

01723/25

I-1739/25



certified that the document is submitted for registration. The signature sheets and the endowment sheets attached with document are the part of this document.

03AC 503685

*[Signature]*  
District Sub-Registrar - V  
Alipore, South 24 Parganas.

4 MAR 2025

### K.M.C. BOUNDARY DECLARATION

Reg: - Premises No. 3986, Nayabad,  
Ward No. 109, Borough - XII, P.S. -  
Panchasayar, Kolkata - 700 094, District  
South 24 - Parganas.

M/S. CORNERSTONE PROJECTS (PAN AAPFC6454P), a Partnership Firm having its registered office at Unit No. 4B, Aastha Apartments, 460, Madurdaha, Post Office - EKTP, Police Station - Anandapur (formerly Tiljala). Kolkata - 700107, represented by one of its Partner, (1) SRI SUMOULINDRA BANERJEE (PAN AGRPB9612N and AADHAAR No. 4431 6615 2693), son of Sri Tapan Jyoti Banerjee, by faith - Hindu, by occupation - Business, nationality - Indian, residing at Flat No. 4B. Aastha Apartments,

Contd..., P/2

460. Madurdaha, Post Office - EKTP, Police Station Anandapur (formerly Tiljala).  
Kolkata 700107, do hereby declare as follows:-

1. That we are the Owners of Premises No. 3986, Nayabad, Ward No. 109, Borough – XII, P.S. - Panchasayar, Kolkata - 700 094, District South 24 - Parganas, being Land area about **378.559 Square Meter = 05 K. 10 Ch. 24.809 Sqft.** more or less, along with structure thereon and propose to construct a building in the aforesaid premises. The Total Boundary Line, in the property is fully mentioned below and described in **RED** and we shall be liable for dispute, if arises, with our neighbours in respect of this said land in future. The Kolkata Municipal Corporation will not be liable for any litigation arises in future over the Said Land, due to false statements and have liberty to revoke the Plan in accordance with the Law.
2. That we shall submit the Plan for the construction of a Building in the above Premises No. 3986, Nayabad, Ward No. 109, Borough – XII, P.S. - Panchasayar, Kolkata - 700 094, District South 24 - Parganas, for obtaining sanction vide application.
3. That we are the Owners of Premises No. 3986, Nayabad, Ward No. 109, Borough – XII, P.S. - Panchasayar, Kolkata - 700 094, District South 24 - Parganas, within the Municipal limits of Kolkata Municipal Corporation, comprising land measuring area about **378.559 Square Meter = 05 K. 10 Ch. 24.809 Sqft.** more or less, along with structure standing thereon more fully described and delineated in the **Map** or **Plan** annexed hereto and thereon coloured in **RED** Verge line.
4. That there is no Civil or Criminal suit pending against the Said Land and the Said Land is free from all encumbrances.



5. The Total Boundary line in the property is fully mentioned below, &, described in Red, &, I shall be liable for dispute if arise, within the neighbours in respect of this Land in Future. The K. M. C. will not be liable for any litigation arises in Future over the said Land due to False Statement, &, has liberty to revoke the Plan in accordance with The Law.
6. That the measurement of four side of Premises No. 3986, Nayabad, Ward No. 109, Borough – XII, P.S. - Panchasayar, Kolkata - 700 094, District South 24 - Parganas, is given in the Schedule below.

### **SCHEDULE**

Premises No. 3986, Nayabad, Ward No. 109, Borough – XII, Mouza – Nayabad, J.L. No. – 25, R.S./L.R. Dag No. – 110, R.S. Khatian No. – 139, L.R. Khatian No. – 3252, P.S. - Panchasayar, Kolkata - 700 094, District South 24 - Parganas, being Land measuring area about **378.559 Square Meter = 05 K. 10 Ch. 24.809 Sqft.** more or less, along with structure thereon, within the limits of the Kolkata Municipal Corporation, being Butted and Bounded as follows:

**ON THE NORTH** : 1048 MM, 19768 MM;

**ON THE SOUTH** : 13347 MM;

**ON THE EAST** : 1685 MM, 1260 MM, 1340 MM, 2996 MM, 15640 MM;

**ON THE WEST** : 20040 MM.

IN WITNESS WHEREOF the executants put their respective signature on this 4<sup>th</sup> day of March, 2025.

WITNESSES:-

1. Bahul Dhar  
Q'ry Nayar  
Kol- 15

2. Q'ry Dey  
Mr  
Kol- 28

**CORNERSTONE PROJECTS**

Sumon Dey  
Partner  
**PARTNER**

**DECLARANTS**

Drafted as per K.M.C. Proforma

Deban De  
1-17/6/23

Type In

**PRINT ZONE**

Alipore Police Court  
 Kolkata - 700027.

T. Dhar

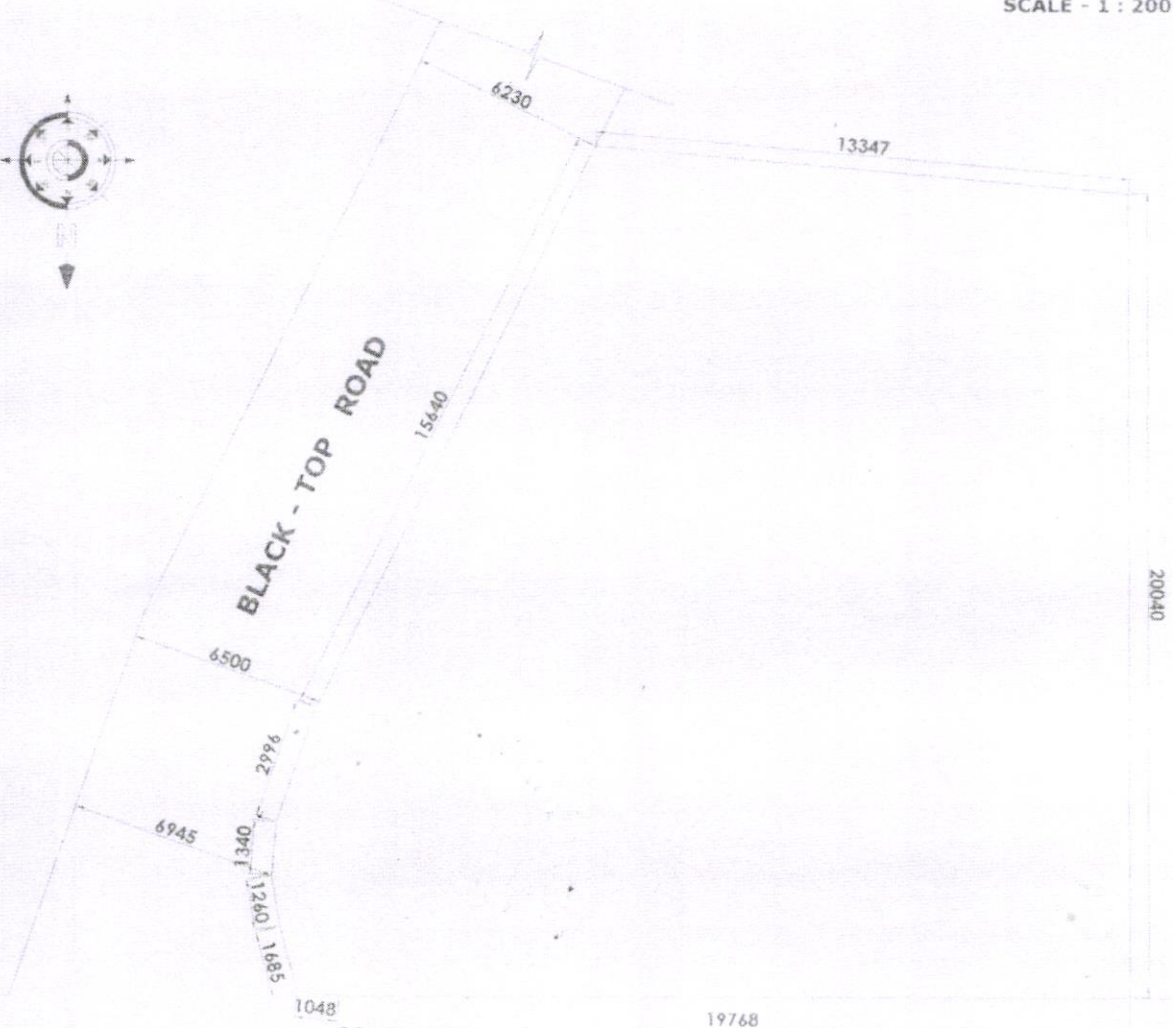
Tanmoy Dhar

SITE PLAN SHOWING THE BOUNDARY OF THE PREMISES NO.- 3986,  
NAYABAD, WARD NO.-109, BOROUGH-XII, P.S. - PANCHASAYAR, UNDER  
MOUZA - NAYABAD, J.L. NO. - 25, R.S./L.R. DAG NO. - 110, R.S. KHATIAN  
NO. - 139, L.R. KHATIAN NO. - 3252.

AREA OF LAND- 378.559 Sqm. ( 05 K.- 10 CH - 24.809 SQFT.)

AREA SHOWN IN RED COLOUR

SCALE - 1 : 200



12.192 M. WIDE BLACK - TOP ROAD

CORNERSTONE PROJECTS

*Sumant Dora*  
*Partner*  
PARTNER



		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name .....

Signature .....



		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name SUMOLINDRA BAWERJEE

Signature Sumolindra Bawerjee

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name .....

Signature .....

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name .....

Signature .....



### Major Information of the Deed

Deed No :	I-1630-01732/2025	Date of Registration	04/03/2025
Query No / Year	1630-2000538861/2025	Office where deed is registered	
Query Date	22/02/2025 11:04:38 PM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Rahul Dhar Ajoynagar,Thana : Purba Jadabpur, District : South 24-Parganas, WEST BENGAL, PIN - 700075, Mobile No. : 8981314794, Status :Deed Writer		
Transaction		Additional Transaction	
[0901] Declaration, Declaration relating to immovable property			
Set Forth value		Market Value	
Rs. 1/-		Rs. 1,21,76,884/-	
Stampduty 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:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 3986, , Ward No: 109 Pin Code : 700094



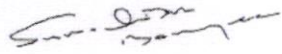
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	5 Katha 10 Chatak 24.809 Sq Ft	1/-	1,21,76,884/-	Width of Approach Road: 40 Ft.,
Grand Total :				9.3381Dec	1 /-	121,76,884 /-	

### Declarant Details :




SI No	Name,Address,Photo,Finger print and Signature
1	<b>CORNERSTONE DEVELOPERS</b> Unit No. 4B, Aastha Apartments, 460, Madurdaha, City:- Kolkata, P.O:- EKTP, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Date of Incorporation:XX-XX-1XX6 , PAN No.: aaxxxxxx4p,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative



### Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Shri Sumoulindra Banerjee</b> <b>(Presentant )</b> Son of Shri Tapan Jyoti Banerjee Date of Execution - 04/03/2025, , Admitted by: Self, Date of Admission: 04/03/2025, Place of Admission of Execution: Office	<b>Photo</b>  Mar 4 2025 12:48PM	<b>Finger Print</b>  Captured LTI 04/03/2025	<b>Signature</b>  04/03/2025
4B, Aastha Apartments, 460, Madurdaha, City:- Kolkata, P.O:- EKTP, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.:: agxxxxxx2n, Aadhaar No: 44xxxxxxxx2693 Status : Representative, Representative of : CORNERSTONE DEVELOPERS (as Partner)				

### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr Rahul Dhar</b> Son of Late Ranjit Dhar Ajoynagar, City:- Kolkata, P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075	 04/03/2025	 Captured 04/03/2025	 04/03/2025
Identifier Of Shri Sumoulindra Banerjee			



**Endorsement For Deed Number : I - 163001732 / 2025**

**On 04-03-2025**

**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 12:22 hrs on 04-03-2025, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Shri Sumoulindra Banerjee ,.

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

Execution is admitted on 04-03-2025 by Shri Sumoulindra Banerjee, Partner, CORNERSTONE DEVELOPERS (Partnership Firm), Unit No. 4B, Aastha Apartments, 460, Madurdaha, City:- Kolkata, P.O:- EKTP, P.S:-Tiljala, District:- South 24-Parganas, West Bengal, India, PIN:- 700107

Indetified by Mr Rahul Dhar, , , Son of Late Ranjit Dhar, Ajoynagar, P.O: Santoshpur, Thana: Purba Jadabpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Others

**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 280050, Amount: Rs.10.00/-, Date of Purchase: 03/01/2025, Vendor name: AMAL KR SAHA

*Dilip Kumar Mondal*

**Dilip Kumar Mondal  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - V SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2025, Page from 37383 to 37393

being No 163001732 for the year 2025.

BOM 12/11



*Mondal*

Digitally signed by DILIP KUMAR MONDAL  
Date: 2025.03.04 13:39:59 +05:30  
Reason: Digital Signing of Deed.

(Dilip Kumar Mondal) 04/03/2025

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS

West Bengal.