

67/23

I - 0055/2023



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

76AB 637236

06-01-23  
11-05 am  
At

G-2000042442/23

Endorsement sheet and signature sheet attached with the document are part of the document.



Sub-Registrar  
Chandernagore, Hooghly

06 JAN 2023

পশ্চিমবঙ্গ সরকার  
কেন্দ্রীয় নথিভুক্তি বিভাগ  
কলকাতা

6300 331 80

Declaration

This deed of declaration made on this the 6th January 2023

This indenture made by SRI JAYDIP SANYAL son of Late Kanak Kumar Sanyal having PAN No APGPS0916L,

Sanyal

15 DEC 2022

নম্বর 4636 তারিখ ইং সম ২০

ফ্রেতা .....

মাং ..... Gaubau Saha

ধানা ..... Gw

ডেপুট - শ্রী প্রবীর কুমার সাঁতরা

মূল্য P/Sunk মোকাম - চন্দননগর কোর্ট



CODE 1000  
Addl. District Sub-Registrar  
Chandannagar, Hooghly

06 JAN 2023

# DEED PLAN

SCALE: - 1" = 16' - 0"

R.S. DAG NO. - 339, R.S. KH. NO. - 150, L.R. DAG NO. - 466, L.R. KH. NO. - 136,  
J.L. NO. - 01, SHEET NO. - 18, MOUZA & P.S. - CHANDERNAGORE,  
HOLDING NO. - 239 (NEW) & 196 (OLD), WARD NO. - 19 AT SABINARA MAIN ROAD  
UNDER C.M.C. DIST. - HOOGHLY.

TOTAL LAND AREA (RED MARKED) :- 02 KTS. 14 CHS. 08 SFT. (ML)

UNDIVIDED 1 / 24 TH SHARE :- 00 KTS. 01 CHS. 41.58 SFT. (ML)

R.C.C. COVD. AREA - 1099 SFT.

UNDIVIDED 1 / 24 TH SHARE :- 45.79 SFT.

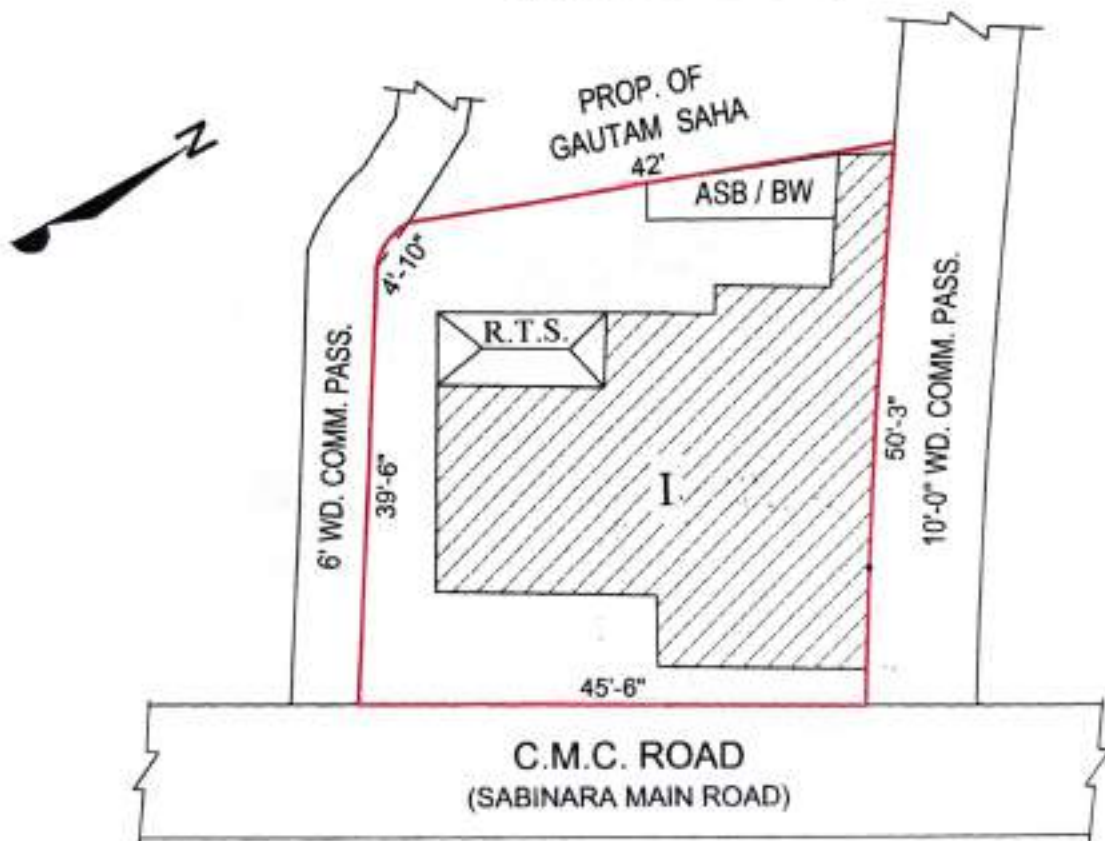
R.T.S. COVD. AREA - 100 SFT.

UNDIVIDED 1 / 24 TH SHARE :- 4.17 SFT.

ASB/BW. COVD. AREA - 76 SFT.

UNDIVIDED 1 / 24 TH SHARE :- 3.17 SFT.

TOTAL COVD. AREA - 1275 SFT.



Jaydip Sanyal

Ritam Deep Das  
**RITAM DEEP DAS**  
Licensed Planner & Estimator  
C.M.C. Reg. No. 280  
Chandernagore Municipal Corporation

TRACED BY ME & AS DIRECTED, DICTATED &  
IDENTIFIED BY VENDOR & VENDEE.

ADHAAR No 9669 0465 1219 , by Profession Business , by  
Nationality Indian , resident of Uditia # 05-901, 1050/1 , Survey Park, Ajoy  
Nagar, PO Santoshpur , PS Jadavpur, South 24 Parganas 700075, hereby  
declare as follows:

**WHEREAS** the demarcated property physically measuring 2 cottah 14  
chatak 8 Sq feet out of 3 cottah 15 chatak in RS Plot 339, RS Khatian 150  
corresponding to LR Plot No 466, LR Khatian Nos 136, 156, 163/1, 169,  
341, 348 corresponding to Holding No 239 (New) , 196 (Old) of ward No 19  
of Chandernagore Municipal Corporation in the locality of Sabinara Main  
Road under PO & PS Chandernagore , Dist. Hooghly - 712136 was  
previously owned by Mrityunjay Seth . The said property was jointly  
purchased by the six sons of Kuloda Sanyal namely Dilip Sanyal , Kanti  
Kumar Sanyal , Kanchan Kumar Sanyal , Dipendra Kumar Sanyal , Kalyan  
Kumar Sanyal and Kanak Kumar Sanyal in the year 1959 and thereby the six  
brothers became the joint owners of the said property having 1/6<sup>th</sup> share each  
. The Sanyal brothers mutated their names in the settlement record under six  
separate khatians mentioned above and their names were also recorded in the  
office of Chandernagore Municipal Corporation and they were paying the  
rents and taxes of the property and enjoying the usufructs thereof. The said  
property has been mentioned in schedule A hereunder.

AND WHEREAS Kanak Kumar Sanyal died leaving behind wife Chaina  
Sanyal, one daughter Tulika Banerjee and two sons namely Sandip Kumar  
Sanyal and myself jointly inherited the 1/6<sup>th</sup> undivided share of their  
predecessor Kanak Kumar Sanyal. My brother Sandip Kumar Sanyal died  
before the death of Kanak Kumar Sanyal, leaving behind his wife and one  
daughter namely Isita Sanyal and Sreyoshi Sanyal . I became the owner of  
undivided 1/24<sup>th</sup> share in A schedule property. Chaina Sanyal and Tulika  
Banerjee have already transferred their share i.e. in total 1/12 undivided

share in A schedule property in favour of Gautam Saha son of Late Prankrishna Saha , PAN No AWLPS1242D , ADHAAR NO 823689434282 by Occupation Business, by Faith Hindu, by Nationality Indian, resident of C/4 Rozary Apartment, G.T.Road West, Barabazar P.O. & P.S. Chandernagore, Dist. Hooghly , 712136 by dint of sale deed No 060402952 of 2021 in the Office of ADSR Chandernagore. Isita Sanyal and Sreyoshi Sanyal have already transferred their share i.e. in total 1/24 undivided share in A schedule property in favour of aforesaid Gautam Saha by dint of sale deed No 060403922 of 2021 in the Office of ADSR Chandernagore.

AND WHEREAS I decided to transfer my undivided 1/24<sup>th</sup> share in the A Schedule property which has been morefully described in the B schedule hereunder for valuable consideration and in furtherance , aforementioned Gautam Saha son of Late Prankrishna Saha , PAN No AWLPS1242D , ADHAAR NO 823689434282 by Occupation Business, by Faith Hindu, by Nationality Indian, resident of C/4 Rozary Apartment, G.T.Road West, Barabazar P.O. & P.S. Chandernagore, Dist. Hooghly agreed to purchase the same and in furtherance I executed sale deed No 060403972 of 2022 in the office of ADSR, Chandernagore very recently . The said deed was duly executed and registered . Subsequently it has come to the notice that though the recitals in the Deed has been correctly stated and the property transferred has been correctly mentioned in the schedule of the Deed but in the Deed Plan of Deed No 060403972 of 2022 in the office of ADSR, Chandernagore, the quantum of property transferred as undivided share and Khatian number has not been properly mentioned and is not tallying with the schedule of the aforesaid deed has also not been correctly stated.

AND WHEREAS the deed plan of deed No 060403972 of 2022 in the office of ADSR, Chandernagore was erroneously / mistakenly prepared and is not reflecting the correct schedule of the Deed itself . Moreover at the time

*W. B. D. N.*

of execution of said deed , the said mistake was overlooked by both parties . To remove all the ambiguity and complexities , it was settled that a document declaring that the deed plan of the aforesaid deed was erroneous and a corrected deed plan would be adopted by both the parties in respect of the property transferred by deed No 060403972 of 2022 in the office of ADSR, Chandernagore, would be executed and registered and in furtherance I the declarant hereby execute and register this Deed of declaration. I out of my own volition , is executing this document which should be read in conjunction with the principle Deed of Sale being No. 060403972 of 2022 in the office of ADSR, Chandernagore declaring that the deed plan in sale deed No 060403972 of 2022 in the office of ADSR, Chandernagore is erroneous and the deed plan attached with the present deed of declaration depicts the correct reflection of the property actually transferred . It is further declared that there is no transfer of any further interest in property by virtue of the present declaration and there is no exchange of any consideration between the parties and the present deed of declaration is executed to correct the error in the deed plan of sale deed No 060403972 of 2022 in the office of ADSR, Chandernagore.

That there is no change in physical position of the Said Property and only the Correct Memo of Consideration in the Said Principal Deed Of Conveyance stands Incorporated in these presents

The Said Declarants declare that henceforth, the Said Principal Deed of Conveyance shall always be read in conjunction with these and it shall always be deemed that this Deed of Declaration is part and parcel of the Said Principal Deed Of Conveyance.

The Said Declarants declare that save to the extent as modified by this Deed of Declaration, the Said Principal Deed Of Conveyance shall remain unchanged and unaltered.

Be its expressly stated that this Deed of Declaration does not make any material alteration to the contents of the Said Principal Dead Of Conveyance as well as it does not make any material change to the Said Property entered Into the Said Principal Deed Of Conveyance

That the physical and geographic location of the Said Property is not changed through this Declaration and it remains the same.

That the names of the Vendors, names of the Purchasers, Municipal Premises Number, Holding Number, area of land and area of structure and other contents of the Said Principal Deed Of Conveyance remains unchanged.

That by this Deed of Declaration, no Government revenue is lost.

IN WITNESS whereof I put my hands and seals on the day, month and year first above written and I the declarant being well conversant with the contents as well as the gravity as well as consequences as explained by the scribe/draft maker and I am voluntarily executing this indenture in presence of the witnesses.

## SCHEDULE - A

Demarcated property physically measuring 2 (Two) cottah 14 (Fourteen) chatak 8 (eight) Sq feet out of 3 cottah 15 chatak 3 (Three) Cottah 15 (Fifteen) Chatak Bastu property in total comprising of RS Plot 339, RS Khatian 150 corresponding to LR Plot No 466 LR Khatian Nos 136, 156, 163/1, 169, 341, 348, of Mouza Chandernagore, Sheet No 18, J.L. No 1, corresponding to Holding No 239 (New) , 196 (Old) of ward No 19 of Chandernagore Municipal Corporation in the locality of Sabinara Main Road under PO & PS Chandernagore , Dist. Hooghly along with the old single storied residential building aged 30 years having total covered area of 1275 sq. ft. (RCC Covered area with cement floor 1099 Sq feet and RTS Covered area 100 Sq feet and Asbestos/ BW covered area 76 Sq feet ) alongwith all easementary rights, privileges, passage and right to take water connection, electricity, water and cable connection etc. The said property is shown with red border in the deed plan annexed herewith.

Butted and bounded by:

- North Property of Gautam Saha
- South Sabinara Main Road
- East 10 feet wide common passage
- West 6 feet wide common passage \*

## SCHEDULE - B

Out of A schedule property, undivided 1/24<sup>th</sup> share comprising of 1 Chatak 41.58 Sq feet Bastu land in RS Plot 339, RS Khatian 150 corresponding to LR Plot No 466, LR Khatian No 136, Dist Hooghly corresponding to

Holding No 239 (New) , 196 (Old) of ward No 19 of Chandernagore Municipal Corporation in the locality of Sabinara Main Road under PO & PS Chandernagore , Dist Hooghly along with the undivided share in construction in single storied residential building aged 30 years having total covered area of 53.13 sq. ft. (RCC Covered area with cement floor 45.79 Sq feet and RTS Covered area 4.17 Sq feet and Asbestos/ BW covered area 3.17 Sq feet ) in the old single storied residential building aged 30 years alongwith all easementary rights, privileges, passage and right to take water connection, electricity, water and cable connection etc.

Jaydip Sanyal.

SIGNED SEALED AND DELIVERED  
at Chandernagore  
by the DECLARANT

In presence of

~~Savitri Banker~~ -  
Subedar at and of a  
Chandernagore  
Kardiummalik  
Barasat, Chakraborty Era, Chandernagore,  
9653 0839 5747

Directed by me

Nimai Chandre Sanyal  
A/c/cate

Post No 152-6/81

Chandernagore Cantt

Dr. Sautre  
TYPED BY

দুই হাতের আঙ্গুল-এর টিপ ছাপ  
ক্রেতা/বিক্রেতা/দাতা/গ্রহিতা



বাঁহাতের আঙ্গুল-এর টিপ ছাপ		ডানহাতের আঙ্গুল-এর টিপ ছাপ	
	(১) বৃহদাঙ্গুলী	(১) বৃহদাঙ্গুলী	
	(২) তাজনী	(২) তাজনী	
	(৩) মধ্যমা	(৩) মধ্যমা	
	(৪) অনামিকা	(৪) অনামিকা	
	(৫) কনিষ্ঠা	(৫) কনিষ্ঠা	

Jaydip Sanyal.

স্বাক্ষর

[যে ব্যক্তির দুই হাতের আঙ্গুল-এর টিপ ছাপ লওয়া হইল]



भारत सरकार  
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

Enrolment No.: 0647/00444/95983

To  
Kartik Malik  
BARASAT CHAKRABORTYPARA  
Chandannagar  
Hooghly West Bengal - 712136  
9831478581

Signature valid



आपका आधार क्रमांक / Your Aadhaar No. :

**9653 0839 5747**

VID : 9186 5537 2128 0800

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



Issue Date: 14/12/2013



Kartik Malik  
Date of Birth/DOB: 02/10/1975  
Male/ MALE

**9653 0839 5747**

VID : 9186 5537 2128 0800

मेरा आधार, मेरी पहचान

*Kartik malik*

### Major Information of the Deed

Deed No.	I-0604-00055/2023	Date of Registration	06/01/2023
Deed No / Year	0604-2000042442/2023	Office where deed is registered	
Query Date	05/01/2023 12:23:42 PM	A.D.S.R. CHANDANNAGAR, District. Hooghly	
Applicant Name, Address & Other Details	Gouri Sankar Das Suksanatantala, Thana : Chandannagar, District : Hooghly, WEST BENGAL, PIN - 712136, Mobile No. : 9433781419, Status : Deed Writer		
Transaction	Additional Transaction		
[0901] Declaration, Declaration relating to immovable property			
Set Forth value	Market Value		
	Rs. 87,632/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10/- (Article:4)	Rs. 7/- (Article:E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip. (Urban area)		

### Land Details :

District: Hooghly, P.S.- Chandannagar, Municipality: CHANDANNAGAR MC, Road: Sabinara Main Road, Road Zone : (Adjacent to Road -- Adjacent to Road) , Mouza: Chandannagar Sit No-18, JI No: 1, Pin Code : 712136

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-466 (RS -)	LR-136	Bastu	Bastu	1 Chatak 41.58 Sq Ft .1984Dec	0/-	59,632/-	Property is on Road
Grand Total :								

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	45.79 Sq Ft	0/-	26,393/-	Structure Type: Structure
Gr. Floor, Area of floor : 45.79 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L1	7.34 Sq Ft	0/-	1,607/-	Structure Type: Structure
Gr. Floor, Area of floor : 7.34 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		53.13 sq ft	0/-	28,000/-	



Finger print and Signature

Shri Jaydip Sanyal  
(Son of Late Kanak Kumar  
Executed by: Self, Date of  
Execution: 06/01/2023  
Admitted by: Self, Date of  
Admission: 06/01/2023, Place  
: Office

Photo	Finger Print	Signature
		
06/01/2023	LT 06/01/2023	06/01/2023

1050/1 Survey Park Ajoy Nagar, City:- , P.O:- Santoshpur, P.S:-Jadavpur, District:-South 24-  
Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Business,  
Citizen of: India, Aadhaar No: 96xxxxxxx1219, Status :Individual, Executed by: Self, Date of  
Execution: 06/01/2023  
, Admitted by: Self, Date of Admission: 06/01/2023 ,Place : Office

Identifier Details :

Name	Photo	Finger Print	Signature
<b>Shri Kartik Malik</b> Son of Late Sambhu Malik Barasat Chandannagr, City:- Chandannagar, P.O:- Chandannagar, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712136			
	06/01/2023	06/01/2023	06/01/2023

Identifier Of Shri Jaydip Sanyal

Land Details as per Land Record

District: Hooghly, P.S:- Chandannagar, Municipality: CHANDANNAGAR MC, Road: Sabinara Main Road, Road Zone :  
(Adjacent to Road -- Adjacent to Road) , Mouza: Chandannagar Sit No-18, JI No: 1, Pin Code : 712136

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 466, LR Khatian No:- 136	Owner: कनक कुमार सान्याल, Gurdian: कुलदा कुमार, Address: निज , Classification: बाण, Area: 0.01000000 Acre.	Shri Jaydip Sanyal

**Endorsement For Deed Number : I - 060400055 / 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 11:05 hrs on 06-01-2023, at the Office of the A.D.S.R. CHANDANNAGAR by Shri Jaydip Sanyal, Executant.

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

Execution is admitted on 06/01/2023 by Shri Jaydip Sanyal, Son of Late Kanak Kumar Sanyal, 1050/1 Survey Park Ajoy Nagar, P.O: Santoshpur, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Business

Indetified by Shri Kartik Malik, , Son of Late Sambhu Malik, Barasat Chandannagr, P.O: Chandannagar, Thana: Chandannagar, , City/Town: CHANDANNAGAR, Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by profession Business

**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 10.00/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 4636, Amount: Rs.10.00/-, Date of Purchase: 15/12/2022, Vendor name: P K Santra

At

**Swagata Tarafdar**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. CHANDANNAGAR**  
**Hooghly, West Bengal**

Category of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 0604-2023, Page from 4633 to 4647  
being No 060400055 for the year 2023.



Digitally signed by Swagata Tarafdar  
Date: 2023.01.09 17:29:26 +05:30  
Reason: Digital Signing of Deed.

AT

(Swagata Tarafdar) 2023/01/09 05:29:26 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. CHANDANNAGAR  
West Bengal.

(This document is digitally signed.)