

03593/24

I-3648/24



22/8/24
2-2294640/24
BENGAL
certified that the document is submitted to
regulation. The signature sheets and the
endorsement sheets attached with
document are the part of this document.

95AB 840551

District Sub-Registrar-V
Alipore, South 24 Parganas
29 AUG 2024

K.M.C. COMMON PASSAGE DECLARATION

Reg: - Premises No. 3858, Nayabad, Ward No.
109, Borough - XII, P.S. - Panchasayar, Kolkata
- 700 094, District South 24 - Parganas, being
Land Area measuring about 271.343 Sqm. = 04
K. 00 Ch. 40.736 Sqft. more or less.

M/S. CORNERSTONE SMART HOMES, a Proprietorship Firm having its office at
Unit No. 4B, Aastha Apartments, 460, Madurdaha, Post Office EKTP, Police Station
Anandapur (formerly Tiljala), Kolkata 700 107, represented by its Sole Proprietor, **SRI
SUMOULINDRA BANERJEE** (PAN: AGRPB9612N and AADHAAR No. 4431 6615
2693), son of Tapan Jyoti Banerjee, by faith Hindu, by occupation - Business, nationality
- Indian, residing at Flat No. 4B, Aastha Apartments, 460, Madurdaha, Post Office -
E.K.T.P., Police Station - Anandapur (formerly Tiljala), Kolkata - 700 107, as Constituted

Attorney of (1) SMT. BABLI KUNDU (PAN AKKPK2559C and AADHAAR No. 3524 6903 4392), wife of Sri Prabir Kumar Kundu and (2) SRI PRABIR KUMAR KUNDU (PAN AEYPK6487R and AADHAAR No. 6107 3865 2811), son of Late Kalipada Kundu, both by faith – Hindu, both by occupation – Business, both by nationality – Indian, both are residing at Anuradha A/3, Neelachal Abasan, 98, Rajdanga Gold Park, Post Office – EKTP, Police Station – Kasba, Kolkata – 700 107, District South 24 Parganas, do hereby declare as follows:-

That I will never put forward any claim to the Municipal Corporation from the date of sanction of the plan submitted through our **Constituted Attorney** for the construction of a building on a plot of land forming part of the above premises or on the above premises or common passage not constructed as per Kolkata Municipal Corporation specification under section 364 and 365 of the Kolkata Municipal Corporation 2nd amendment Act, 1993 abutting and leading access to the premises or any civic amenities like lighting water supply drainage etc. and if so directed by the corporation shall pay all necessary charges for improvement of the said Road or Passage.

IN WITNESS WHEREOF the executants put this respective signature on this 29th day of August, 2024.

WITNESSES:

1) Babli Kundu
Wife of Prabir Kundu
Ad-75

2) Prabir Kundu
Son of Late Kalipada Kundu
Ad-22

M/S CORNERSTONE SMART HOMES

Sumendu
Proprietor
As constituted attorney of
Babli Kundu & Prabir Kundu

DECLARANT












Drafted as per K.M.C. Proforma

Abhayan
F-17/6/03

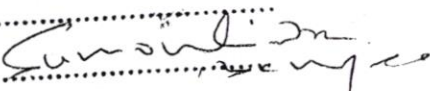
		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

Signature

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

Name

Signature 

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

Name

Signature

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PHOTO	left hand					
	right hand					

Name

Signature

Major Information of the Deed

Deed No. :	I-1630-03648/2024	Date of Registration :	29/08/2024
Query No./Year	1630-2002274640/2024	Office where deed is registered	
Query Date	26/08/2024 10:21:30 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. 85,18,812/-		
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 :



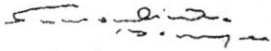
District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 3858, , Ward No: 109 Pin Code : 700094

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	4 Katha 40.736 Sq Ft	1/-	85,18,812/-	Width of Approach Road: 28 Ft.,
Grand Total :				6.6934Dec	1 /-	85,18,812 /-	




Declarant Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Smt Babli Kundu Wife of Shri Prabir Kumar Kundu 98, Rajdanga Gold Park, City:- , P.O:- EKTP, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India , Aadhaar No: 35xxxxxxxx4392, Status :Individual, Executed by: Attorney, Executed by: Attorney
2	Shri Prabir Kumar Kundu Son of Late Kalipada Kundu 98, Rajdanga Gold Park, City:- , P.O:- EKTP, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , Aadhaar No: 61xxxxxxxx2811, Status :Individual, Executed by: Attorney, Executed by: Attorney

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri Sumoulindra Banerjee (Presentant) Son of Tapan Jyoti Banerjee Date of Execution - 29/08/2024, , Admitted by: Self, Date of Admission: 29/08/2024, Place of Admission of Execution: Office	Photo  Aug 29 2024 12:18PM	Finger Print  Captured LTI 29/08/2024	Signature  29/08/2024
Sole Proprietor, M/S CORNERSTONE SMART HOMES , 4B, Aastha Apartments, 460, Madurdaha, City:- , P.O:- E KTP, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 , 460, Madurdaha, City:- , P.O:- E KTP, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 44xxxxxxx2693 Status : Attorney, Attorney of : Smt Babli Kundu, Shri Prabir Kumar Kundu				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Rahul Dhar Son of Late Ranjit Dhar Ajoynagar, City:- , P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24- Parganas, West Bengal, India, PIN:- 700075	 29/08/2024	 Captured 29/08/2024	 29/08/2024
Identifier Of Shri Sumoulindra Banerjee			

Endorsement For Deed Number : I - 163003648 / 2024

On 29-08-2024

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 12:15 hrs on 29-08-2024, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Shri Sumoulindra Banerjee .

Executed by Attorney

Execution by Shri Sumoulindra Banerjee, Sole Proprietor, M/S CORNERSTONE SMART HOMES (Sole Proprietorship), 4B, Aastha Apartments, 460, Madurdaha, City:- , P.O:- EKTP, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 as constituted attorney for 1. Smt Babli Kundu 98, Rajdanga Gold Park, P.O: EKTP, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, 2. Shri Prabir Kumar Kundu 98, Rajdanga Gold Park, P.O: EKTP, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700107 is admitted by him

Indetified by Mr Rahul Dhar, , Son of Late Ranjit Dhar, Ajoynagar, P.O: Santoshpur, Thana: Purba Jadabpur, , 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 1556, Amount: Rs.10.00/-, Date of Purchase: 15/07/2024, Vendor name: Jayanta Dey

Handwritten signature

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 1630-2024, Page from 99453 to 99460
being No 163003648 for the year 2024.

3858, NAVIN-2
COMMON PASSPORT



Mondal

Digitally signed by Dilip Kumar Mondal
Date: 2024.08.30 13:16:20 +05:30
Reason: Digital Signing of Deed.

(Dilip Kumar Mondal) 30/08/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
West Bengal.