

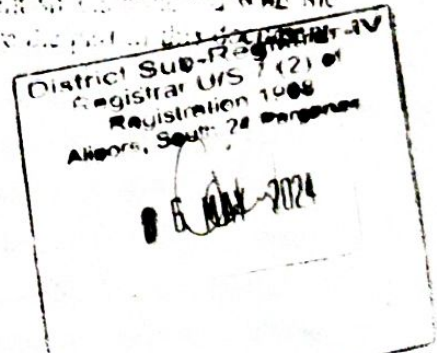
05/03/24

I-04910/2024



पश्चिम बंगाल WEST BENGAL

95AB 218747  
 Certified that the document is genuine  
 Registration. The signature of the  
 Government is correct and valid.  
 Government of West Bengal



### K.M.C. UNDERTAKING FOR TENANTS

WE, (1) SRI JAYANTA GHOSH, (PAN - BSXPG9614E), (Aadhaar No. 3855 9015 0708), son of Late Anil Baran Ghosh, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at D-69 Baghajatin Pally, Post Office - Jadavpur University, Police Station - Jadavpur, Kolkata - 700 032, District - South 24-Parganas, (2) SRI BIDYUT BARAN GHOSH, (PAN -ADYPG2423N), (Aadhaar No. 2707 5938 9314), son of Late Anil Baran Ghosh, by Faith - Hindu, by Occupation - Retired, by Nationality - Indian, residing at D-95A, Baghajatin Pally, Post Office - Jadavpur University, Police Station - Jadavpur, Kolkata - 700 032,



District – South 24-Parganas, (3) **SRI UTTAM KUMAR GHOSH**, (PAN – **ADEPG6496R**), (Aadhaar No. **6285 9265 4166**), son of Late Anil Baran Ghosh, by Faith – Hindu, by Occupation – Retired, by Nationality – Indian, residing at 185/2, Kharer Math, Ward No. 9, Post Office – New Barrackpore, Police Station – New Barrackpore, West Bengal – 700 131, (4) **SMT. SUMITA CHAKRABORTY**, (PAN – **ARSPC7188G**), (Aadhaar No. **6132 0247 1347**), wife of Late Somesh Chakraborty and daughter of Late Anil Baran Ghosh, by Faith – Hindu, by Occupation – Housewife, by Nationality – Indian, residing at Panchabati, Panihati (M), Natagarh, North 24 Parganas, West Bengal– 700 113, (5) **SMT. ARUNA GHOSH alias SOMA GHOSH**, (PAN – **AUVPG1912E**), (Aadhaar No. **4362 1105 1180**), wife of Swapan Kumar Ghosh and daughter of Late Anil Baran Ghosh, by Faith – Hindu, by Occupation – Housewife, by Nationality – Indian, residing at 512/1, Haralal Nagar, Masji Badi Road, Post Office – Kanchrapara, Police Station – Kanchrapara, District – South 24-Parganas, Pin code – 743145, (6) **SMT. GOPA BHATTACHARJEE**, (PAN – **CAJPB2434C**), (Aadhaar No. **8121 8893 4896**), wife of Bimalendu Bhattacharjee, daughter of Late Anil Baran Ghosh, by Faith – Hindu, by Occupation – Housewife, by Nationality – Indian, residing at L R 364, A.B.L. Township, Durgapur Abi Township, Barddhaman, West Bengal– 713 206, (7) **SMT. GOURI DUTTA**, (PAN – **BYXPD2877A**), (Aadhaar No. **2301 8207 5115**), wife of Late Swapan Dutta and daughter of Late Anil Baran Ghosh, by Faith – Hindu, by Occupation – Housewife, by Nationality – Indian, residing at E 42 Baghajatin Pally, Post Office – Baghajatin, Police Station – Patuli, Kolkata – 700 086, District – South 24-Parganas, represented by their Constituted Lawful Attorney “**M/S. UMA ENTERPRISE**”, (PAN : **AMUPM3072C**), a sole proprietorship concern, having its office at E/41, Baghajatin, Post Office - Baghajatin, Police Station – Patuli, Kolkata – 700 086, District – South 24-Parganas, being represented by its sole proprietor namely **SRI DIPANKAR MAJUMDER**, (PAN : **AMUPM3072C**), (Aadhaar No. **7300 6870 9450**), son of Sri Dulal Aditya Majumder, by faith – Hindu, by Nationality – Indian, by Occupation – Business, residing at E/41, Baghajatin, Post Office - Baghajatin, Police Station – Patuli, Kolkata – 700 086, District – South 24-Parganas, by virtue of a registered General Power of Attorney dated 14.07.2023, registered at District Sub-Registrar - III, Alipore, South 24-Parganas and entered into Book No. I, Volume No. 1603-2023, Pages from 296205 to 296226, being Deed No. 1603010315 for the year 2023, do hereby solemnly affirm and declare as follows:



1. That we are the sole and absolute joint owners of **K.M.C. Premises No. 171, Baghajatin Block – 'D'**, having Assessee No. **31-102-02-0171-3**, within the limits of The Kolkata Municipal Corporation **Ward No. 102**, corresponding to **Postal Address D-69 Baghajatin Pally, Police Station – Jadavpur, Kolkata – 700 032**, District – South 24-Parganas, Borough - XI, of The Kolkata Municipal Corporation, measuring net land area of **207.448 Sq.Mtr.** equivalent to **3 (Three) Cottahs 1 (One) Chittack 27.97 (Twenty-seven point nine seven) Sq.ft. more or less** as per present physical measurement as morefully mentioned in the **SCHEDULE** below.
2. That we shall submit a building plan to The Kolkata Municipal Corporation for construction of a new building in the said **K.M.C. Premises No. 171, Baghajatin Block – 'D'**, having Assessee No. **31-102-02-0171-3**, within **Ward No. 102, Police Station – Jadavpur, Kolkata – 700 032**, District – South 24-Parganas, Borough - XI, for sanction of such building plan.
3. That we do hereby declare that in the event of The Kolkata Municipal Corporation granting sanction to the said plan, in respect of our said Premises we undertake to save the Kolkata Municipal Corporation harmless from the consequences of all the proceedings that may be commenced or proceeded by the existing Tenants in the said premises against The Kolkata Municipal Corporation in respect of such sanction.
4. That we declare that we will not evict the existing tenants and in case it is necessary to remove the tenants we undertake to provide him/his/them with identical / equivalent area in and around in the said premise or monetary compensation by mutual arrangements. We do hereby declare that we have applied for sanction of building plan at **Premises No. 171, Baghajatin Block – 'D'**, having Assessee No. **31-102-02-0171-3**, within the limits of The Kolkata Municipal Corporation **Ward No. 102**, corresponding to **Postal Address D-69 Baghajatin Pally, Police Station – Jadavpur, Kolkata – 700 032**, under The Kolkata Municipal Corporation, U/s. 393 of The Kolkata Municipal Corporation Act 1980 and K.M.C. Building Rules 2009, after demolition of the existing structure.
5. That we also undertake to make construction strictly in accordance with the sanctioned plan and further we agree that if any construction is made by us



illegally and in deviation with the sanctioned plan The Kolkata Municipal Corporation will be entitled to demolish the same without any notice to us.

6. That there by any dispute between ourselves and our Tenant the matter will be referred to the Municipal Commissioner or any officer of The Kolkata Municipal Corporation in this behalf whose decision shall be final and binding on the parties/us.
7. The statements contained in the foregoing paragraphs are true to our knowledge save those that are our submissions.

**SCHEDULE OF PROPERTY**  
**SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece and parcel of presently 'Bastu' land measuring net land area of **207.448 Sq.Mtr.** equivalent to **3 (Three) Cottahs 1 (One) Chittack 27.97 (Twenty-seven point nine seven) Sq.ft. more or less** together with several structures measuring an area of **1000 Sq.ft.** having cemented flooring standing thereon, whereon a new multi storied building with lift facility shall be erected as per sanction building plan to be sanctioned by The Kolkata Municipal Corporation, Borough Office – XI after demolishing the existing old structure, situated in **Mouza - Bademasur, J.L. No. 31,** comprising in **C.S. Plot No. 25 (P) and 26 (P), E/P No. 458, S.P. No. 435,** within the limits of The Kolkata Municipal Corporation **Ward No. 102,** known as **K.M.C. Premises No. 171, Baghajatin Block – 'D',** having Assessee No. **31-102-02-0171-3,** corresponding to **Postal Address D-69 Baghajatin Pally, Police Station – Jadavpur, Kolkata – 700 032,** District – South 24-Parganas. The entire property is butted and bounded by :

<b><u>ON THE NORTH</u></b>	<b>:</b>	Premises No. D/71, Baghajatin Colony, Kolkata - 700032 & one three storied building;
<b><u>ON THE SOUTH</u></b>	<b>:</b>	10100 MM wide Black Top Baghajatin Station Road;
<b><u>ON THE EAST</u></b>	<b>:</b>	Premises No. D/69A, Baghajatin Station Road, Kolkata- 700032;
<b><u>ON THE WEST</u></b>	<b>:</b>	3550 MM wide Black Top K.M.C. Road.



We, signed this declaration on this the 6<sup>th</sup> day of May, 2024

**WITNESS :**

1. Tapan Mishra  
Advocate  
High Court, Calcutta

UMA ENTERPRISE  
Gopankar Rajender (Om)  
Proprietor

As lawful Constituted Attorney of the  
Declarants herein.

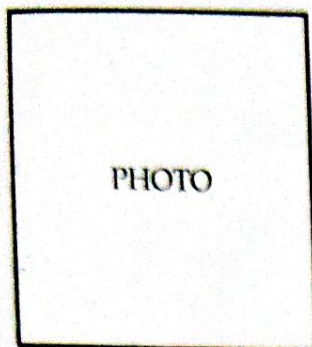
2. Abhijit Kumar Mishra  
vill Nij Meitane  
P.O. Battala  
Dist. Purba Medinipur

**SIGNATURE OF THE DECLARANTS**

**DRAFTED & PREPARED BY  
AS PER K.M.C. PROFORMA :**

Debes Kumar Misra (MS) (MS)  
(MR. DEBES KUMAR MISRA)  
ADVOCATE [ Enrollment No.F/364/329/1989 ]  
HIGH COURT, CALCUTTA  
Resi-cum-Chamber : 69/1, Baghajatin  
Place, Kolkata-700 086.  
PH-9830236148(D.K.M.),  
Email:debeskumarmisra@gmail.com  
9051446430(Somesh),  
Email:mishrasomesh08@gmail.com  
9836115120(Tapesh),  
Email:tapesh.mishra85@gmail.com

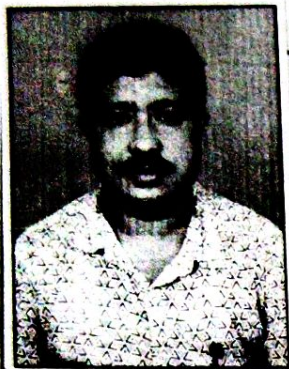




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left hand					
right hand					

Name .....

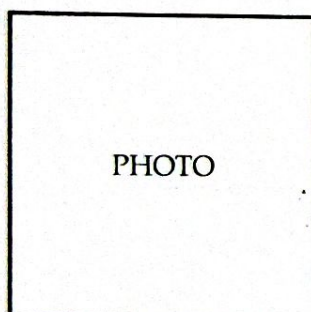
Signature .....



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

Name DIPANKAR MAJUMDER

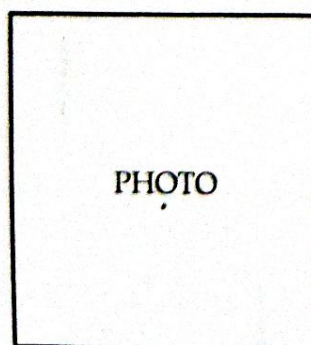
Signature Dipankar Majumder (Dm)



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

Name .....

Signature .....



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

Name .....

Signature .....



### Major Information of the Deed

Deed No :	I-1604-04910/2024	Date of Registration	06/05/2024
Query No / Year	1604-2001130008/2024	Office where deed is registered	
Query Date	05/05/2024 7:37:51 PM	D.S.R. - IV SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	Tapesha Mishra H C Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9836115120, Status : Advocate		
Transaction	Additional Transaction		
[0901] Declaration, Declaration relating to immovable property			
Set Forth value	Market Value		
Rs. 1/-	Rs. 35,16,926/-		
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:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bagha Jatin Colony D Block, , Premises No: 171, , Ward No: 102 Pin Code : 700032

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	3 Katha 1 Chatak 27.97 Sq Ft	1/-	35,16,926/-	Width of Approach Road: 33 Ft.,
Grand Total :				5.1172Dec	1 /-	35,16,926 /-	



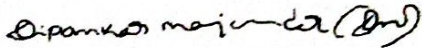
### Declarant Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Shri Jayanta Ghosh</b> Son of Late Anil Baran Ghosh D-69, Baghajatin Pally, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.: bsxxxxxx4e, Aadhaar No: 38xxxxxxxx0708, Status :Individual, Executed by: Attorney, Executed by: Attorney
2	<b>Shri Bidyut Baran Ghosh</b> Son of Late Anil Baran Ghosh D-95A, Baghajatin Pally, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.: adxxxxxx3n, Aadhaar No: 27xxxxxxxx9314, Status :Individual, Executed by: Attorney, Executed by: Attorney
3	<b>Shri Uttam Kumar Ghosh</b> Son of Late Anil Baran Ghosh 185/2, Kharer Math, Ward No. 9, City:- , P.O:- New Barrackpore, P.S:-Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN:- 700131 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.: adxxxxxx6r, Aadhaar No: 62xxxxxxxx4166, Status :Individual, Executed by: Attorney, Executed by: Attorney



4	<b>Smt Aruna Ghosh, (Alias: Soma Ghosh)</b> Daughter of Late Anil Baran Ghosh 512/1, Haralal Nagar, Masji Bari Raod, City:- , P.O:- Kanchrapara, P.S:- Kanchrapara, District:-North 24-Parganas, West Bengal, India, PIN:- 743145 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.: auxxxxxx2e, Aadhaar No: 43xxxxxxxx1180, Status :Individual, Executed by: Attorney, Executed by: Attorney
5	<b>Smt Gopa Bhattacharjee</b> Daughter of Late Anil Baran Ghosh LR 364, A.B.L. Township, Durgapur Abi Township, Barddhaman, City:- , P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713206 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.: caxxxxxx4c, Aadhaar No: 81xxxxxxxx4896, Status :Individual, Executed by: Attorney, Executed by: Attorney
6	<b>Smt Gouri Dutta</b> Daughter of Late Anil Baran Ghosh E 42 Baghajatin Pally, City:- , P.O:- Baghajatin, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.: byxxxxxx7a, Aadhaar No: 23xxxxxxxx5115, Status :Individual, Executed by: Attorney, Executed by: Attorney
7	<b>Smt Sumita Chakraborty</b> Daughter of Late Anil Baran Ghosh Panchabati, Panihati (m), Natagarh, City:- , P.O:- Natagarh, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700113 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.: arxxxxxx8g, Aadhaar No: 61xxxxxxxx1347, Status :Individual, Executed by: Attorney, Executed by: Attorney

#### Attorney Details :

Attorney Details :			
Sl No	Name,Address,Photo,Finger print and Signature		
1	Name	Photo	Signature
	<p><b>Mr DIPANKAR MAJUMDER</b> <b>(Presentant )</b> Son of Mr DULAL ADITYA MAJUMDER Date of Execution - 06/05/2024, , Admitted by: Self, Date of Admission: 06/05/2024, Place of Admission of Execution: Office</p>	  May 6 2024 1:51PM	 Captured  LTI 06/05/2024
			  06/05/2024
<p>Sole Proprietor, M/S UMA ENTERPRISE , E/41, Baghajatin, Post Office - Baghajatin, Police Station – Patuli, Kolkata – 700 086, District – South 24-Parganas, City:- Kolkata, P.O:- BAGHAJATIN, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086 , E/41 Baghajatin, City:- Kolkata, P.O:- Baghajatin, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.: AMxxxxxx2c, Aadhaar No: 73xxxxxxxx9450 Status : Attorney, Attorney of : Shri Jayanta Ghosh, Shri Bidyut Baran Ghosh, Shri Uttam Kumar Ghosh, Smt Aruna Ghosh, Smt Gopa Bhattacharjee, Smt Gouri Dutta, Smt Sumita Chakraborty</p>			

#### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr Abhijit Kumar Mishra</b> Son of Late Niranjana Mishra Village - Nij Maitana, City:- , P.O:- Battala, P.S:-Ramnagar, District:-Purba Midnapore, West Bengal, India, PIN:- 721433		 Captured	
	06/05/2024	06/05/2024	06/05/2024



Endorsement For Deed Number : I - 160404910 / 2024

06-05-2024

**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 12:04 hrs on 06-05-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr DIPANKAR MAJUMDER ..

**Executed by Attorney**

Execution by Mr DIPANKAR MAJUMDER, Sole Proprietor, M/S UMA ENTERPRISE (Sole Proprietorship), E/41, Baghajatin, Post Office - Baghajatin, Police Station - Patuli, Kolkata - 700 086, District - South 24-Parganas, City:- Kolkata, P.O:- BAGHAJATIN, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086 as constituted attorney for 1. Shri Jayanta Ghosh D-69, Baghajatin Pally, P.O: Jadavpur University, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, 2. Shri Bidyut Baran Ghosh D-95A, Baghajatin Pally, P.O: Jadavpur University, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, 3. Shri Uttam Kumar Ghosh 185/2, Kharer Math, Ward No. 9, P.O: New Barrackpore, Thana: Barrackpore, , North 24-Parganas, WEST BENGAL, India, PIN - 700131, 4. Smt Aruna Ghosh , Soma Ghosh 512/1, Haralal Nagar, Masji Bari Raod, P.O: Kanchrapara, Thana: Kanchrapara, , North 24-Parganas, WEST BENGAL, India, PIN - 743145, 5. Smt Gopa Bhattacharjee LR 364, A.B.L. Township, Durgapur Abi Township, Bardhaman, P.O: Durgapur, Thana: Durgapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713206, 6. Smt Gouri Dutta E 42 Baghajatin Pally, P.O: Baghajatin, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700086, 7. Smt Sumita Chakraborty Panchabati, Panihati (m), Natagarh, P.O: Natagarh, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700113 is admitted by him

Indetified by Mr Abhijit Kumar Mishra, , Son of Late Niranjana Mishra, Village - Nij Maitana, P.O: Battala, Thana: Ramnagar, , Purba Midnapore, WEST BENGAL, India, PIN - 721433, by caste Hindu, by profession Law Clerk

**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 33201, Amount: Rs.10.00/-, Date of Purchase: 20/03/2024, Vendor name: Smriti Bikash Das

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



Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1604-2024, Page from 154885 to 154899  
being No 160404910 for the year 2024.



Digitally signed by Anupam Halder  
Date: 2024.05.14 15:59:12 +05:30  
Reason: Digital Signing of Deed.

(Anupam Halder) 14/05/2024  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.