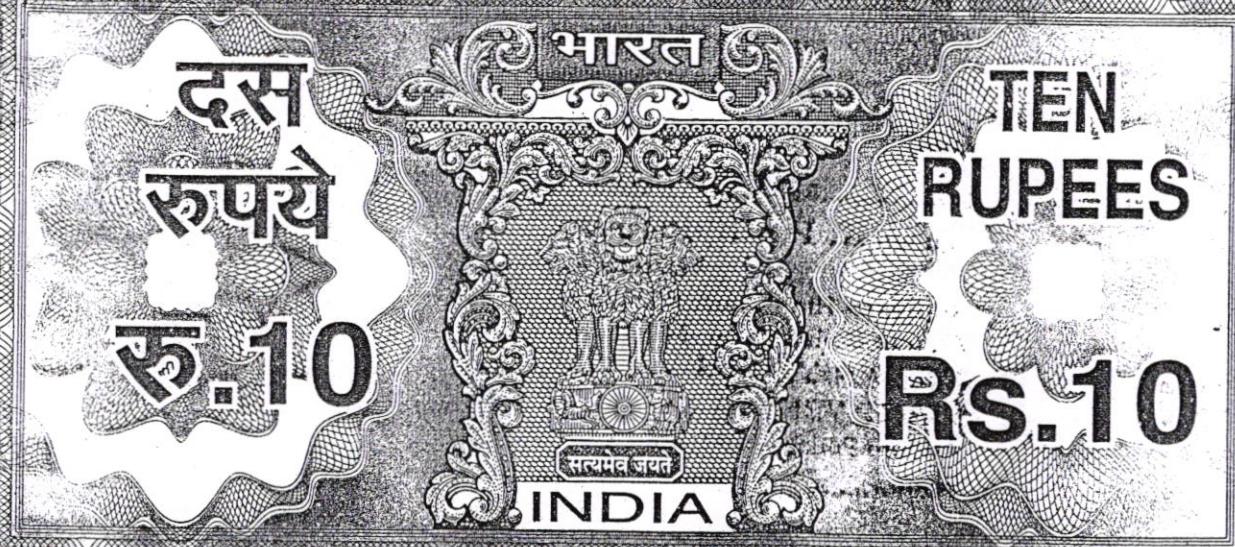


S-0915/24

I-930/24

भारतीय रुपये



INDIA NON JUDICIAL

৪০/২৪ পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL Q- 734137/2495AB 283410

BOUNDRY DECLARATION TO K.M.C.

Re:- Assess property measuring 3 Kathas 13 Chittaks 42.758 Sq.ft. (258.989 SqM.)
lying and situated at Mouza Nayabad, at comprised in R.S. and L.R. Dag No. 151,
R.S. Khatian No. 98, L.R.Khatian No. 3049, Premises No. 347, Nayabad, Assessee
No. 31-109—8-0347-9, Police Station Purba Jadavpur, now Panchasayar, under
K.M.C. Ward No. 109, Borough-XII, Kolkata- 700099, District South 24- Parganas.

to
be

District Sub-Registrar-V
Alipore, South 24 Parganas

18 MAR 2024

Sukanta Roy

11 MAR 2024

20620

No. Rs 10/- Date.....

Name: K. P. Majumder.
Advocate

Address: High Court, Calcutta
Alipore Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, Kol - 27

Vendor.....

✓

✓

Debit + Banerjee

+ H.V.

Alipore Judges' Court

Alipore

Kol - 27

24 PGS.
24 PGS.

11 MAR 2024

I, SMT. USHA DALUI (PAN - DZRPD3612L), (AADHAAR No. - 496610270902),
wife of Late Rabin Dalui, daughter of Late Ganesh Das by religion - Hindu,
Nationality- Indian, by Occupation House Wife, residing at F- Block, Stabdi Park, 347,
Nayabad, Post Office - Mukundapur, Police Station - previously Purba Jadavpur now
Panchasayer, Kolkata - 700099, District South 24- Parganas, represented by her
constituted Attorney SMT. SUCHARITA ROY, (PAN No. BDOPR0647A), (AADHAAR
No. 471811335719), (MOBILE No. 8335904564), wife of Sri Barun Kumar Roy, by faith
Hindu, by Occupation- Service, by Nationality-Indian, residing P-33, Green Land,
Post Office- Mukundapur, Police Station- previously Sonarpur at Present
Narendrapur, Kolkata-700099, District South- 24 Parganas by virtue of registered
Development Power of Attorney registered in the Office of D.S.R.-IV, Alipore and
recorded in Book No. -I, Volume No. 1604-2023, Pages 258232 to 258251, Being No.
106008432 for the year 2023 do hereby solemnly affirm and declare as follows:-

1. That Sri Ganesh Chandra Das, son of Late Manik Chandra Das of Nayabad purchased **ALL THAT** piece and parcel of Shali land measuring about 3 Kathas 13 Chittaks 42.758 Sq.ft. (258.989 SqM.) lying and situated at Mouza Nayabad, at comprised in R.S. Dag No. 151, R.S. Khatian No. 98, Police Station Purba Jadavpur, now Panchasayer, under K.M.C. Ward No. 109, Borough-XII, Kolkata- 700099, District South 24- Parganas from one Sri Sudarsan Parmanik, son of Late Haripada Pramink of Chakganiagachi, by way of Bengali Saf Bikray Kobala (Deed of Sale) and the said Deed was duly registered in the Office of District Registrar at Alipore on 01.04. 1971 and the same recorded in Book No. I, Volume No. 38, Pages from 161 to 164, Being No. 1316 for the year 1971, after aforesaid purchase said Sri Ganesh Chandra Das mutated his name in the record of the Kolkata Municipal Corporation vide Assesse

Sucharita Roy

No. 31-109-08-0347-9 and the said property numbered as Premises No. 347, Nayabad, Kolkata- 700099.

2. That while seized and possessed the aforesaid landed property said Ganesh Chandra Das died intestate leaving behind his only married daughter namely SMT. USHA DALUI the Owner herein as his sole legal heir and successor and thus the Owner herein became the absolute Owner of the aforesaid property by way of inheritance and became the absolute Owner the Owner namely SMT. USHA DALUI mutated her name in the record of K.M.C. vide Assessee No. 31-109-08-0347-9 and the said property numbered as Premises No. 347, Nayabad, Kolkata- 700099.
3. That the Owner namely SMT. USHA DALUI of the assessed property 3 Kathas 13 Chittaks 42.758 Sq.ft. (258.989 SqM.) with structure and poppose to construct a building in the aforesaid property as mentioned above out of total property measuring 3 Kathas 13 Chittaks 42.758 Sq.ft. (258.989 SqM.) more or less. The total boundary line of the property is fully mentioned below and described in RED and I shall be liable for dispute if arises, within the of any with my neighbors in respect of the said land in future. The Kolkata Municipal Corporation will not be liable for any litigation arises in future over the said land and due to false statement and has liberty to revoke the plan in accordance with law.
4. That I shall submit the plan for the construction of a building in the said Premises measuring 3 Kathas 13 Chittaks 42.758 Sq.ft. (258.989 SqM.) more or less for obtaining sanction to the K.M.C. vide application.
5. That there is no civil or criminal case pending against the said land and the said land is free from all encumbrances.

Suklanta Roy

1. That the measurement of the four sides of the land of the Premises No. 347, Nayabad, Police Station Purba Jadavpur, now Panchasayar, under K.M.C. Ward No. 109, Borough-XII, Mouza Nayabad, comprised in R.S. and L.R. Dag No. 151, R.S. Khatian No. 98, L.R. Khatian No. 3049, Kolkata- 700099, District South 24- Parganas , with my ownership are as follows:-

ON THE NORTH	9040 mm. & 7032 mm.
ON THE SOUTH	14583 mm.
ON THE EAST	14405mm.
ON THE WEST	19090 mm.

The land is butted and bounded by :-

ON THE NORTH	:	6.096 m Wide Road & 6.096 M Wide Road
ON THE SOUTH	:	Land & House of Smt. Shephali Pradhan
ON THE EAST	:	1.828M Private Road
ON THE WEST	:	Vacant Land of R.S. Dag No. 151

Sukanta Roy

The above statement are true to the best of my knowledge and for any discrepancy the K.M.C. Authority will have every right to revoke the sanctioned plan forthwith.

SINGED THIS the 8th Day of March, 2024

WITNESSES:

1. Debjit Banerjee
Adv.
Alipore Judges' Court
Kol 1-27

SMT. USHA DALUI represented by her
constituted attorney SMT. SUCHARITA ROY

Sucharita Roy
SIGNATURE OF THE DECLARANT

2. Debjit Banerjee
Adv.
Alipore Judges' Court
Kol 1-27

Drafted by me as per K.M.C. Performa

Debjit Banerjee
DEBJIT BANERJEE
Advocate
Alipore Judges' Court
Kolkata -700027
WB-1152/2000

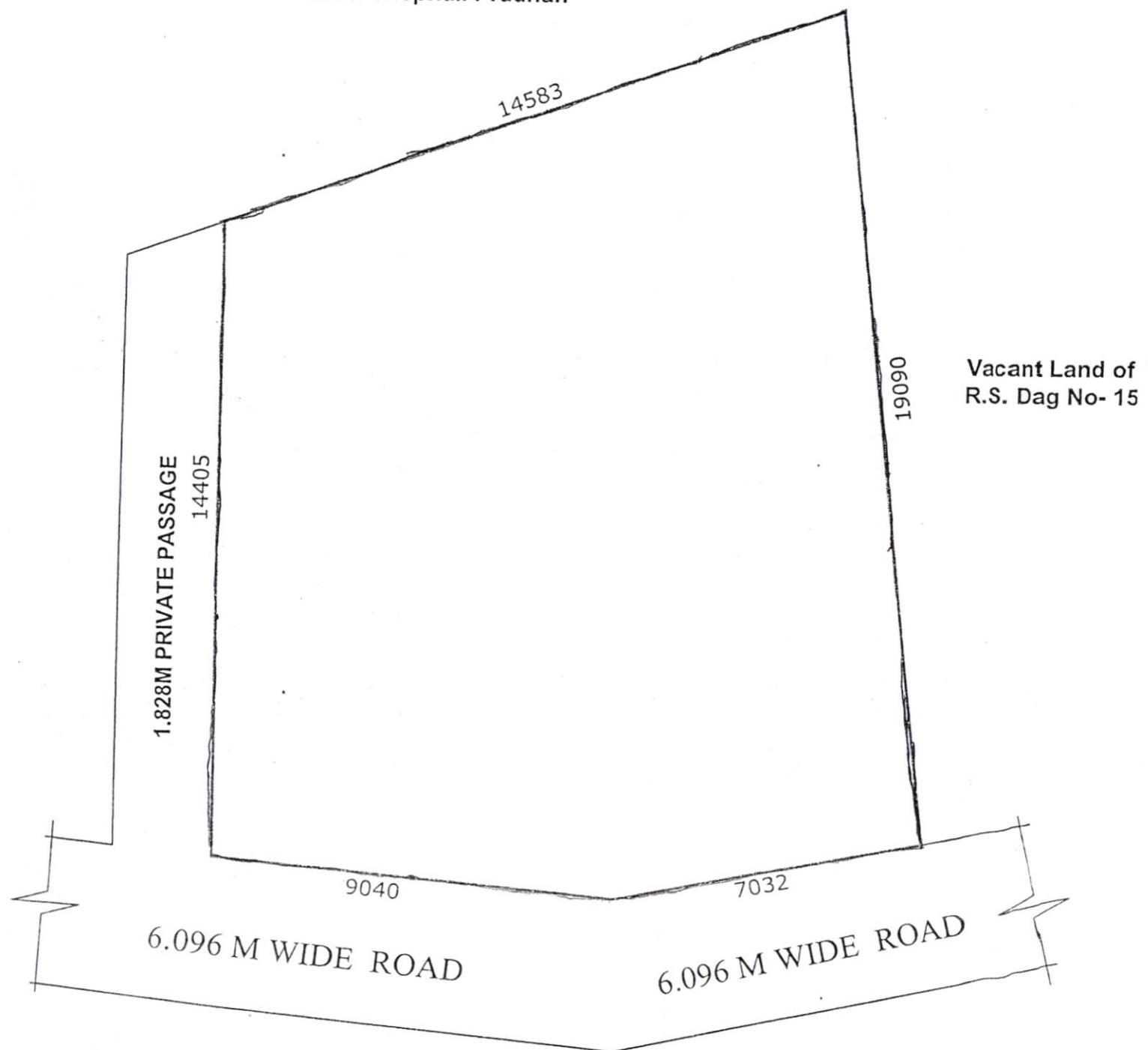
Sucharita Roy

SITE PLAN SHOWN THE PLOT OF LAND AT SCHEME PREMISES NO - 347, NAYABAD, WARD NO- 109, BOROUGH - XII, KOLKATA - 700 099. AT R.S. DAG NO- 151, R.S. KHATIAN NO- 98, L.R. KHATIAN NO - 3049, MOUZA- NAYABAD, J.L. NO- 25, P.S.- PANCHASAYAR.

AREA OF LAND = 3K. 13CH. 42.758 SQFT. (258.989 SQM.)
(Shown in Red Border Line)



Land & House of
Smt. Shephali Pradhan



Smt. USHA DALVI represented by her
Constituted attorney

Sucharita Roy

Sucharita Roy
Signature of Owner



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

Signature

Sukhanta Roy

	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
PHOTO	left hand				
	right hand				

Name

Signature

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

Name

Signature

Sukhanta Roy

Major Information of the Deed

Deed No.:	I-1630-00930/2024	Date of Registration:	18/03/2024
Query No / Year:	1630-2000734137/2024	Office where deed is registered:	
Query Date:	17/03/2024 9:31:13 PM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Debjit Banerjee Alipore Judges Court, Kolkata-700027, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9433339018, Status :Advocate		
Transaction	Additional Transaction		
[0901] Declaration, Declaration relating to immovable property			
Set Forth value	Market Value		
Rs. 1/-	Rs. 69,69,394/-		
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: 347, , Ward No: 109 Pin Code : 700099

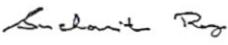
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		3 Katha 13 Chatak 42.758 Sq Ft	1/-	69,69,394/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
	Grand Total :				6.3886Dec	1/-	69,69,394 /-	

Declarant Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Smt Usha Dalui Wife of Late Rabin Dalui Stabdi Park, Block/Sector: F, 347, Nayabad, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: dzxxxxxx21, Aadhaar No: 49xxxxxxxx0902, Status :Individual, Executed by: Attorney, Executed by: Attorney



Attorney Details :

SI No	Name, Address, Photo, Finger print and Signature	Photo	Finger Print	Signature
1	<p>Smt Sucharita Roy (Presentant) Wife of Barun Kumar Roy Date of Execution - 18/03/2024, Admitted by: Self, Date of Admission: 18/03/2024, Place of Admission of Execution: Office</p>		 Captured	
<p>P-33, Green Land, Mukundapur, City:-, P.O:- Mukundapur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099, Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.: bdxxxxxx7a, Aadhaar No: 47xxxxxxxx5719 Status : Attorney, Attorney of : Smt Usha Dalui</p>				
<p>Mar 18 2024 1:42PM</p>		LTI	18/03/2024	18/03/2024

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Debit Banerjee Son of Late Pabitra Kumar Banerjee Alipore Judges Court, Alipore, City:-, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027		 Captured	
	18/03/2024	18/03/2024	18/03/2024
Identifier Of Smt Sucharita Roy			



Endorsement For Deed Number : I - 163000930 / 2024

On 18-03-2024

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 12:50 hrs on 18-03-2024, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Smt Sucharita Roy ,.

Executed by Attorney

Execution by Smt Sucharita Roy, , Wife of Barun Kumar Roy, P-33, Green Land, Mukundapur, P.O: Mukundapur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by profession Service as constituted attorney for Smt Usha Dalui Stabdi Park, Sector: F, 347, Road: Nayabad, , P.O: Mukundapur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700099 is admitted by him

Indentified by Mr Debjit Banerjee, , Son of Late Pabitra Kumar Banerjee, Alipore Judges Court, Alipore, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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/-

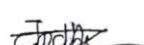
Payment of Stamp Duty

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 20620, Amount: Rs.10.00/-, Date of Purchase: 11/03/2024, Vendor name:

Subhankar Das



Jaideb Pal
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 1630-2024, Page from 23920 to 23931

being No 163000930 for the year 2024.



Jaideb Pal

Digitally signed by Jaideb Pal
Date: 2024.03.18 14:22:55 +05:30
Reason: Digital Signing of Deed.

(Jaideb Pal) 18/03/2024

DISTRICT SUB-REGISTRAR

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

West Bengal.

Sucharita Roy