

05/32/2025

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अभिषेक पश्चिम बंगाल WEST BENGAL

03AC 736207

29/05/2025
Q-2001206664/2025

Certified that the document is a true and correct copy of the original. The signature of the person whose name is mentioned in the document is the part of this document.

DEED OF DECLARATION

THIS DEED OF DECLARATION is made on this 29th the day of May, Two Thousand Twenty-Five (2025) by "OM ENTERPRISE" (PAN - AAIF04221F), (Date of Incorporation - 19/10/2022), a Partnership firm, having its office at N-28, Kamdahari Bose Para, P.O. - Garia. P.S. - Bansdronei, Kolkata - 700084 represented by its partners namely (1) **SRI TARUN NASKAR** (PAN - AELPN3883M, Aadhaar Card No. 4815 8917 4347), (D.O.B. - 01/01/1972), Mobile No. 9051110200, son of Late Nemai Chandra Naskar, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at Rathtala, Rajpur-Sonarapur (M), P.S. Narendrapur, Kolkata-700103, Dist. South 24 Parganas, (2) **SRI BIDESH MITRA** (PAN - ANZPM4034C, Aadhaar Card No. 633289200719), (D.O.B. - 31/12/1977), Mobile No. 8420175247, son of Late Krishna Kanta Mitra, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at R 26, Kamdahari, Purbapara, P.S. Bansdronei, Kolkata-700084, (3) **SRI RAMKRISHNA SAHA** (PAN - FDUPS6898J, Aadhaar Card No. 243312131792), (D.O.B. - 21/09/1972), Mobile No. 9231326098, son of Late Amulya Saha, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at D-34, Baishnabghata Patuli Township, P.O. - Panchasayar, P.S. - Patuli,

29 MAY 2025

Kolkata - 700094. (4) **SRI MAHASIS MAHARAJ**(PAN - BCRPM1359Q, Aadhaar Card No. 7176 7507 9993), (D.O.B. - 09/04/1976), Mobile No. 9062762219, son of Late Mahendra Maharaj, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at N-7, Kamdahari Bose Para, Post Office - Garia, Police Station formerly Regent Park presently Bansdrone, Kolkata - 700084, District South 24 Parganas, and (5) **SRI SUSHANTA CHOWDHURY** (PAN AEVPC9603C, Aadhaar Card No 2338 8260 4529), (D.O.B. - 26/06/1976), Mobile No. 8296550892, son of Sri Dilip Chowdhury, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at N-28, Kamdahari Bose Para, Post Office - Garia, Police Station formerly Regent Park presently Bansdrone, Kolkata 700084, District South 24 Parganas, hereinafter called and referred to as the "**BUILDER/DEVELOPER**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns), do hereby state as follows:

WHEREAS by a registered Deed of Development Agreement dated 22nd day of May, 2024, recorded in Book No. I, Volume No. 1603-2024, pages from 216339 to 216383, Being No. 160308550 for the year 2024, registered in the office of D.S.R.-III, Alipore, South 24 Parganas (hereinafter called the Principal Deed Development Agreement), a plot of land measuring more or less 6 Cottahs was taken for development lying and situated at K.M.C. Premises No. 540, Kamdahari Purbapara, P.O. - Garia, P.S. - Bansdrone, Kolkata - 700084 from (1) Smt. Soma Sengupta, daughter of Late Krishna Chandra Mitra, (2) Smt. Mouli Das, daughter of Late Smt. Riya Das, (3) Sri Raja Mitra, son of Late Prottyush Kumar Mitra, (4) Sri Santanu Mitra, son of Late Alope Mitra, (5) Smt. Tuku Roy Chowdhury, daughter of Late Alope Mitra, (6) Sri Pretam Nath, son of Late Smt. Jhuma Nath, (7) Sri Shiba Prasad Ghosh, son of Late Subarna Prova Ghosh, (8) Sri Goutam Ghosh, son of Late Prova Ghosh and (9) Smt. Uma Deb Biswas, daughter of Late Ashalata Mitra within the limits of Kolkata Municipal Corporation Ward No. 111 (Assessee No. 311111205405), P.S. - Bansdrone, Kolkata - 700084, District - South 24 Parganas, morefully described in the Schedule hereunder, the Deponents herein.

AND WHEREAS certain mistakes and inaccuracies have accidentally and inadvertently crept in the principal Deed of Development Agreement which require correction in the manner hereinafter appearing.

NOW THIS DEED WITNESSETH that the principal Deed of Development Agreement shall be corrected in the following manner:-

That on page No. 5, line No. 24 wherein instead of two daughters, name of one daughter was only mentioned which requires to be corrected and incorporated as follows:

Name of daughters (1) Smt. Tuku Roy Chowdhury and (2) Late Jhuma Nath;

That on page Nos. 10, line Nos. 30 & 31 and also in page No. 16, line No. 24 wherein inadvertently the local body was mentioned as Panihati Municipality which should be corrected as The Kolkata Municipal Corporation. These mistakes have been taken place when the Development Agreement was prepared wherein the name of the sanctioning authority was changed inadvertently and/or typographically as mentioned above.

That on page Nos. 8, line Nos. 1 & 2 as well as in page No. 17, line Nos. 31 & 32, following typographical errors have been occurred as mentioned hereinbelow:

Point No. 4, page No. 8, line Nos. 1 & 2 and also in page No. 17, line Nos. 31 & 32 wherein it was mentioned that the owners will get entire second floor, 50% of third floor (~~-----Left~~ side) and the (~~-----Right~~ side) of the fourth floor, 50% of the building and 50% of ground floor, car parking spaces of the building as Owner's Allocation which should corrected as follows:

Point No. 4, page No. 8, line Nos. 1 & 2 and also in page No. 17, line Nos. 31 & 32 wherein it was mentioned that the owners will get entire second floor, 50% of third floor (east-south-west side) and the (east-north-west side) of the fourth floor and 50% of ground floor (car parking spaces) of the building as Owner's Allocation.

It is to be put it on record apart from the above mistakes, the Principal Deed of Development Agreement is remain unchanged and unaltered.



SCHEDULE

ALL THAT piece and parcel of Bastu land measuring 6 Cottahs more or less together with a building standing thereon lying and situated at District - South 24 Parganas, A.D.S.R.O. Alipore, previously Tollygunge, now Bansdroni, Pargana - Magura, Mouza - Kamdahari, J.L. No. 49, Touji No. 14, C.S. Khatian No. 338, C.S. Dag No. 845, R.S. Khatian No. 520, R.S. Dag No. 845/1593, now within the limits of The Kolkata Municipal Corporation, Assessee No. 311111205405, Ward No. 111, being K.M.C. Premises No. 540, Kamdahari Purbapara, Mailing address S-26, Kamdahari Purbapara, Kolkata - 700084 which is butted and bounded as follows:

ON THE NORTH	:	Property of Labanya Prova Ghosh;
ON THE SOUTH	:	21' ft. wide K.M.C. Road;
ON THE EAST	:	Property of Labanya Prova Ghosh;
ON THE WEST	:	Other property.

IN WITNESS WHEREOF the parties hereto have signed and executed these presents on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

by the Parties at Kolkata in the presence of:

WITNESSES:

1. Subhash Datta
Laskarbar market
Bagan. No. 153

QM ENTERPRISE

Masun Naskar

Partner

OM ENTERPRISE

Rambhadrachandra

Partner

QM ENTERPRISE

Bidish Naskar

Partner

OM ENTERPRISE

Malan's Mahara

Partner

OM ENTERPRISE

Susanta Choudhury

Partner

SIGNATURE OF THE DEVELOPER

2. Rama Das
Alipore police
C.O. No. 1401-28












Drafted by me

Amitabha Ray
Advocate
Alipore Police Ct
KOL. 27
WB 23/11/04

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					











Name

Signature

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					












Name TARUN NASKAR

Signature Tarun Naskar

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	left hand					
	right hand					

Name BIDESH MITRA

Signature Bidesh Mitra

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name RAMKRISHNA SAHA

Signature Ramkrishna Saha

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PHOTO	left hand					
	right hand					

Name

Signature

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

Signature



		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand						
	right hand					

Name MAHASIS MAHARAJ

Signature Mahasis Maharaj



		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand						
	right hand					

Name SUSHANTA CHOWDHURY

Signature Sushanta Choudhury



Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	2001206664/2025	Office where deed will be registered
Query Date	02/05/2025 2:37:47 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	SUBHASH DUTTA LASKARPUR, NARKELBAGAN, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 700153, Mobile No. : 9836307797, Status :Deed Writer	
Transaction	Additional Transaction	
[0901] Declaration, Declaration relating to immovable property		
Set Forth value	Market Value	
	Rs. 82,23,753/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 10/- (Article:4)	Rs. 7/- (Article:E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks		

Land Details :

District: South 24-Parganas, Thana: Bansdroni, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kamdahari Road (Bidhan Pally), , Premises No: 540, , Ward No: 111, Pin Code : 700084

Sch No	Plot Number	Khatlan Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		6 Katha		72,00,003/-	Width of Approach Road: 21 Ft.,
Grand Total :					9.9Dec	0 /-	72,00,003 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1400 Sq Ft.	0/-	10,23,750/-	Structure Type: Structure
Gr. Floor, Area of floor : 700 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 700 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1400 sq ft	0 /-	10,23,750 /-	



Query No: 2001206664 of 2025, Printed On : May 2 2025 2:38PM, Generated from wbregistration.gov.in

Declarant Details :

Sl No	Name & address	Status	Execution Admission Details :
1	OM ENTERPRISE (Partnership Firm) N-26, KAMDAHARI BOSE PARA, City:- , P.O:- GARIA, P.S:- Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Date of Incorporate:XX-XX-2XX2, PAN No. AAxxxxxx1F, Aadhaar No Not Provided by UIDAIStatus :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	Shri TARUN NASKAR Son of Late NEMAI CHANDRA NASKARRATHTALA, RAJPUR-SONARPUR (m), City:- , P.O:- NARENDRAPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2, PAN No. AExxxxxx3M, Aadhaar No.: 48xxxxxxxx4347	OM ENTERPRISE (as PARTNER)
2	Shri BIDESH MITRA Son of Late KRISHNA KANTA MITRAR-26, KAMDAHARI PURBAPARA, City:- , P.O:- GARIA, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7, PAN No. ANxxxxxx4C, Aadhaar No.: 63xxxxxxxx0719	OM ENTERPRISE (as PARTNER)
3	Shri RAMKRISHNA SAHA Son of Late AMULYA SAHAD-24, BAISHNABGHATA PATULI TOWNSHIP, City:- , P.O:- PANCHASAYAR, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700094 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2, PAN No. FDxxxxxx8J, Aadhaar No.: 24xxxxxxxx1792	OM ENTERPRISE (as PARTNER)
4	Shri MAHASIS MAHARAJ Son of Late MAHENDRA MAHARAJN-7, KAMDAHARI BOSE PARA, City:- , P.O:- GARIA, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6, PAN No. BCxxxxxx9Q, Aadhaar No.: 71xxxxxxxx9993	OM ENTERPRISE (as PARTNER)
5	Shri SUSHANTA CHOWDHURY Son of Shri DILIP CHOWDHURYN-28, KAMDAHARI BOSE PARA, City:- , P.O:- GARIA, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6, PAN No. AExxxxxx3C, Aadhaar No.: 23xxxxxxxx4529	OM ENTERPRISE (as PARTNER)

Identifier Details :

Name & address
Mr SUBHASH DUTTA Son of Late KHOKAN DUTTA LASKARPUR NARKELBAGAN, City:- , P.O:- LASKARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Identifier Of Shri TARUN NASKAR, Shri BIDESH MITRA, Shri RAMKRISHNA SAHA, Shri MAHASIS MAHARAJ, Shri SUSHANTA CHOWDHURY



Major Information of the Deed

Deed No.	I-1604-04922/2025	Date of Registration	29/05/2025
Query No./Year	1604-2001206664/2025	Office where deed is registered	
Query Date	02/05/2025 2:37:47 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SUBHASH DUTTA LASKARPUR, NARKELBAGAN, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 700153, Mobile No. : 9836307797, Status : Deed Writer		
Transaction	Additional Transaction		
[0901] Declaration, Declaration relating to Immovable property			
Set Forth value	Market Value		
	Rs. 82,23,753/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 10/- (Article:4)	Rs. 39/- (Article:E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Bansdrani, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kamdahari Road (Bidhan Pally), , Premises No: 540, , Ward No: 111 Pin Code : 700084

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Grand Total :				9.9Dec	0/-	72,00,003/-	




























Structure Details :



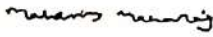



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Total :		1400 sq ft	0/-	10,23,750/-	

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Sl No.	Name/Address/Photo/Finger Print and Signature												
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May 29 2025 2:47PM	LTI 29/05/2025	29/05/2025											

4	Name	Photo	Finger Print	Signature
Shri MAHASIS MAHARAJ Son of Late MAHENDRA MAHARAJ Date of Execution - 29/05/2025, , Admitted by: Self, Date of Admission: 29/05/2025, Place of Admission of Execution: Office			 Captured	
May 29 2025 2:47PM		LT1	29/05/2025	29/05/2025
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5	Name	Photo	Finger Print	Signature
Shri SUSHANTA CHOWDHURY Son of Shri DILIP CHOWDHURY Date of Execution - 29/05/2025, , Admitted by: Self, Date of Admission: 29/05/2025, Place of Admission of Execution: Office			 Captured	
May 29 2025 2:48PM		LT1	29/05/2025	29/05/2025
N-28, KAMDAHARI BOSE PARA, City:- , P.O:- GARIA, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.:: AExxxxxx3C, Aadhaar No: 23xxxxxxxx4529 Status : Representative, Representative of : OM ENTERPRISE (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUBHASH DUTTA Son of Late KHOKAN DUTTA LASKARPUR NARKELBAGAN, City:- , P.O:- LASKARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153		 Captured	
29/05/2025	29/05/2025	29/05/2025	29/05/2025
Identifier Of Shri TARUN NASKAR, Shri BIDESH MITRA, Shri RAMKRISHNA SAHA, Shri MAHASIS MAHARAJ, Shri SUSHANTA CHOWDHURY			

On 29-05-2025

Certificate of Admissibility (Rule 43, WB 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) WB Registration Rules 1962)

Presented for registration at 13:32 hrs on 29-05-2025, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Shri BIDESH MITRA .,

Admission of Execution (Under Section 58, WB Registration Rules, 1962) [Representative]

Execution is admitted on 29-05-2025 by Shri TARUN NASKAR, PARTNER, OM ENTERPRISE (Partnership Firm), N-26, KAMDAHARI BOSE PARA, City:- , P.O:- GARIA, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Identified by Mr SUBHASH DUTTA, , , Son of Late KHOKAN DUTTA, LASKARPUR NARKELBAGAN, P.O: LASKARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by profession Business

Execution is admitted on 29-05-2025 by Shri BIDESH MITRA, PARTNER, OM ENTERPRISE (Partnership Firm), N-26, KAMDAHARI BOSE PARA, City:- , P.O:- GARIA, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Identified by Mr SUBHASH DUTTA, , , Son of Late KHOKAN DUTTA, LASKARPUR NARKELBAGAN, P.O: LASKARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by profession Business

Execution is admitted on 29-05-2025 by Shri RAMKRISHNA SAHA, PARTNER, OM ENTERPRISE (Partnership Firm), N-26, KAMDAHARI BOSE PARA, City:- , P.O:- GARIA, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Identified by Mr SUBHASH DUTTA, , , Son of Late KHOKAN DUTTA, LASKARPUR NARKELBAGAN, P.O: LASKARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by profession Business

Execution is admitted on 29-05-2025 by Shri MAHASIS MAHARAJ, PARTNER, OM ENTERPRISE (Partnership Firm), N-26, KAMDAHARI BOSE PARA, City:- , P.O:- GARIA, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Identified by Mr SUBHASH DUTTA, , , Son of Late KHOKAN DUTTA, LASKARPUR NARKELBAGAN, P.O: LASKARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by profession Business

Execution is admitted on 29-05-2025 by Shri SUSHANTA CHOWDHURY, PARTNER, OM ENTERPRISE (Partnership Firm), N-26, KAMDAHARI BOSE PARA, City:- , P.O:- GARIA, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Identified by Mr SUBHASH DUTTA, , , Son of Late KHOKAN DUTTA, LASKARPUR NARKELBAGAN, P.O: LASKARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39.00/- (E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 39.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10/- and Stamp Duty paid by Stamp Rs 10.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 316678, Amount: Rs.10.00/-, Date of Purchase: 13/02/2025, Vendor name: Amal
Kr Saha

(Signature)

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal