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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AD 709977

11-15

1569367/20

Certified that the document is admitted in registration. The signature sheet, sheet and the endorsement sheet, sheet's attached with this document's are the part of this document.

*[Handwritten signature]*

Registrar (S. 71a)  
North 24-Parganas  
Bardolai  
(028-1)

22 DEC 2020

**:- DEED OF DECLARATION :-**

THIS DEED OF DECLARATION is made this the  
 ...22<sup>th</sup> day of ..... Dec, ..... , 2020 (Two Thousand  
 Twenty)

BETWEEN

2020

*Jogdel Kaler @ Jogdel Kuma-Kaler*

1228 12/15/12/2020

Handwritten signature and text, possibly "Kalyan"

Handwritten signature and text, possibly "M. K. Das"

Handwritten text in Bengali script

2/22/2020

500,000/-



Registrar C/S. 718  
North 24-Parganas  
Barisal  
(S.R. 1)

22 DEC 2020

**SRI JOYDEB KOLEY @ JOYDEB KR KOLEY**, having (ADDHAR NO- 9526 8845 7127 & PAN- AMEPK8360K) son of Late Gour Chandra Koley, by faith – Hindu, by Nationality – Indian, by occupation – Service, residing at 58/25, H.K. Sarkar Road, Koley Para, P.O. Talpukur, P.S. Titagarh, District- North 24 Parganas, Kolkata-700123, hereinafter called and referred to as the “**DECLARANT/ OWNER**” (which expression shall unless excluded by or repugnant to the subject be deemed to include his respective heirs, executors, administrators, legal representatives successors and assigns) of the **First Party**

**AND**

**M/S. S. S. ENTERPRISE** having PAN – ADQFS7372A a Partnership Firm having its Office at 142/2, Barasat Road, P.O. Nona Chandanpukur, P.S. Titagarh, District:- North 24-Parganas, Kolkata 700 122, West Bengal, represented by its Partners, 1. **SRI SALIL BISWAS** (PAN No. **AMRPB0576D**) son of Late Mahananda Biswas, by Religion Hindu, by Occupation Business, by Nationality Indian, residing at 142/173, Barasat Road, P.O. Nona Chandanpukur, P.S. Titagarh, District:- North 24-Parganas, Kolkata 700122, West Bengal and 2. **SRI SUBARAN MONDAL** (PAN No. **BFYPM7105L**) son of Sri Datakarna Mondal, by Religion Hindu, by Occupation Business, by Nationality Indian, residing at

Newpukuri (Dakshin), P.O. Newpukuria, P.S. Beldanga, District:-  
Murshidabad, PIN 743133, West Bengal hereinafter called and referred to  
as the "**DEVELOPER**" (which expression shall unless otherwise excluded  
by and/or repugnant to the subject or context mean and include the said  
Firm its successors-in-office and/or representatives, executors and assigns)  
of the **SECOND PART**.

That **I, SRI JOYDEB KOLEY @ JOYDEB KR KOLEY**, having  
**(ADDHAR NO- 9526 8845 7127 & PAN- AMEPK8360K)** son of Late  
Gour Chandra Koley, by faith – Hindu, by Nationality – Indian, by  
occupation – Service, residing at 58/25, H.K. Sarkar Road, Koley Para,  
P.O. Talpukur, P.S. Titagarh, District- North 24 Parganas, Kolkata-700123,  
hereinafter called and referred to as the **DECLARANT**, have executed a  
Development Agreement with the second party on 31/08/2018 duly  
registered at Barasat D.S.R.-I North 24 Parganas and recorded in Book No.  
I, Volume No.1501-2018, written in Pages from 164134 to 164167 Being  
No. 150106008 for the year 2018 and also executed a Development Power  
of Attorney dated 31/08/2018 duly registered at Barasat D.S.R.-I North 24  
Parganas and recorded in Book No- I, Volume No - 1501-2018, written in  
Pages from 164762 to 164787, Being No - 150106037 for the year 2018.

**WHEREAS** in the said Development Agreement Being No. 150106008 dated 31/08/2018 in Page No. 03, Para No. 02, Line No. 13 & Page No. 13 in Schedule-A (Description of property), Para No-01, Line No- 05 wrongly written the **Declarant's** Municipal Holding No 59 (25/1) H.K. Sarkar Road **instead of Declarant's** original Municipal Holding No 60(25/2) H.K. Sarkar Road. This is a typographical mistake.

**AND WHEREAS** in the said Development Power of Attorney Being No. 150106037 dated 31/08/2018 in Page No. 02, Para No. 03, Line No. 19 & Page No. 03, Para No - 01, Line No- 15 & Page No. 10 in Schedule-A (Description of property), Para No - 03, Line No- 14 wrongly written the **Declarant's** Municipal Holding No 59 (25/1) H.K. Sarkar Road **instead of Declarant's** original Municipal Holding No 60(25/2) H.K. Sarkar Road. This is a typographical mistake.

**AND WHEREAS** on the strength of this declaration the Holding No. 59 (25/1) H.K. Sarkar Road should be read as the original Holding No- 60(25/2) H.K. Sarkar Road in development Agreement Vide No 150106008 for the year 2018 and Development power of Attorney Vide No- 150106037 for the year 2018 which were register before registered at Barasat D.S.R.-I North 24 Parganas on 31/08/2018.

**AND WHEREAS** on the strength of this declaration the land area, Classification of Land, Location of the Property, Dag No, Khatian No, boundary which mentioned in the schedule of the property of the said Deeds vide No. 150106008 and 150106037 dated 31/08/2018 will be remained the same.

**Schedule – A**

**(description of the property)**

**ALL THAT** piece and parcel of the land measuring an area about **11 Sataks** more or less which is lying and situated at Mouza – Chanak, J.L No. 4 Re. Su No. 39, Touzi No. 2998 Comprised And Contained In C.S. Dag No. 733 Corresponding To R.S. No. 7276 Under R.S. Khatian No. 186 within the local limits of barrackpore municipality being municipal holding no. 60(25/2) H.K. Sarkar road under ~~ward~~ no. 12 under P.S. titagarh in the district of North 24 Parganas. The total property is butted and bounded by :

ON THE NORTH : By H.K. Sarkar road.

ON THE SOUTH : By land of owner.

ON THE EAST : By part of dag no. 7276.

ON THE WEST : By Tustho kala and others.

*Jog del Kaler @ Jog del Kuma Kaler*

IN WITNESS WHEREOF, the Declarant has hereunder signed this Declaration in good and sound health and mind on this presents on the day, month and year first above written.

**SIGNED SEALED & DELIVERED:**

In the presence of:

**WITNESSES:-**

- 1) Kamal Biswas  
Barrackpore,  
Ps - Titagarh  
Pin - 700121
- 2) বিক্রম কলি  
আই.এ.এ.সি,  
ঘাট: ৩৫ নং ঘাট  
বাস: আই.এ.এ.সি  
ই: ২৫ টাঙ্গাইল

✓  
Jotdeb Koley @ Jotdeb Kumar Koley

**Signature of the Declarant**

**Drafted and prepared by :**

Mithu Ghosh  
(SMT. MITHU GHOSH)  
Enrolment No-WB-497/2000  
Advocate  
Barrackpore Court.

S. S. ENTERPRISE

Sami Biswas  
Sibaran Mondal  
Partner

**Signature of the Developers**

**Typed by :**

Kamal Biswas  
(K. Biswas, Barrackpore)

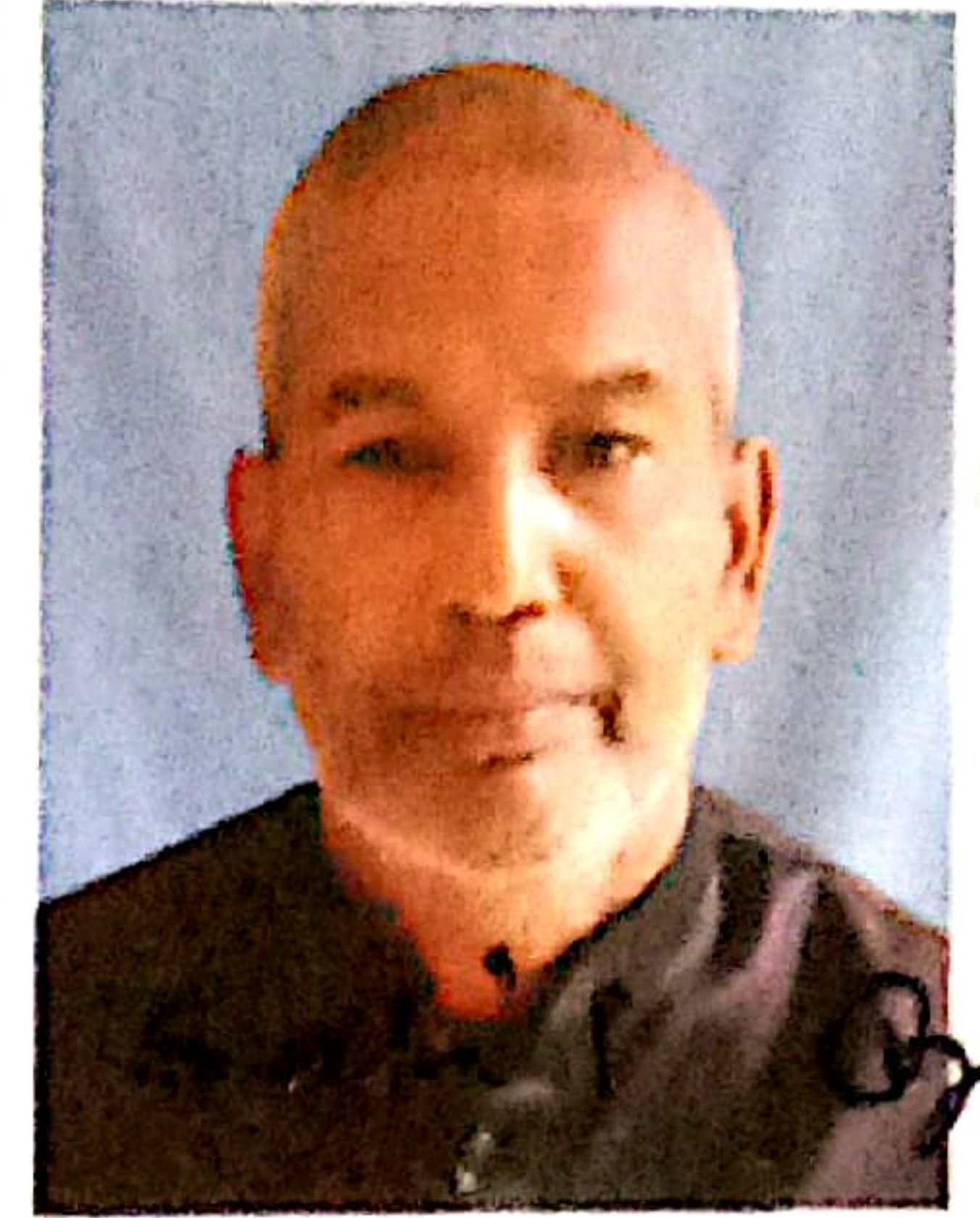
**OFFICES OF THE A.D.S.R. – DIST. NORTH 24 PARGANAS  
D.S.R.-BARASAT & R.A.-KOLKATA**

**STATUS : PRESENTANT**

**LEFT HAND FINGER PRINT** NAME SALIL BISWAS

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE



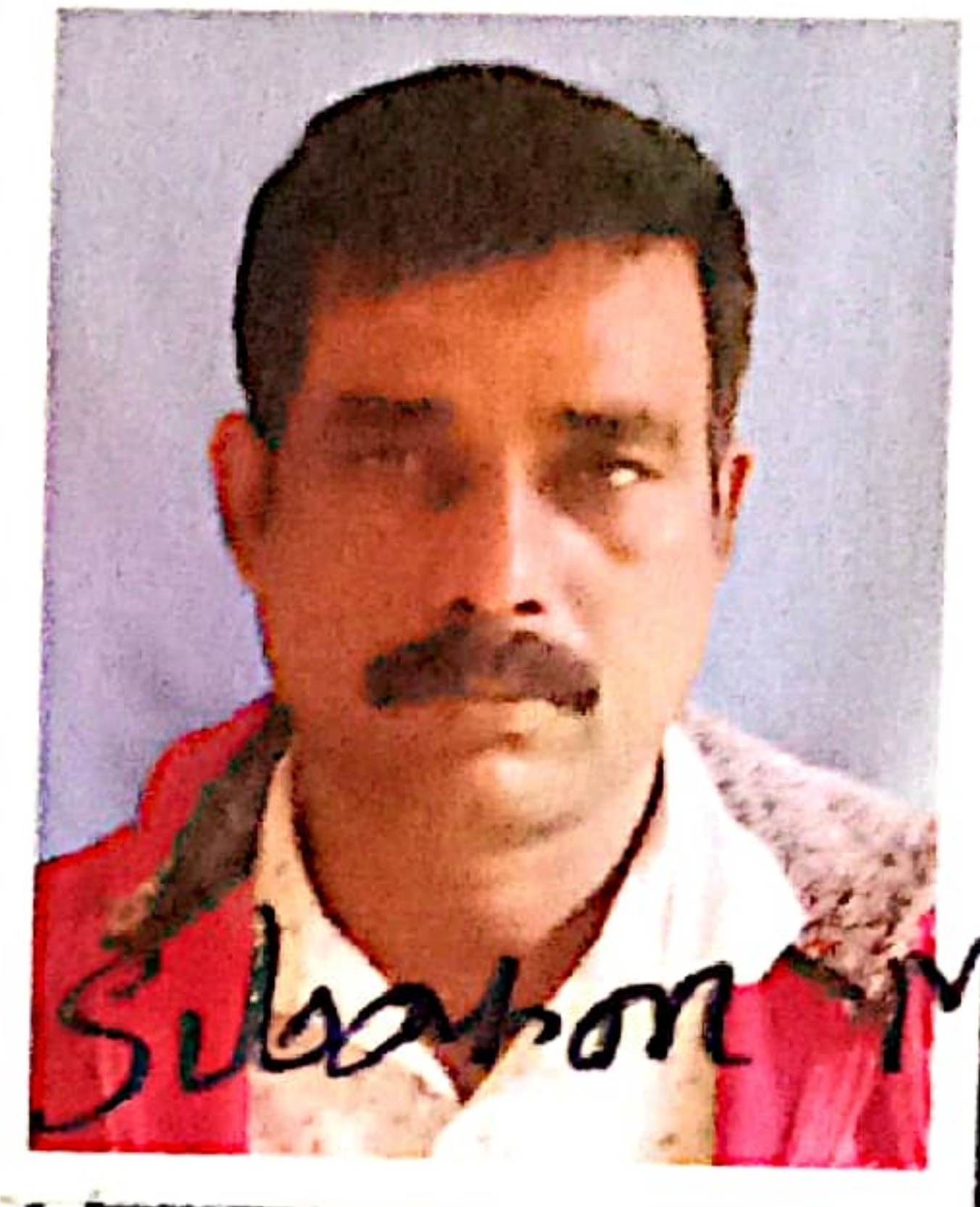
**RIGHT HAND FINGER PRINT**

**SIGNATURE** Salil Biswas

2. **LEFT HAND FINGER PRINT** NAME SUBARAN MONDAL

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE



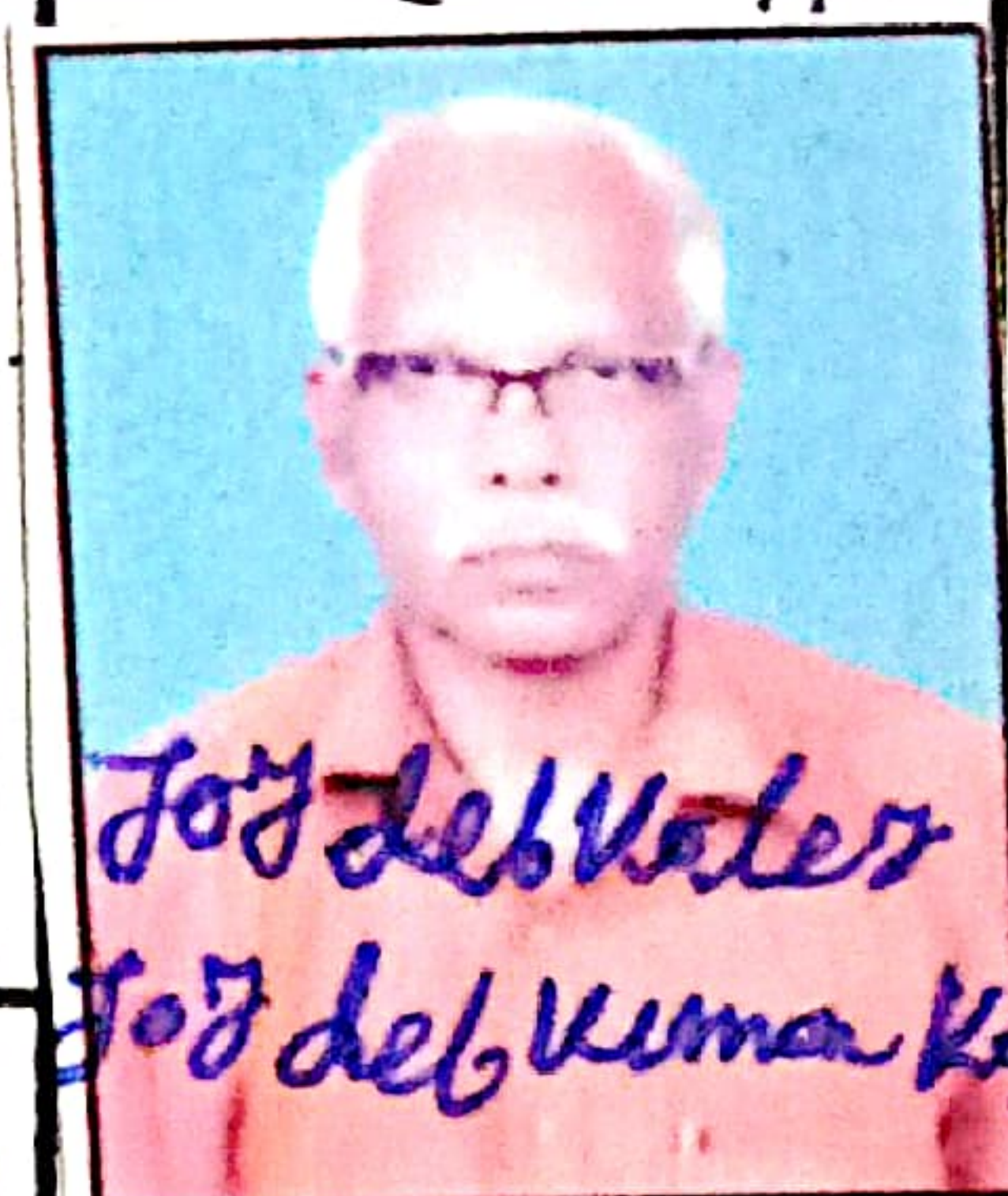
**RIGHT HAND FINGER PRINT**

**SIGNATURE** Subaran Mondal

3. **LEFT HAND FINGER PRINT** NAME Jaydeb Koley @ Jaydeb Kumar Koley

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE



**RIGHT HAND FINGER PRINT**

**SIGNATURE** Jaydeb Koley @ Jaydeb Kumar Koley

4. **LEFT HAND FINGER PRINT** NAME \_\_\_\_\_

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1501-2021, Page from 16511 to 16532

being No 150108103 for the year 2020.



Digitally signed by SATYAJIT BISWAS  
Date: 2021.01.13 11:48:49 +05:30  
Reason: Digital Signing of Deed.

*Handwritten signature*

Satyajit Biswas) 2021/01/13 11:48:49 AM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I NORTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)