

17098/23

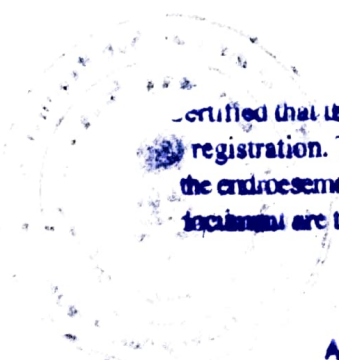
I-16385/23



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

91AB 122507

12/10/23
E-2/26/11/39



Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

de

District Sub-Register-III
Alipore, South 24-parganas

02 OCT 2023

BOUNDARY DECLARATION

Ref. Premises no. 87, Subhas Pally, Kolkata -700084, Ward
no. 111, Borough-X, Dist 24 pgs(s).

37164

27 SEP 2023

No. Re 10/ - Date

Name: **S. R. Das**
Advocate

Address: Alipore Police Court, Kol-3
Alipore Collectorate, 24 Pgs. (B)

SHANKAR DAS
STAMP VENDOR

Alipore Police Court, Kol - 27

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Rafes? Carder
s/o ... Carder
Alipore Police Court
14-27

1) **SRI. SUJIT BOSE**, having (PAN. - **BEWPB3366R**), (Aadhaar No. - **6489 7680 5395**), S/o. late Jiban Krishna Bose, by Occupation - Service, 2) **GOURI BOSE**, having (PAN. - **BEWPG3366T**), (Aadhaar No. - **2320 9914 4574**), W/o. late Jiban Krishna Bose, by Occupation - House wife, both are residing at - 2/H/10, Beligahata Main Road, P.O. & P.S. - Beligahata , Kolkata - 700 085, 3) **SMT. TARA RANI DAS** having (PAN. - **CGUPD3852P**), (Aadhaar No. - **4755 5861 4826**) W/o. Jiban Chandra Das, by Occupation - House wife, Residing at - 3/1/62, Beligahata Main Road, P. O. & P. S. - Beligahata, Kolkata - 700 085, 4) **SMT. DIPALI DAS**, having (PAN. - **FEWPG3256H**), (Aadhaar No. - **6970 8552 5709**), W/o. Sri Goutam Das, by Occupation - House wife, 5) **SMT. MITHU DAS**, having (PAN. - **TEWPD2166T**), (Aadhaar No. - **3074 4190 1786**), W/o. Sri Rajesh Das m , by Occupation - House wife, 4 & 5 both are residing at - A/9, Garia Government Colony, Kishore Park, P.O. - Garia, P.S. - Bansdronei, Kolkata - 700 084, 6) **SMT. TULSI BOSE**, having (PAN. - **CJEPB2209R**), (Aadhaar No. - **2694 4505 4009**), W/o. late Kanai Lal Bose, by Occupation - House wife, 7) **SRI. SOUMEN BOSE**, having (PAN. - **AMIPB6246K**), (Aadhaar No. - **9373 9344 6351**), S/o. late Kanai Lal Bose, by Occupation - Service, 8) **SRI SANJAY BOSE**, having (PAN. - **BVDPB5244E**), (Aadhaar No. - **6348 2305 1787**), S/o. late Kanai Lal Bose, by Occupation - Business, 9) **SRI. SUJAY BOSE**, having (PAN. - **BSNPB2671N**), (Aadhaar No. - **8387 9047 0785**), S/o. late Kanai Lal Bose, by Occupation - Business, 6 to 9 all are Residing at - 2/H/10, Beligahata Main Road, P.O. & P.S. - Beligahata, Kolkata - 700 085, 1 to 9 all by Faith - Hindu, by Nationality- Indian Represented by (1) **SRI. DIPAK MONDAL**, having (PAN. - **ANCPM6982G**), (Aadhaar No. - **9579 4207 7999**), S/o. late Rash Behari Mondal, Residing at - 34, Kshetra Mohan Naskar Road, P.O. & P.S. - Regent Park, Kolkata - 700 040, (2) **SRI. SAHASRAJIT ROY**, having (PAN. - **BYTPR7907R**), (Aadhaar No. - **5331 7608 2748**), S/o. Sri Dilip Kumar Roy, Residing at - 29, Manik Bandhopadhyay Sarani, P.O. & P.S. - Regent Park,



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS ALIPORE
12 OCT 2023

Kolkata - 700 040, All by Faith - Hindu, by Nationality - Indian, By Occupation - Business Director of **PRIYA JEET DEVELOPERS PVT. LTD.** a private limited company in corporate under the Companies Act., 1956 having its registered office at 61/25/1, Manik Bandhopadhyay Sarani, P.O. & P.S. - Regent Park, Kolkata - 700 040, by virtue of a registered Development power of attorney registered in the office of **DSR-III, at Alipore and recorded in Book No. 1, Volume No. 1603-2023, Pages from 276956 to 277002, Deed No. 9971 for the year 2023**, do hereby solemnly affirm and declare as follows:-

1. That **I/We** being the owners of the **Premises no. 87, Subhas Pally, Kolkata -700084, Ward no. 111, Dist 24 pgs(s)**, land measuring **3 Cottahs 11 Chittaks more or less** approx but after physical measurement land area available is **3 Cottahs 9 Chittak and 25.195 Sq.Ft. more or less i.e. 240.635 SQM** approx.

2. That **I/We** proposed to construct a Building in the aforesaid premises. The actual boundary line of the property which is fully mentioned below and demarcated RED BORDER and **I/We** shall be liable for dispute of any with my neighbors of this said Land in future. The Kolkata Municipal Corporation or the L.B.S. of the K.M.C. will be not liable for any litigation over the said land.

3. That **I/We** shall submit the plans for the construction of a Building in the said premises for sanction vide my application.

4. That **I/We** are the owners of **Premises no. 87, Subhas Pally, Kolkata -700084, Ward no. 111, Dist 24 pgs(s)**, land measuring **3 Cottahs 11 Chittaks more or less** approx but after physical measurement land area available is **3 Cottahs 9 Chittak and 25.195 Sq.Ft. more or less i.e. 240.635 SQM** approx fully described delineated in the plan annexed here to and there on colored in the RED BORDER.



DISTRICT SUB REGISTRAR-III
SOUTH 28 PARGANAS ALIPORE
12 OCT 2023

5. There is no civil or Criminal Suit pending against the said land.

6. The said land is free from all encumbrances.

7. That the measurement of the four sides of the land of the **Premises no. 87, Subhas Pally, Kolkata -700084, Ward no. 111, Dist 24 pgs(s)**, within our ownership as follows:

North : 6490, 2354, 9240

South : 12878

East : 6812, 8824

West : 5295, 10694

8. That enclosed site plan is also a part of this Declaration.

9. **Schedule:- Premises no. 87, Subhas Pally, Kolkata -700084, Ward no. 111, Dist 24 pgs(s), area of land measuring 3 Cottahs 9 Chittak and 25.195 Sq.Ft. more or less i.e. 240.635 SQM** approx.

Butted and bounded by-

ON THE NORTH : 4800mm minimum Black Top road.

ON THE SOUTH : II Storied building

ON THE EAST : 5900mm minimum Black Top road

ON THE WEST : II Storied building

10. That each and every statement made in paragraph 1 to 9 are true to best of my/our knowledge and belief. If there is found any discrepancies, the K.M.C. has full authority to revoke the sanction plan.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS ALIPORE
12 OCT 2023

Signed this 12TH day of October, 2023.

WITNESSES.

1. Nepal Halder
S/o Lt. Ram Mohan Halder
Add:- Budochat, Nayabad
Kod- 700099

Dipak Mandal
Sahasrajit Roy

DECLARANT

2. Mrs. Moomy Shrivastava
Alipore Police Court
(C. 2)

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

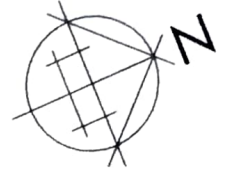
Rajesh Kumar
ADVOCATE 265294/09



DISTRICT SUB REGISTRAR-III
SOUTH BANGALORE ALIPORE
12 OCT 2023

SITE PLAN OF LAND AT PREMISES NO -87, SUBHASH PALLY, WARD NO- 111,
BR- XI, UNDER KOLKATA MUNICIPAL CORPORATION, KOLKATA- 700084

LAND AREA = 3K - 09 CH- 25.195 SQFT = 240.635 SQM

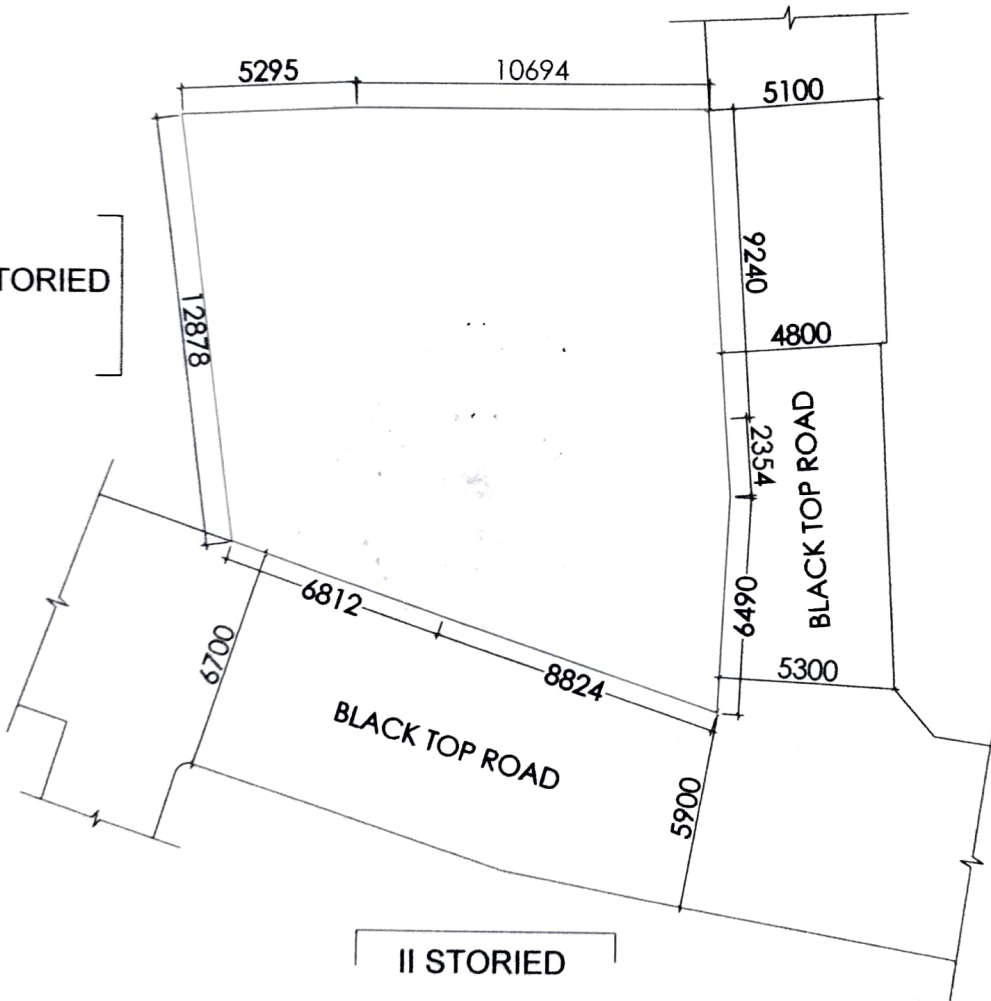



SCALE- 1:200

II STORIED



II STORIED

II STORIED




Hiranmoy Mukherjee
L.B.S. No. 1350(I)
The Kolkata Municipal Corporation

SIGNATURE OF L.B.S.

SIGNATURE OF OWNER



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS ALIPORE
12 OCT 2023



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					

SIGNATURE Sahasrajit Ray



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					

SIGNATURE Dibak Mandal



DISTRICT SUB REGISTRAR-III
SOUTH BANGALORE, BANGALORE
12 OCT 2023

Major Information of the Deed

Deed No :	I-1603-16385/2023	Date of Registration	12/10/2023
Query No / Year	1603-2002611139/2023	Office where deed is registered	
Query Date	11/10/2023 5:23:24 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Madhurima Saha ALIPORE POLICE COURT,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7980463801, Status :Advocate		
Transaction	Additional Transaction		
[0901] Declaration, Declaration relating to immovable property			
Set Forth value	Market Value		
Rs. 1/-	Rs. 32,37,745/-		
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:- Bansdroni, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: SUBHASH PALLY, , Premises No: 87, , Ward No: 111 Pin Code : 700084




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 9 Chatak 25.195 Sq Ft	1/-	32,37,745/-	Property is on Road
Grand Total :				5.9359Dec	1 /-	32,37,745 /-	



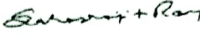
Declarant Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr SUJIT BOSE Son of Late Jiban Krishna Bose 2-H-10, Beligahata Main Road, City:- Not Specified, P.O:- Beliaghata, P.S:- Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700085 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BExxxxxx6R, Aadhaar No: 64xxxxxxx5395, Status :Individual, Executed by: Attorney, Executed by: Attorney
2	Mrs GOURI BOSE Wife of Late Jiban Krishna Bose 2-H-10, Beligahata Main Road, City:- Not Specified, P.O:- Beliaghata, P.S:- Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700085 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BExxxxxx6t, Aadhaar No: 23xxxxxxx4574, Status :Individual, Executed by: Attorney, Executed by: Attorney
3	Mrs TARA RANI DAS Wife of Mr Jiban Chandra Das 3-1-62, Beligahata Main Road, City:- Not Specified, P.O:- Beliaghata, P.S:- Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN - 700085 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CGxxxxxx2P, Aadhaar No: 47xxxxxxx4826, Status :Individual, Executed by: Attorney, Executed by: Attorney

4	Mrs DIPALI DAS Wife of Mr Goutam Das A-9, Garia Government Colony, Kishore Park, City:- Not Specified, P.O:- Garia, P.S:- Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Aadhaar No: 69xxxxxxx5709, Status :Individual, Executed by: Attorney, Executed by: Attorney
5	Mrs MITHU DAS Wife of Mr Rajesh Das A-9, Garia Government Colony, Kishore Park, City:- Not Specified, P.O:- Garia, P.S:- Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Aadhaar No: 30xxxxxxx1786, Status :Individual, Executed by: Attorney, Executed by: Attorney
6	Mrs TULSI BOSE Wife of Late Kanai Lal Bose 2-H-10, Beligahata Main Road, City:- Not Specified, P.O:- Beliaghata, P.S:- Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700085 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CJxxxxx9R, Aadhaar No: 26xxxxxxx4009, Status :Individual, Executed by: Attorney, Executed by: Attorney
7	Mr SOUMEN BOSE Son of Late Kanai Lal Bose 2-H-10, Beligahata Main Road, City:- Not Specified, P.O:- Beliaghata, P.S:- Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700085 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AMxxxxx6K, Aadhaar No: 93xxxxxxx6351, Status :Individual, Executed by: Attorney, Executed by: Attorney
8	Mr SANJAY BOSE Son of Late Kanai Lal Bose 2-H-10, Beligahata Main Road, City:- Not Specified, P.O:- Beliaghata, P.S:- Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700085 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BVxxxxx4E, Aadhaar No: 63xxxxxxx1787, Status :Individual, Executed by: Attorney, Executed by: Attorney
9	Mr SUJAY BOSE Son of Late Kanai Lal Bose 2-H-10, Beligahata Main Road, City:- Not Specified, P.O:- Beliaghata, P.S:- Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700085 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BSxxxxx1N, Aadhaar No: 83xxxxxxx0785, Status :Individual, Executed by: Attorney, Executed by: Attorney

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr DIPAK MONDAL (Presentant) Son of Late Rash Behari Mondal Date of Execution - 12/10/2023, , Admitted by: Self, Date of Admission: 12/10/2023, Place of Admission of Execution: Office		 Captured	
		Oct 12 2023 3:45PM	LTI 12/10/2023	12/10/2023
34, Kshetra Mohan Naskar Road, City:- Not Specified, P.O:- Regent Park, P.S:-Regent Park, District:- South 24-Parganas, West Bengal, India, PIN:- 700040, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Anxxxxx2g, Aadhaar No: 95xxxxxxx7999 Status : Attorney, Attorney of : Mr SUJIT BOSE, Mrs GOURI BOSE, Mrs TARA RANI DAS, Mrs DIPALI DAS, Mrs MITHU DAS, Mrs TULSI BOSE, Mr SOUMEN BOSE, Mr SANJAY BOSE, Mr SUJAY BOSE				

2 Name	Photo	Finger Print	Signature
Mr SAHASRAJIT ROY Son of Mr Dilip Kumar Roy Date of Execution - 12/10/2023, , Admitted by: Self, Date of Admission: 12/10/2023, Place of Admission of Execution: Office	 <small>Oct 12 2023 3:43PM</small>	 Captured <small>LTI 12/10/2023</small>	 <small>12/10/2023</small>
29, Manik Bondhopadhyay Sarani, City:- Not Specified, P.O:- Regent Park, P.S:-Regent Park, District:- South 24-Parganas, West Bengal, India, PIN:- 700040, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Byxxxxxx7r, Aadhaar No: 53xxxxxxxx2748 Status : Attorney, Attorney of : Mr SUJIT BOSE, Mrs GOURI BOSE, Mrs TARA RANI DAS, Mrs DIPALI DAS, Mrs MITHU DAS, Mrs TULSI BOSE, Mr SOUMEN BOSE, Mr SANJAY BOSE, Mr SUJAY BOSE			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RAJESH LASKAR Son of Mr Nuruddin Laskar Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 <small>12/10/2023</small>	 Captured <small>12/10/2023</small>	 <small>12/10/2023</small>
Identifier Of Mr DIPAK MONDAL, Mr SAHASRAJIT ROY			

Endorsement For Deed Number : I - 160316385 / 2023

On 12-10-2023

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 14:26 hrs on 12-10-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr DIPAK MONDAL ..

Executed by Attorney

1. Execution by Mr DIPAK MONDAL, , Son of Late Rash Behari Mondal, 34, Kshetra Mohan Naskar Road, P.O: Regent Park, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by profession Business as constituted attorney for 1. Mr SUJIT BOSE 2-H-10, Beligahata Main Road, P.O: Beligahata, Thana: Beligahata, , South 24-Parganas, WEST BENGAL, India, PIN - 700085, 2. Mrs GOURI BOSE 2-H-10, Beligahata Main Road, P.O: Beligahata, Thana: Beligahata, , South 24-Parganas, WEST BENGAL, India, PIN - 700085, 3. Mrs TARA RANI DAS 3-1-62, Beligahata Main Road, P.O: Beligahata, Thana: Beligahata, , South 24-Parganas, WEST BENGAL, India, PIN - 700085, 4. Mrs DIPALI DAS A-9, Garia Government Colony, Kishore Park, P.O: Garia, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, 5. Mrs MITHU DAS A-9, Garia Government Colony, Kishore Park, P.O: Garia, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, 6. Mrs TULSI BOSE 2-H-10, Beligahata Main Road, P.O: Beligahata, Thana: Beligahata, , South 24-Parganas, WEST BENGAL, India, PIN - 700085, 7. Mr SOUMEN BOSE 2-H-10, Beligahata Main Road, P.O: Beligahata, Thana: Beligahata, , South 24-Parganas, WEST BENGAL, India, PIN - 700085, 8. Mr SANJAY BOSE 2-H-10, Beligahata Main Road, P.O: Beligahata, Thana: Beligahata, , South 24-Parganas, WEST BENGAL, India, PIN - 700085, 9. Mr SUJAY BOSE 2-H-10, Beligahata Main Road, P.O: Beligahata, Thana: Beligahata, , South 24-Parganas, WEST BENGAL, India, PIN - 700085 is admitted by him

Identified by Mr RAJESH LASKAR, , Son of Mr Nuruddin Laskar, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

2. Execution by Mr SAHASRAJIT ROY, , Son of Mr Dilip Kumar Roy, 29, Manik Bondhopadhyay Sarani, P.O: Regent Park, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by profession Business as constituted attorney for 1. Mr SUJIT BOSE 2-H-10, Beligahata Main Road, P.O: Beligahata, Thana: Beligahata, , South 24-Parganas, WEST BENGAL, India, PIN - 700085, 2. Mrs GOURI BOSE 2-H-10, Beligahata Main Road, P.O: Beligahata, Thana: Beligahata, , South 24-Parganas, WEST BENGAL, India, PIN - 700085, 3. Mrs TARA RANI DAS 3-1-62, Beligahata Main Road, P.O: Beligahata, Thana: Beligahata, , South 24-Parganas, WEST BENGAL, India, PIN - 700085, 4. Mrs DIPALI DAS A-9, Garia Government Colony, Kishore Park, P.O: Garia, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, 5. Mrs MITHU DAS A-9, Garia Government Colony, Kishore Park, P.O: Garia, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, 6. Mrs TULSI BOSE 2-H-10, Beligahata Main Road, P.O: Beligahata, Thana: Beligahata, , South 24-Parganas, WEST BENGAL, India, PIN - 700085, 7. Mr SOUMEN BOSE 2-H-10, Beligahata Main Road, P.O: Beligahata, Thana: Beligahata, , South 24-Parganas, WEST BENGAL, India, PIN - 700085, 8. Mr SANJAY BOSE 2-H-10, Beligahata Main Road, P.O: Beligahata, Thana: Beligahata, , South 24-Parganas, WEST BENGAL, India, PIN - 700085, 9. Mr SUJAY BOSE 2-H-10, Beligahata Main Road, P.O: Beligahata, Thana: Beligahata, , South 24-Parganas, WEST BENGAL, India, PIN - 700085 is admitted by him

Identified by Mr RAJESH LASKAR, , Son of Mr Nuruddin Laskar, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, 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 37164, Amount: Rs.10.00/-, Date of Purchase: 27/09/2023, Vendor name:
Subhankar Das



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 437055 to 437068

being No 160316385 for the year 2023.



Dhar

Digitally signed by Debasish Dhar
Date: 2023.10.17 18:57:16 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 17/10/2023

DISTRICT SUB-REGISTRAR

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

West Bengal.