

08886/23

0-8907/2023



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

85AB 604565

8. NO. 200/84985/2023

that the document is admitted for registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

Addl. District Sub-Registrar
Behala, South 24 Parganas

20 JUL 2023

K.M.C. NON EVICTION OF TENANT DECLARATION

Re: Municipal Premises No. 641, Parui Das Para Road within ward No. 129 of the Kolkata Municipal Corporation, Police Station formerly Behala now Parnasree, Kolkata - 700061 under police station formerly Thakurpukur now Sarsuna, Addl. District Sub Registry Office at Behala in the District of South 24 Parganas.

We , **ABINASH CHANDRA ROY, (PAN - BLLPR9964B, AADHAAR NO-761137426110)** Son of Late Rakhal Chandra Roy, by Nationality - Indian, by faith - Hindu, by occupation - Bussiness, residing at Parui Das Para Road, Nabapally, Sarsuna , P.O. Sarsuna & Police Station - Behala Now Parnasree, Kolkata - 700061,

2. SRI SUSHANTA DAS, (PAN - ALNPD6982A, AADHAAR NO-571600760507) Son of Late Manindra Prasad Das, , by Nationality - Indian, by faith - Hindu, by occupation - Bussiness, residing at residing at Parui Das Para Nabapally Kolkata-700061, Police Station Formally Behala Now Parnasree, being the absolute owner of the property morefully mentioned in the Schedule below through his Constituted Attorney **LOKETARA REALTORS (PAN AAFFL6177L)**, a Partnership Firm having its Registered Office at 70, Bhupen Roy Road, Post Office Behala, Police Station Behala, Kolkata - 700034, District South 24 Parganas represented by its Partners **(1) SRI RAJIB CHAKRABORTY (PAN AEOPC8681B & AADHAAR NO. 8840 1853 5332)**, Son of Late Samir Chakraborty, residing at 23, Kedar Chatterjee Lane, Post Office Behala, Police Station Behala, Kolkata-700034, District South 24 Parganas and **(2) SRI JAYANTO CHAKRABORTY (PAN AEZPC0340J & AADHAAR NO. 7404 4108 6000)**, Son of Late Samir Chakraborty, residing at 56N, Khan Mohammad Road, Dakshin Behala, Post Office Sarsuna, Police Station Thakurpukur, Kolkata - 700061, District South 24 Parganas, both by Nationality Indian, both by religion Hindu, both by Occupation Business. appointed by a Power of Attorney dated 16/01/2023 duly registered in the Office of the A.D.S.R, Behala, South 24 Parganas And **recorded in Book no I** Deed No: I-160700478/2023 Volumne: , Page: 25771 - 25794 Date of Registration: 16/01/2023 morefully mentioned in the Schedule below do hereby declare:

1. That We, **ABINASH CHANDRA ROY, , SRI SUSHANTA DAS, ,** the Declarants herein is the absolute joint owners of admeasuring **ALL THAT** piece and parcel of bastu land measuring more or less **6 cottahs more or less ALONG WITH 200 SQFT STRUCTURE STANDING HEREON** within at Mouza- Parui Gram, Touzi 351, J.L. No. 3, comprising part of Dag No. 3249, under Khatian No. 501 , R.S No - 80 KMC premises No. 641, Parui Das Para Road within ward No. 129 of the Kolkata Municipal Corporation, Police Station formerly Behala now Parnasree, Kolkata -

700061 under police station formerly Thakurpukur now Sarsuna, Addl. District Sub Registry Office at Behala in the District of South 24 Parganas. TOGETHER WITH ingress and egress right through **14 ft' wide K.M.C Road** of the said property.

2. That after **physical measurement** the said property stand as **5 cottah 13 chittaks 14 sqft i.e. 390.094 Sq. Mtr.** be the same or a little more or less and the remaining property thrown to the development of the adjacent Road.

3. That We do hereby declare that on the event of the **K.M.C.** granting sanction to said Plan We undertakes to save the **K.M.C.** harmless from the consequences of all proceedings that may be commenced or proceeded by any of the tenant and or Occupier of the said premises against the **K.M.C.** in respect of such sanction.

4. That we are submitted to the **K.M.C. plan** and application from the construction of a building at the **Municipal Premises No. 641, Parui Das Para Road** within ward **No. 129 of the Kolkata Municipal Corporation, Police Station formerly Behala now Parnasree, Kolkata - 700061** in the District of South 24 Parganas.

5. That We shall not evict any tenant or occupier and in case it is necessary to remove any tenant or tenants we undertake to provide the said tenant or tenants with the identical area in and around the said premises by mutual agreement.

6. That we undertake to make construction strictly in accordance with the sanctioned plan and We further agree that if any construction made by me illegal and in deviation with the sanctioned plan the KMC will be entitled to demolish the same without any notice to us.

7. That if there be any dispute between us and any tenant or tenants the matter will be referred to Municipal Commissioner or any officer of the authorized by Municipal Commissioner in this behalf whose decision shall be final and binding on the parties.

IN WITNES WHEREOF the Executants herein through their Constituted Attorney put on this the 20th day of July Two Thousand and Twenty Three (2023).

WITNESSES:

1. *Sukanta Mondal*

2. *Rajiv Shew*

For and on behalf of the
 LOKETARA REALTORS LOKETARA REALTORS
Rajiv Chakrabarty *Sukanta Chakrabarty*
 Partner Partner

Declarants
 herein as Constituted Attorney.
 SIGNATURE OF THE OWNERS/
 DECLARANTS

Drafted as per K.M.C.Proforma












Srinath Mondal

SRINATH MONDAL
 ADVOCATE
 ALIPORE POLICE COURT
 KOLKATA-700 027

		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 RAJIB CHAKRABORTY

Signature Rajib Chakraborty

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

Name JOYANTO CHAKRABORTY

Signature Joyanto Chakraborty

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

Name

Signature



सत्यमेव जयते

**Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip**

Query No / Year	2001846985/2023	Office where deed will be registered
Query Date	20/07/2023 9:40:42 AM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Srinath Mondal Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8820931414, Status : Advocate	
Transaction	Additional Transaction	
[0901] Declaration, Declaration relating to immovable property		
Set Forth value	Market Value	
Rs. 2/-	Rs. 42,17,684/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 10/- (Article:4)	Rs. 7/- (Article:E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 10/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Partul Das Para Road, Road Zone : (Daspara Kali Mandir -- End) , , Premises No: 641, , Ward No: 129, Pin Code : 700061

Sch No	Plot Number	Khatian Number	Land Use ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	5 Katha 13 Chatak 14 Sq Ft	1/-	40,82,684/-	Width of Approach Road: 16 Ft.,
Grand Total :				9.6227Dec	1 /-	40,82,684 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	1/-	1,35,000/-	Structure Type: Structure

Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete

Total :	200 sq ft	1 /-	1,35,000 /-
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Query No: 2001846985 of 2023, Printed On : Jul 20 2023 10:04AM, Generated from wbregistration.gov.in

Declarant Details :

No.	Name & address	Status	Execution Admission Details :
1	ABINASH CHANDRA ROY Son of Late RAKHAL CHANDRA ROY, PARUI DAS PARA ROAD, City:- Not Specified, P.O:- SARSUNA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No. BLxxxxxx4B, Aadhaar No.: 76xxxxxxxx6110, Status :Individual, Executed by: Attorney	Individual	Executed by: Attorney
2	SUSANTA DAS Son of Late MANINDRA PRASAD DAS, PARUI DAS PARA, City:- Not Specified, P.O:- SARSUNA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ALxxxxxx2A, Aadhaar No.: 57xxxxxxxx6050, Status :Individual, Executed by: Attorney	Individual	Executed by: Attorney

Attorney Details :

Sl No	Name & Address	Attorney of
1	RAJIB CHAKRABORTY Son of Late SAMIR CHAKRABORTY 23, KEDAR CHATTERJEE LANE, City:- Not Specified, P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AExxxxxx1B, Aadhaar No.: 88xxxxxxxx5332	ABINASH CHANDRA ROY, SUSANTA DAS
2	JAYANTO CHAKRABORTY Son of Late SAMIR CHAKRABORTY 56N KHAN MOHAMMAD ROAD, DAKSHIN BEHALA, City:- Not Specified, P.O:- SARSUNA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AExxxxxx0J, Aadhaar No.: 74xxxxxxxx6000	ABINASH CHANDRA ROY, SUSANTA DAS

Identifier Details :

Name & address
Mr SRINATH MONDAL Son of Mr S MONDAL ALIPORE POLICE COURT, City:- Not Specified, P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, Identifier Of RAJIB CHAKRABORTY, JAYANTO CHAKRABORTY



and Land or Building Details as received from KMC :

10. Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
Assessment No. : 411290707175 Premises No. : 641 Ward No. : 129 Street Name : PARUI DASPARA ROAD	Reference Deed No. : Date of Registration. : Office Where Registered :	Owner Name : SRI SUSHANTA DAS & SRI ABINASH CHANDRA ROY Owner Address : 641, PARUI DASPARA ROAD , KOLKATA Pin No. : 700061	Character of Premises: Constructed Building Total Area of Land: 6 Cottah,

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 19-08-2023) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 19-08-2023)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. BEHALA, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA



Major Information of the Deed

Deed No :	I-1607-08907/2023	Date of Registration	20/07/2023
Query No / Year	1607-2001846985/2023	Office where deed is registered	
Query Date	20/07/2023 9:40:42 AM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	Srinath Mondal Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8820931414, Status : Advocate		
Transaction	Additional Transaction		
[0901] Declaration, Declaration relating to immovable property			
Set Forth value	Market Value		
Rs. 2/-	Rs. 42,17,684/-		
Stamp duty 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: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Parui Das Para Road, Road Zone : (Daspara Kali Mandir -- End) , , Premises No: 641, , Ward No: 129 Pin Code : 700061

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Grand Total :				9.6227Dec	1 /-	40,82,684 /-	







Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	1/-	1,35,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		200 sq ft	1 /-	1,35,000 /-	




Grant Details :

Name,Address,Photo,Finger print and Signature	
1	ABINASH CHANDRA ROY Son of Late RAKHAL CHANDRA ROY PARUI DAS PARA ROAD, City:- Not Specified, P.O:- SARSUNA, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: BLxxxxxx4B, Aadhaar No: 76xxxxxxxx6110, Status :Individual, Executed by: Attorney, Executed by: Attorney
2	SUSANTA DAS Son of Late MANINDRA PRASAD DAS PARUI DAS PARA, City:- Not Specified, P.O:- SARSUNA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALxxxxxx2A, Aadhaar No: 57xxxxxxxx6050, Status :Individual, Executed by: Attorney, Executed by: Attorney

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name RAJIB CHAKRABORTY (Presentant) Son of Late SAMIR CHAKRABORTY Date of Execution - 20/07/2023, , Admitted by: Self, Date of Admission: 20/07/2023, Place of Admission of Execution: Office	Photo  Jul 20 2023 2:38PM	Finger Print  LTI 20/07/2023	Signature  20/07/2023
	23, KEDAR CHATTERJEE LANE, City:- Not Specified, P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx1B, Aadhaar No: 88xxxxxxxx5332 Status : Attorney, Attorney of : ABINASH CHANDRA ROY, SUSANTA DAS			
2	Name JAYANTO CHAKRABORTY Son of Late SAMIR CHAKRABORTY Date of Execution - 20/07/2023, , Admitted by: Self, Date of Admission: 20/07/2023, Place of Admission of Execution: Office	Photo  Jul 20 2023 2:40PM	Finger Print  LTI 20/07/2023	Signature  20/07/2023
	56N KHAN MOHAMMAD ROAD, DAKSHIN BEHALA, City:- Not Specified, P.O:- SARSUNA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx0J, Aadhaar No: 74xxxxxxxx6000 Status : Attorney, Attorney of : ABINASH CHANDRA ROY, SUSANTA DAS			

ier Details :

	Photo	Finger Print	Signature
SRINATH MONDAL n of Mr S MONDAL LIPORE POLICE COURT, City:- Not Specified, P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
	20/07/2023	20/07/2023	20/07/2023
Identifier Of RAJIB CHAKRABORTY, JAYANTO CHAKRABORTY			

20-07-2023

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 14:00 hrs on 20-07-2023, at the Office of the A.D.S.R. BEHALA by RAJIB CHAKRABORTY ,

Executed by Attorney

1. Execution by RAJIB CHAKRABORTY, , Son of Late SAMIR CHAKRABORTY, 23, KEDAR CHATTERJEE LANE, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by profession Business as constituted attorney for 1. ABINASH CHANDRA ROY PARUI DAS PARA ROAD, P.O: SARSUNA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, 2. SUSANTA DAS PARUI DAS PARA, P.O: SARSUNA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700061 is admitted by him

Indetified by Mr SRINATH MONDAL, , Son of Mr S MONDAL, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

2. Execution by JAYANTO CHAKRABORTY, , Son of Late SAMIR CHAKRABORTY, 56N KHAN MOHAMMAD ROAD, DAKSHIN BEHALA, P.O: SARSUNA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by profession Business as constituted attorney for 1. ABINASH CHANDRA ROY PARUI DAS PARA ROAD, P.O: SARSUNA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, 2. SUSANTA DAS PARUI DAS PARA, P.O: SARSUNA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700061 is admitted by him

Indetified by Mr SRINATH MONDAL, , Son of Mr S MONDAL, ALIPORE POLICE COURT, 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 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 604565, Amount: Rs.10.00/-, Date of Purchase: 19/05/2023, Vendor name: SAMIRAN DAS



Sourav Chakraborty
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal

cate of Registration under section 60 and Rule 69.

stered in Book - I

ume number 1607-2023, Page from 264856 to 264869
ing No 160708907 for the year 2023.



S. Chakraborty

Digitally signed by SOURAV
CHAKRABORTY
Date: 2023.07.24 15:27:07 +05:30
Reason: Digital Signing of Deed.

(Sourav Chakraborty) 2023/07/24 03:27:07 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
West Bengal.

(This document is digitally signed.)