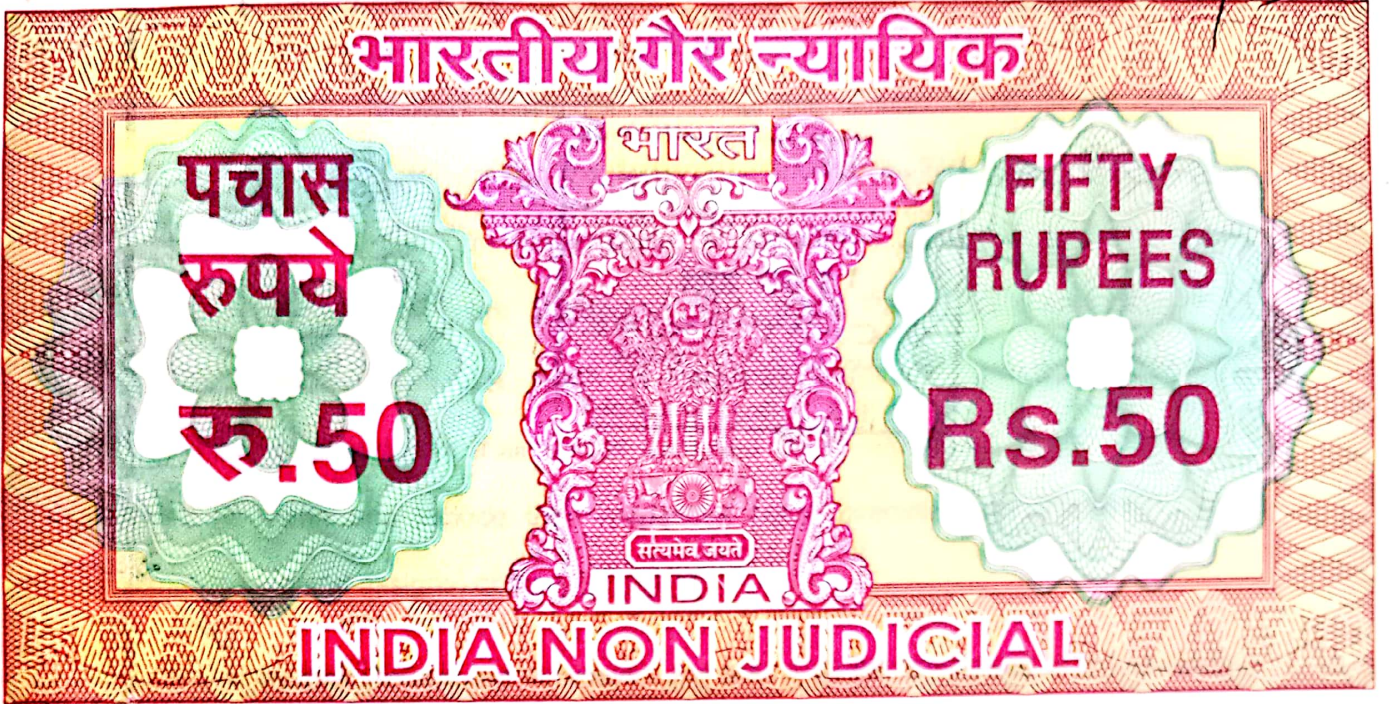


13209/2023

2-12806/23



AH 690541

पश्चिम बंगाल WEST BENGAL

8-2002908032/2023

(Certified that the document is correct
to registration. The Signature Sheet
enclosed is attached to the
document.)

Sub-Registrar
24/11/2023

29 NOV 2023

DEED OF DECLARATION

THIS DEED OF DECLARATION made on this 29th day of Nov. Two Thousand
Twenty Three (2023).

BETWEEN

h20771
h20771
S Shukla

NAME.....
ADD.....
Rs.....

18 OCT 2023

S. CHATTERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kol-1

18 OCT 2023
18 OCT 2023



Additional District Sub-Registrar
Crossloore, Dum Dum

12 9 NOV 2023

1. **SRI TIMIR KUMAR BASU**, (PAN-AEKP7573D) Son of Late Nirmal Kumar Basu, by occupation-Retired, by faith-Hindu, by Nationality -Indian, 2. **SRI. ATRI BOSE** (PAN-AUJPB4316R) Son of Sri. Timir Kumar Basu, by Occupation - Business, by faith - Hindu, by Nationality-Indian, both are residing at 52/1, Naba Pally, P.S. Dum Dum, P.O. Italgacha, Kolkata-700079 Dist. North 24 Parganas, hereinafter called the **OWNERS** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors administrators, legal representatives and assigns) of the **ONE PART**.

represented by their Constituted Attorneys - **JAI MATA DI ENTERPRISE** a Proprietorship firm, having its registered office at 8/243, Arabinda Sarani, Post Office & Police Station - Dum Dum, Kolkata- 700028, District North 24 Parganas, being represented by of its Proprietor namely **SRI SUJAY MAJUMDAR** (PAN NO. ANNPM0281D) (Aadhar No. 6797 3684 4247) son of Sri Subal Chandra Majumder, by faith- Hindu, by Nationality-Indian, by Occupation Business, residing at 94, Laxmi Narayan Road, Post Office- Rabindra Nagar, Police Station- Dum Dum, Kolkata 700 065, District North 24-Parganas, by virtue of one Development Power of Attorney on 24 July 2023 duly registered before the A.D.S.R. Cossipore Dum Dum and recorded in Book No. 1, Volume No. 1506-2023, Pages 266036 to 266053, Being No. 150609306, for the year 2023.

JAI MATA DI ENTERPRISE a Proprietorship firm, having its registered office at 8/243, Arabinda Sarani, Post Office & Police Station -Dum Dum, Kolkata- 700028, District North 24 Parganas, being represented by of its Proprietor namely **SRI SUJAY MAJUMDAR** (PAN NO. ANNPM0281D) (Aadhar No. 6797 3684 4247) son of Sri Subal Chandra Majumder, by faith- Hindu, by Nationality-Indian, by Occupation Business, residing at 94, Laxmi Narayan Road, Post Office- Rabindra Nagar, Police Station- Dum Dum, Kolkata 700 065, District North 24-Parganas, hereinafter referred to as the "**DEVELOPER**" (which term or expression shall unless excluded by or repugnant to the context be deemed to



Handwritten signature

Addl. District Sub-Registrar
Dassibora, Dima Dimas

12 9 NOV 2021

mean and include his respective heirs, executors administrators, legal representatives and assigns) **OTHER PART.**

That we have executed one Development Agreement on 20.07.2023 duly registered before the A.D.S.R. Cossipore Dum Dum and recorded in Book No. 1, Volume No. 1506-2023, Pages 266000 to 266035, Being No. 150607827, for the year 2023 and the said Development Agreement was executed between ourselves.

That certain mistakes and inaccuracies have accidentally and inadvertently crept in the **Development Agreement vide No. 150607827**, for the year 2023, which require rectification in the manner hereinafter appearing.

NOW THIS DEED WITNESSES that the **Development Agreement vide No. 150607827**, for the year 2023 shall be rectify and corrected in the following manner :-

1. That In Page No. 2, line 5 of the above said Development Agreement due to typographical error it is typed as 52, Naba Pally instead of **52/1, Naba Pally**.
2. That In Page No. 2, on Para 2, not mention address of JAI MATA DI ENTERPRISE i.e. 8/243, Arabinda Sarani, Post Office & Police Station -Dum Dum, Kolkata- 700028, District North 24 Parganas of the above said Development Agreement due to typographical error.
3. That In Major Information of the Deed, Address is correctly mentioned as above.
4. That In Page No. 6, line 4 of the above said Development Agreement due to typographical error it is typed as 52, Naba Pally instead of **52/1, Naba Pally**.
5. That In Page No. 6, line 13 of the above said Development Agreement due to typographical error it is typed as 52, Naba Pally instead of **52/1, Naba Pally**.



MS

Asst. District Sub-Registrar
Coimbatore, Dum Dum

12 9 NOV 2023

6. That In Page No. 8, line 7 of the above said Development Agreement due to typographical error it is typed as 52, Naba Pally instead of **52/1, Naba Pally**.
7. That In Page No. 23, line 20 of the above said Development Agreement on the first Schedule due to typographical error it is typed as 52, Naba Pally instead of **52/1, Naba Pally**.
8. That In Municipal Tax receipt correctly mentioned as Holding No. **52/1, Naba Pally. Copy annexed.**
9. The other clauses and contents of the remaining portion of the said Development Agreement dated 20.07.2023 being No. 150607827, remain as same.
10. Now this declaration is made to avoid future complications.
11. That this Deed of Declaration is the part of the aforesaid Development Agreement Being No. 150607827, for the year 2023.
12. That the aforesaid statements are true to the best of our knowledge and belief.

SCHEDULE OF PROPERTY

ALL THAT piece and parcel of bastu land area measuring **10 Cottahs** more or less together with tile shed structure, cement flooring standing thereon, measuring an area 500 (five hundred) square feet, more or less; at Mouza - Sultanpur. J.L. No 10. P.S. Dum Dum. Touzi No. 173, R.S. No. 148, under Jamindar Khatian No. 220, Ka. Ga Proja Khatian No. **500**, L.R. & R.S. Dag No. **2331**, at Holding No. **52/1 Nabapally**, Ward No. 3, P.S. Dum Dum Kolkata- 700079, local limits of Dum Dum Municipality, within A.D.S.R. Cossipore Dum Dum Dist. North 24 Parganas which is butted and bounded as follows-

<u>ON THE NORTH</u>	:	Property of Mamata Bose
<u>ON THE SOUTH</u>	:	Property of Madhusudhan Das
<u>ON THE EAST</u>	:	Property of Parimal Kundu
<u>ON THE WEST</u>	:	12 ft wide Municipal Road



WVB

Asst. District Sub-Registrar
Cossipora, Dum Dum

12 9 NOV 2023

BY VIRTUE OF THIS DECLARATION, THERE SHALL BE NO. ALTERNATION IN IDENTIFICATION, LOCATION, QUANTITY, NATURE AND BOUNDARY, OF ORIGINAL PROPERTY AND NO. INTEREST OF THE VENDOR OR ANY OTHER THIRD PARTY SHALL BE HAMPERED.

IN WITNESS WHEREOF the parties have hereto set and subscribed their respective signatures and seals on the day, month and year first above written.

SIGNED, SEALED & DELIVERED

in the presence of :-

1. *Sanjiv Shukla*
Advocate

Sanjay - M. J. M. D. S.

As Constituted Attorney of :-

- (1) SRI TIMIR KUMAR BASU,
- (2) SRI ATRI BOSE

SIGNATURE OF THE OWNERS

2. *Machhi Das*

Sodapone Natabary

M. M. 113

Jai Mata Di Enterprise
Sanjay - M. J. M. D. S.
Proprietor

SIGNATURE OF THE DEVELOPER

Read over, explained,

Drafted & Prepared by me as per

Documents And Information supplied to me :-

S. Shukla

Mr. Sanjiv Shukla,
Advocate

High Court, Calcutta

En. No. WB1010A2/01

Email:-shuklalegalco@gmail.com

Mb.-9143178763

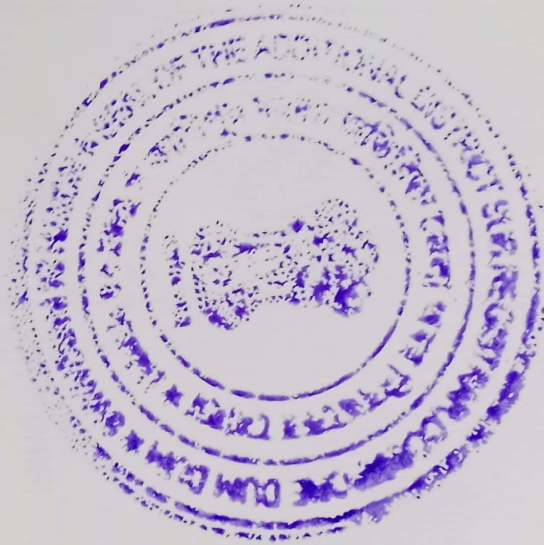
Adm. District Sub-Register
Cantonment, Dum Dum

129 NOV 1963



Page No.
SPECIMEN FORM FOR TEN FINGERPRINTS

Photo/Signature of the Executant.		Little (Left Hand)	Ring	Middle	Fore	Thumb
 <i>Surya - Mayim 2022.</i>						
		Thumb (Right Hand)	Fore	Middle	Ring	Little
						
		Little (Left Hand)	Ring	Middle	Fore	Thumb



addl. District Sub-Registrar
Coimbatore, Dum Dum

12 9 NOV 2023

DUM DUM MUNICIPALITY
44, Dr. Sallen Das Sarani, Kolkata - 700 028

PROPERTY TAX RECEIPT

FORM 10 [vide Rule 61]
Print Date : 21.07.2023

ASSESSMENT NO : 20014152293
NAME OF ASSESSE : TINAIR KIRAN HOSLATHI ROSE

WARD : 3

LOCALITY/STREET : NABO PALLY

AMOUNTED THE SUM OF Rs. 850.00 (in words) Eight Hundred Eighty Only
ON ACCOUNT OF PROPERTY TAX AND SURCHARGE AS DETAILED BELOW:

ARREAR DETAILS									
YEARS		2020-2021	2021-2022	2022-2023	TOTAL ARREAR 2021-2022 TO 2022-2023	1ST QTR AMOUNT	2ND QTR AMOUNT	3RD QTR AMOUNT	4TH QTR AMOUNT
OTHERS		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Property Tax		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rebate on Property Tax		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Surcharge		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rebate on Surcharge		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Interest		0.00	0.00	41.84	17.24	0.00	0.00	0.00	0.00
TOTAL AMOUNT		0.00	0.00	41.84	17.24	0.00	0.00	0.00	0.00
ADJUSTMENT / REMISSION AMOUNT		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
NET AMOUNT		0.00	0.00	41.84	17.24	0.00	0.00	0.00	0.00

RECEIPT DATE : 21.07.2023
HOLDING NO : 52/1

RECEIPT NO : 2001416634

Signature of any authorised person
In case of "Paid at ONLINE" no signatures are required. This receipt is to be treated as valid in all
Chairman/Executive Officer

Transaction No: 417242

Paid at: ONLINE / 17782849969

Payment Mode:

Collecting Sarkar/Counter:

Serial: 22

DUM DUM MUNICIPALITY

44, Dr. Sallen Das Sarani, Kolkata - 700 028

PROPERTY TAX RECEIPT

Form 10 [Vide Rule 61]
 Date : 29.11.2023

ASSESSMENT NO : 2001413481
 NAME OF ASSESSE : MANAYA POSE
 WARD : 3

RECEIPT NO : 200147113

RECEIPT DATE : 26.06.2020
 HOLDING NO : 52

LOCALITY/STREET : NABO PALLY
 RECEIVED THE SUM OF Rs. 448.00 (in words) Four Hundreded Forty Eight Only
 ACCOUNT OF PROPERTY TAX AND SURCHARGE AS DETAILED BELOW:

	ARREAR DETAILS				CURRENT (2020-2021)					TOTAL AMOUNT
	YEARS OTHERS	2020-2021	2021-2022	2022-2023	TOTAL ARREAR	1ST QTR AMOUNT	2ND QTR AMOUNT	3RD QTR AMOUNT	4TH QTR AMOUNT	
Property Tax	0.00	0.00	0.00	0.00	0.00	118.00	118.00	118.00	118.00	472.00
Rebate on Property Tax	0.00	0.00	0.00	0.00	0.00	5.90	5.90	5.90	5.90	23.60
Surcharge	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rebate on Surcharge	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Interest	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL AMOUNT										448.00
ROUND OFF AMOUNT										0.00
ADJUSTMENT / REMISSION AMOUNT										0.00
NET AMOUNT										448.00

Paid at: MUNICIPALITY
 Transaction No: 157531

Payment Mode: CASH

Collecting Sarkar/Counter : MANASH

Serial : 6

Signature of any authorised person
 Print

In case of "Paid at ONLINE" no signatures are required. This receipt is to be treated as valid in all respects.
 Signature of the Chairman/ Vice-Chairman/Executive Officer

Major Information of the Deed

Deed No :	I-1506-12806/2023	Date of Registration	29/11/2023
Query No / Year	1506-2002908032/2023	Office where deed is registered	
Query Date	28/11/2023 8:53:18 AM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	SANJIV SHUKLA High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9143178763, Status : Advocate		
Transaction		Additional Transaction	
[0901] Declaration, Declaration relating to immovable property			
Set Forth value		Market Value	
Rs. 2/-		Rs. 1,09,35,005/-	
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: Naba Pally, Mouza: Sultanpur , Ward No: 3 JI No: 0, Pin Code : 700079

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (in Rs.)	Market Value (in Rs.)	Other Details
L1	LR-2331 (RS :-)	LR-500	Bastu	Bastu	10 Katha	1/-	1,08,00,005/-	Width of Approach Road: 12 Ft.,
Grand Total :					16.5Dec	1/-	108,00,005 /-	

Structure Details :

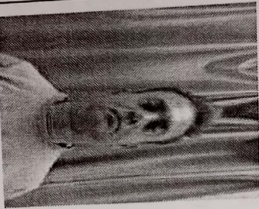
Sch No	Structure Details	Area of Structure	Setforth Value (in Rs.)	Market value (in Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	1/-	1,35,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1 Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		500 sq ft	1/-	1,35,000 /-	

Declarant Details :

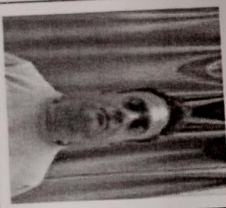
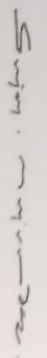
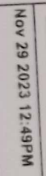
Sl No	Name,Address,Photo,Finger print and Signature
1	Mr TIMIR KUMAR BASU Son of Late Nirmal Kumar Basu 52/1, Naba Pally, City:- , P.O:- Italgacha, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700079 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No::: AExxxxxx3D,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney

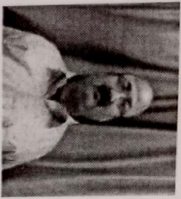
2	Mr ATRI BOSE Son of Mr Timir Kumar Basu 52/1, Naba Pally, City:- , P.O:- Italgacha, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700079 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AUxxxxxx6R,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney		
3	JAI MATA DI ENTERPRISE 8/243, Arbinda Sarani, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 , PAN No.:: ANxxxxxx1D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative		

Attorney Details :

Attorney Details :				
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SUJAY MAJUMDAR (Presentant) Son of Mr Subal Chandra Majumder Date of Execution - 29/11/2023, , Admitted by: Self, Date of Admission: 29/11/2023, Place of Admission of Execution: Office			
	94 Laxmi Narayan Road, City:- , P.O:- Rabindara Nagar, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700065, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ANxxxxxx1D, Aadhaar No: 67xxxxxxxx4247 Status : Attorney, Attorney of : Mr TIMIR KUMAR BASU, Mr ATRI BOSE	Nov 29 2023 12:49PM	LTI 29/11/2023	29/11/2023

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SUJAY MAJUMDAR Son of Mr Subal Chandra Majumder Date of Execution - 29/11/2023, , Admitted by: Self, Date of Admission: 29/11/2023, Place of Admission of Execution: Office		 Captured	
	94 Laxmi Narayan Road, City:- , P.O:- Rabindra Nagar, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700065, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ANxxxxxx1D, Aadhaar No: 67xxxxxxxx4247 Status : Representative, Representative of : JAI MATA DI ENTERPRISE (as Proprietor)	 Nov 29 2023 12:49PM	 LTI 29/11/2023	 29/11/2023

Identifier Details :			
Name	Photo	Finger Print	Signature
Mr Madhu Das son of Late G.C. Das Katalagari, Sodepur,, City:- , P.O:- Katalagari, P.S:-Sodepur, District:-North 24 -Parganas, West Bengal, India, PIN:- 700113		 Captured	
Identifier of Mr SUJAY MAJUMDAR, Mr SUJAY MAJUMDAR			
	29/11/2023	29/11/2023	29/11/2023

Land Details as per Land Record

District: North 24-Parganas, P.S:- Dum Dum, Municipality: DUM DUM, Road: Naba Pally, Mouza: Sultanpur, , Ward No: 3
 JI No: 0, Pin Code : 700079

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2331, LR Khatian No:- 500		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 150612806 / 2023

On 29-11-2023

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 12:39 hrs on 29-11-2023, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mr SUJAY MAJUMDAR ,.

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]
Execution is admitted on 29-11-2023 by Mr SUJAY MAJUMDAR, Proprietor, JAI MATA DI ENTERPRISE (Sole Proprietorship), 8/243, Arbinda Sarani, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028

Indetified by Mr Madhu Das, , , Son of Late G.C. Das, Natagarh, Sodepur,, P.O: Natagarh, Thana: Sodepur, , North 24-Parganas, WEST BENGAL, India, PIN - 700113, by caste Hindu, by profession Law Clerk
Executed by Attorney

Execution by Mr SUJAY MAJUMDAR, , Son of Mr Subal Chandra Majumder, 94 Laxmi Narayan Road, P.O: Rabindara Nagar, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700065, by caste Hindu, by profession Business as constituted attorney for 1. Mr TIMIR KUMAR BASU 52/1, Naba Pally, P.O: Italgacha, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700079, 2. Mr ATRI BOSE 52/1, Naba Pally, P.O: Italgacha, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700079 is admitted by him
Indetified by Mr Madhu Das, , , Son of Late G.C. Das, Natagarh, Sodepur,, P.O: Natagarh, Thana: Sodepur, , North 24-Parganas, WEST BENGAL, India, PIN - 700113, 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 420771, Amount: Rs.50.00/-, Date of Purchase: 18/10/2023, Vendor name: S Chatterjee

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 370905 to 370918
being No 150612806 for the year 2023.



Kaustava Dey

Digitally signed by KAUSTAVA DEY
Date: 2023.12.06 13:33:43 +05:30
Reason: Digital Signing of Deed.

(Kaustava Dey) 06/12/2023
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.