

16914/2024

Cancelled.

T-14612/24

भारतीय नैऋत्य क

दस  
रुपये  
रु.10



TEN  
RUPEES  
Rs.10

INDIA NON JUDICIAL

1  
11/12/24

96AB 10842P  
2/30625/13/24  
Certified that the Document is admitted to  
Registration The Signature Sheet and the  
endorsement sheets attached to this document  
are the part of this Document.

Additional Registrar  
of Assurances-II, Kolkata



ADDITIONAL REGISTRAR OF  
ASSURANCES-II, KOLKATA

11 DEC 2024

**K.M.C. BOUNDARY DECLARATION**

Reg :- Premises No. 4, HARALAL MITRA STREET, P.O.- Beadon Street,  
P.S. - Bagbazar, Kolkata - 700003, Ward No. - 007, Borough No. -  
I, Assessee No. 11-007-16-0003-8, under the K.M.C.

We, (1) SMT. DURGA GHOSH (PAN : BAZPG5383C, Aadhaar No.6203-4859-7881), wife of Late Sankar Ghosh @ Shankar Prasad Ghosh, by occupation - Housewife, (2) SRI SUNNY GHOSH (PAN : CFDPG7921N, Aadhaar No. 2821-6476-7419), son of Late Sankar Ghosh @ Shankar Prasad Ghosh, by occupation - service, (3) SARMISTHA GHOSH (PAN : AMSPG4377N, Aadhaar No. 5216-9933-2056), daughter of Late Sankar Ghosh @ Sankar Prasad Ghosh, by occupation - Service, (4) SMT. SANGHAMITRA GHOSH (PAN : ENEPG0918N, Aadhaar No.

**3784-6277-3888), wife of Late Sudhis Ranjan Ghosh, by occupation – Housewife, all by faith – Hindu, all by nationality – Indian, all are residing at 4, Haralal Mitra Street, P.O. – Baghbazar, P.S. – Shyampukur, Kolkata - 700003, represented by their constituted attorney (1) SRI ABHISHEK SHAW (PAN : JCTPS4131Q, Aadhaar No.4907-8858-7463), son of Sri Arun Kumar Shaw, residing at 16/1A, Pran Krishna Mukherjee Road, P.O. – Cossipore, P.S. – Chitpur, Kolkata – 700 002, District – South 24 Parganas, (2) SRI INDRAJIT SINHA (PAN : NMLPS0722M, Aadhaar No.2968-5488-1447), son of Sri Amar Kumar Sinha, residing at 13, Pran Krishna Mukherjee Road, P.O. – Cossipore, P.S. – Chitpur, Kolkata – 700 002, District – South 24 Parganas and (3) MS. DIPTI VERMA (PAN : BKXPM9320F, Aadhaar No.7045-5768-9379), daughter of Sri Ravindra Prasad Verma, residing at 1/1/H/A/2, Haridhan Dutta Bye Lane, Flat No.C2, 2<sup>nd</sup> Floor, P.O. – Cossipore, P.S. – Chitpur, Kolkata – 700 002, District – South 24 Parganas, all by faith – Hindu, all by occupation – Business, all by nationality – Indian, being the partners of M/S TRIKUTA HEIGHTS LLP (PAN : AAWFT8887G, D.O.I. – 23/09/2024), a Limited Liability Partnership Firm is incorporated pursuant to section 12(1) of the Limited Liability Partnership Act, 2008 having its registered office at 13, Pran Krishna Mukherjee Road, P.O. – Cossipore, P.S. – Chitpur, Kolkata – 700 002, by virtue of a registered Development Power of Attorney dated 02.12.2024 and the said Power of Attorney was registered in the office of the ARA-II at Assurance kolkata and recorded in Book No. – I, Volume No. – 1902-2024, Being No. – 190214206/2024 for the year 2024, do hereby solemnly affirm and declare as follows:-**

do hereby solemnly affirm and declare as follows:-

- 1) That we are the owners of the property measuring more or less **389.168 Square Meter = 05 Cottahs 13 Chittacks 04 Square Feet** as per Deed and the area as per Physical Measurement is **326.737 Square Meter = 4 Cottahs 14 Chittacks 07 Square Feet** which is fully mentioned in the Schedule below.
- 2) That we are the owners of Municipal Premises No 4, Haralal Mitra Street, P.O.- Baghbazar, P.S. – Shyampukur, Kolkata - 700003, Ward No. – 007, Borough No. – I, Assessee No. 11-007-16-0003- 8, District – 24 Pargana (South), under the K.M.C.

- 3) That we shall free the encroachment if any from the premises and make the road clear before the starting of construction at the site.
- 4) That we shall submit a plan to the Building Department for sanction. The property which is fully mentioned from the Schedule below is demarcated by boundary wall.
- 5) That we shall be liable for dispute if any with our neighbours in any manner whatsoever regarding the boundary of the said land in future. The Kolkata Municipal Corporation will not be liable for any litigation over the said land and have every right to revoke the sanctioned plan at any time if otherwise.
- 6) That there is no civil or criminal suit pending against the said land and it is free from all encumbrances.
- 7) That a site plan showing the measuring area of land more or less **389.168 Square Meter = 05 Cottahs 13 Chittacks 04 Square Feet** as per Deed and the area as per Physical Measurement is **326.737 Square Meter = 4 Cottahs 14 Chittacks 07 Square Feet** being Municipal premises No. 4, Haralal Mitra Street, P.O.- Baghbazar, P.S. – Shyampukur, Kolkata - 700003, Ward No. – 007, Borough No. – I, Assessee No. 11-007-16-0003-8, District – 24 Pargana (South), which is within the jurisdiction of the Kolkata Municipal Corporation.

#### SCHEDULE OF PROPERTY

**ALL THAT** piece and parcel of Bastu land measuring more or less **389.168 Square Meter = 5 (Five) Cottahs 13 (Thirteen) Chittack 04 (Four) Square Feet** as per Deed and the area as per Physical Measurement is **326.737 Square Meter = 4 (Four) Cottahs 14 (Fourteen) Chittacks 7 (Seven) Square Feet** within the limits of the Kolkata Municipal Corporation being Municipal Premises No. 4, Haralal Mitra Street, P.O.- Baghbazar, P.S. – Shyampukur, Kolkata - 700003, Ward No. – 007, Borough No. – I, Assessee No. 11-007-16-0003-8, Assurance of Kolkata, District Kolkata, which is butted and bounded as follows :-

**ON THE NORTH - 21300, 6150 & 9595 MM.,**  
: By premises No 6C, Haralal Mitra Street,

**ON THE SOUTH - 31350 MM.,**

: By premises No. 72/1, Haralal Mitra Street,

**ON THE EAST - 7345 MM**

: By premises No. 6B, Haralal Mitra Street,

**ON THE WEST - 10200 MM.,**

: By Haralal Mitra Street, (KMC Road)

That the enclosed site plan is also a part of this declaration.

That the declaration will be filed to the Kolkata Municipal Corporation.

That the statements made above are all true to our knowledge and belief and we sign this declaration on 10<sup>th</sup> day of December, **Two Thousand Twenty Four (2024)**.

**SIGNED, SEALED AND DELIVERED**

At Kolkata In the presence of:-

**WITNESSES:-**

1) S. Dey  
Sealdah Court  
KOL- 700014

2) Badar Ch Dey  
4/2, Onda Raja  
Lan KOL 15

TRIKUTA HEIGHTS LLP

1) Abhishek Shaw  
Partner

TRIKUTA HEIGHTS LLP

2) Anurag Ch  
Partner

TRIKUTA HEIGHTS LLP

DN → 3)

Dipt Verma  
Partner

-----  
**SIGNATURE OF THE DECLARANTS**

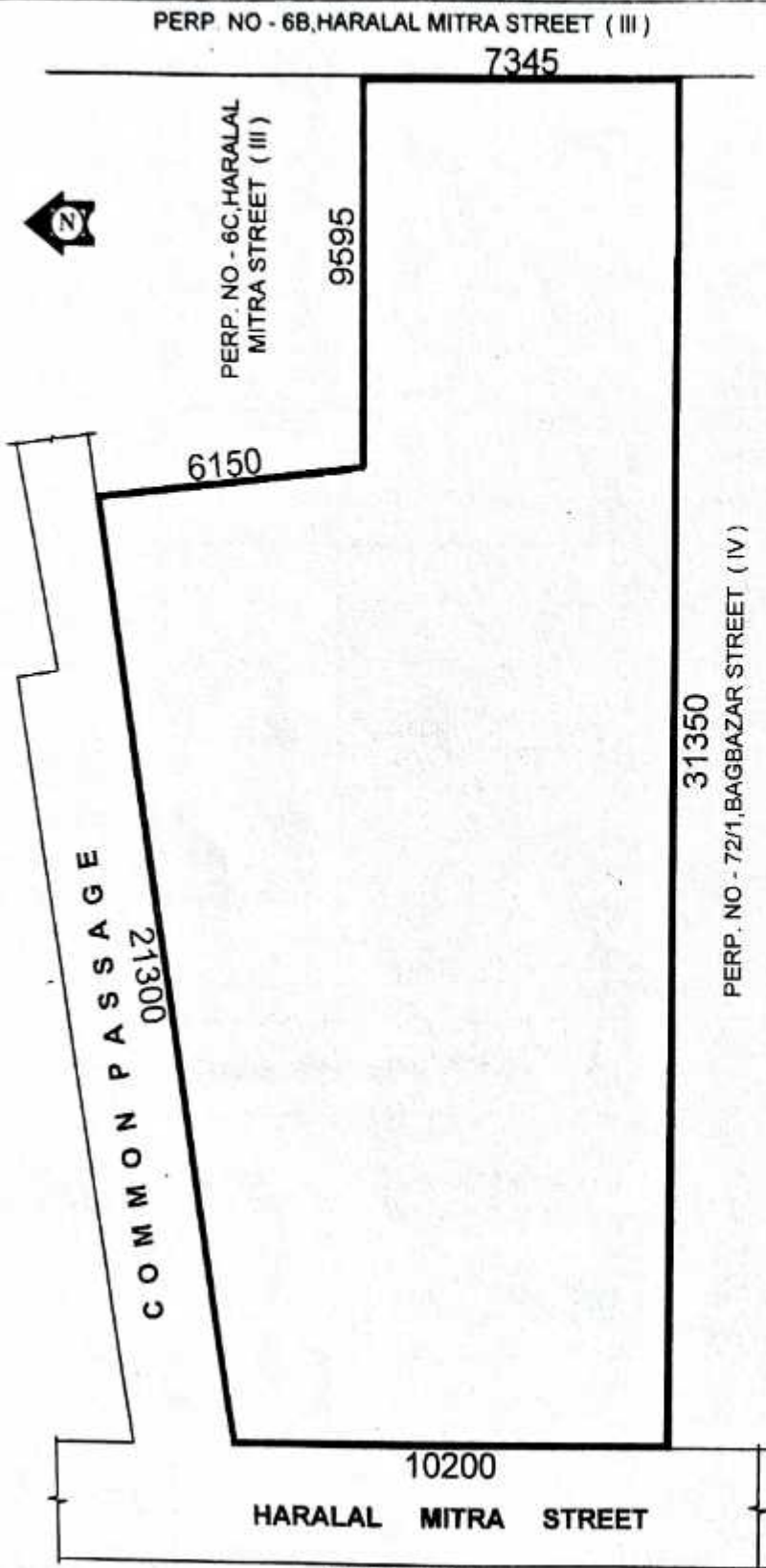
**AS PER K.M.C PRO-FORMA**

**BOUNDARY PLAN OF PRE. NO. 4, HARALAL MITRA STREET  
WARD NO. -007, BOROUGH NO. - I, P.S. - SHYAMPUKUR, KOLKATA - 700 003.**

**AREA STATEMENT**

1. AREA OF LAND ( AS PER DEED ) = 05 K. - 13 CH. - 4 SQ FT. = 4189.00 SQ FT. = 389.168 SQ MTR
2. AREA OF LAND ( AS PER PHYSICAL MEASUREMENT )  
= 04 K. - 14 CH. - 7 SQ FT. = 3517.00 SQ FT. = 326.737 SQ MTR

**ALL DIMENSIONS ARE IN MM.  
BOUNDARY MKD. IN RED BORDER**



TRIKUTA HEIGHTS LLP  
1) Abhishek Shaw  
Partner

TRIKUTA HEIGHTS LLP  
2) [Signature]  
Partner

TRIKUTA HEIGHTS LLP  
3) Dipk Verma  
Partner

SIGNATURE OF OWNERS  
/ APPLICANT

*Sibabrata Chakraborty*  
*Sibabrata Chakraborty*  
REGD. CIVIL ENGINEERS IN  
KOLKATA MPL. CORPORATION  
NO- 1 / 1120












SIGNATURE OF L.B.S.

**SITE PLAN**  
SCALE 1:100

FORM FOR EXECUTION & FINGER PRINTS






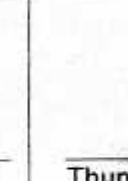





(1) NAME : SRI ABHISHEK SHAW

Abhishek Shaw.

	 Little	 Ring	 Middle	 Fore	 Thumb
	(LEFTHAND)				
	 Thumb	 Fore	 Middle	 Ring	 Little
(RIGHTHAND)					




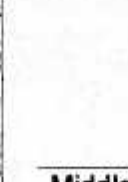
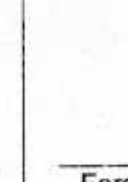






(2) NAME: SRI INDRAJIT SINHA

*Indrajit Sinha*

	 Little	 Ring	 Middle	 Fore	 Thumb
	(LEFTHAND)				
	 Thumb	 Fore	 Middle	 Ring	 Little
(RIGHTHAND)					

(3) NAME: SMT. DIPTI VERMA

*Dipti Verma*

	 Little	 Ring	 Middle	 Fore	 Thumb
	(LEFTHAND)				
	 Thumb	 Fore	 Middle	 Ring	 Little
(RIGHTHAND)					

### Major Information of the Deed

Deed No.	I-1902-14612/2024	Date of Registration	14/12/2024
Quer. No. of Deed	1902-2003062843/2024	Office where deed is registered	
Quer. Date	03/12/2024 12:35:49 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Saheb Dey Sealdah Court, Thana : Entaly, District : South 24-Parganas, WEST BENGAL, PIN - 700014, Mobile No. : 8910342901, Status : Solicitor firm		
Transaction	Conventional transaction		
[0901] Declaration, Declaration relating to immovable property			
Sat. Rec. Value	Market Value		
	Rs. 1,45,07,625/-		
Stamp Duty	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: Kolkata, P.S:- Shyampukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Hara Lal Mitra Street, , Premises No: 4, , Ward No: 007 Pin Code : 700003

Sch. No.	Area	Use	Value (INR)	Other Details
L1	(RS :- )	Bastu	4 Katha 14 Chatak 7 Sq Ft	1,45,07,625/- Property is on Road
<b>Grand Total :</b>			<b>8.0598Dec</b>	<b>0/- 145,07,625 /-</b>



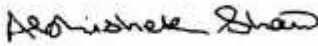


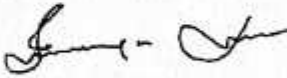


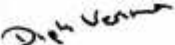
### Declarant Details :

S/No	Name/Address	Photo	Signature
1	<b>Durga Ghosh</b> Wife of Late Sankar Ghosh Hara Lal Mitra Street, City:- Kolkata, P.O:- Baghbazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX5 , PAN No.:: BAxxxxxx3C, Aadhaar No: 62xxxxxxxx7881, Status :Individual, Executed by: Attorney, Executed by: Attorney		
2	<b>Sunny Ghosh</b> Son of Late Sankar Ghosh Hara Lal Mitra Street, City:- Kolkata, P.O:- Baghbazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX5 , PAN No.:: CFxxxxxx1N, Aadhaar No: 28xxxxxxxx7419, Status :Individual, Executed by: Attorney, Executed by: Attorney		
3	<b>Sanghamitra Ghosh</b> Wife of Late Sudhis Ranjan Ghosh Hara Lal Mitra Street, City:- Kolkata, P.O:- Baghbazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX5 , PAN No.:: ENxxxxxx8N, Aadhaar No: 37xxxxxxxx3888, Status :Individual, Executed by: Attorney, Executed by: Attorney		

**4 Sarmistha Ghosh**



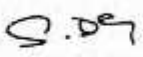
Daughter of Late Sankar Ghosh Hara Lal Mitra Street, City:- Kolkata, P.O:- Baghbazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX1 , PAN No.:: AMxxxxxx7N, Aadhaar No: 52xxxxxxxx2056, Status :Individual, Executed by: Attorney, Executed by: Attorney

**Attorney Details :**

S. No	Name	Address	Photo	Fingerprint	Signature
1	<b>Abhishek Shaw (Presentant)</b> Son of Arun Kumar Shaw Date of Execution - 10/12/2024, , Admitted by: Self, Date of Admission: 11/12/2024, Place of Admission of Execution: Office			 Captured	
			Dec 11 2024 3:47PM	LTI 11/12/2024	11/12/2024
	PARTNERS, TRIKUTA HEIGHTS LLP AS A PARTNER FIRM , Pran Krishna Mukherjee Road, City:- Not Specified, P.O:- Cossipore, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700002 , 16/1A, Pran Krishna Mukherjee Road, City:- Not Specified, P.O:- Cossipore, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700002, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.:: JCxxxxxx1Q, Aadhaar No: 49xxxxxxxx7463 Status : Attorney, Attorney of : Durga Ghosh, Sunny Ghosh, Sanghamitra Ghosh, Sarmistha Ghosh				
2	<b>Indrajit Sinha</b> Son of Amar Kumar Sinha Date of Execution - 10/12/2024, , Admitted by: Self, Date of Admission: 11/12/2024, Place of Admission of Execution: Office			 Captured	
			Dec 11 2024 3:48PM	LTI 11/12/2024	11/12/2024
	PARTNERS, TRIKUTA HEIGHTS LLP AS A PARTNER FIRM , Pran Krishna Mukherjee Road, City:- Not Specified, P.O:- Cossipore, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700002 , 13, Pran Krishna Mukherjee Road, City:- Not Specified, P.O:- Cossipore, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700002, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-2XX2 , PAN No.:: NMxxxxxx2M, Aadhaar No: 29xxxxxxxx1447 Status : Attorney, Attorney of : Durga Ghosh, Sunny Ghosh, Sanghamitra Ghosh, Sarmistha Ghosh				
3	<b>Dipti Verma</b> Daughter of Ravindra Prasad Verma Date of Execution - 10/12/2024, , Admitted by: Self, Date of Admission: 11/12/2024, Place of Admission of Execution: Office			 Captured	
			Dec 11 2024 3:48PM	LTI 11/12/2024	11/12/2024

PARTNERS, TRIKUTA HEIGHTS LLP AS A PARTNER FIRM , Pran Krishna Mukherjee Road, City:- Not Specified, P.O:- Cossipore, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700002 , 1/1/H/A/2, Haridhan Dutta Bye Lane, City:- Not Specified, P.O:- Cossipore, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700002, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.:: BKxxxxxx0F, Aadhaar No: 70xxxxxxxx9379 Status : Attorney, Attorney of : Durga Ghosh, Sunny Ghosh, Sanghamitra Ghosh, Sarmistha Ghosh

**Identifier Details :**

Name	Photo	Fingerprint	Signature
<b>S Dey</b> Son of G Dey Sealdah Court, City:- Not Specified, P.O:- Entally, P.S:-Entaly, District:-South 24- Parganas, West Bengal, India, PIN:- 700014			
	11/12/2024	11/12/2024	11/12/2024
Identifier Of Abhishek Shaw, Indrajit Sinha, Dipti Verma			

Endorsement For Deed Number : I - 190214612 / 2024

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 4 of Indian Stamp Act 1899.

Presented for registration at 15:33 hrs on 11-12-2024, at the Office of the A.R.A. - II KOLKATA by Abhishek Shaw ..

1. Execution by Abhishek Shaw, PARTNERS, TRIKUTA HEIGHTS LLP AS A PARTNER FIRM, Pran Krishna Mukherjee Road, City:- Not Specified, P.O:- Cossipore, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700002 as constituted attorney for 1. Durga Ghosh Road: Hara Lal Mitra Street, , P.O: Baghbazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700003, 2. Sunny Ghosh Road: Hara Lal Mitra Street, , P.O: Baghbazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700003, 3. Sanghamitra Ghosh Road: Hara Lal Mitra Street, , P.O: Baghbazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700003, 4. Sarmistha Ghosh Road: Hara Lal Mitra Street, , P.O: Baghbazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700003 is admitted by him

Indetified by S Dey, , Son of G Dey, Sealdah Court, P.O: Entally, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Law Clerk

2. Execution by Indrajit Sinha, PARTNERS, TRIKUTA HEIGHTS LLP AS A PARTNER FIRM, Pran Krishna Mukherjee Road, City:- Not Specified, P.O:- Cossipore, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700002 as constituted attorney for 1. Durga Ghosh Road: Hara Lal Mitra Street, , P.O: Baghbazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700003, 2. Sunny Ghosh Road: Hara Lal Mitra Street, , P.O: Baghbazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700003, 3. Sanghamitra Ghosh Road: Hara Lal Mitra Street, , P.O: Baghbazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700003, 4. Sarmistha Ghosh Road: Hara Lal Mitra Street, , P.O: Baghbazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700003 is admitted by him

Indetified by S Dey, , Son of G Dey, Sealdah Court, P.O: Entally, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Law Clerk

3. Execution by Dipti Verma, PARTNERS, TRIKUTA HEIGHTS LLP AS A PARTNER FIRM, Pran Krishna Mukherjee Road, City:- Not Specified, P.O:- Cossipore, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700002 as constituted attorney for 1. Durga Ghosh Road: Hara Lal Mitra Street, , P.O: Baghbazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700003, 2. Sunny Ghosh Road: Hara Lal Mitra Street, , P.O: Baghbazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700003, 3. Sanghamitra Ghosh Road: Hara Lal Mitra Street, , P.O: Baghbazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700003, 4. Sarmistha Ghosh Road: Hara Lal Mitra Street, , P.O: Baghbazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700003 is admitted by him

Indetified by S Dey, , Son of G Dey, Sealdah Court, P.O: Entally, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Law Clerk

Payment

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/-

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 13616, Amount: Rs.10.00/-, Date of Purchase: 16/04/2024, Vendor name: S Mukherjee

*fm*

Satyajit Biswas  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - II KOLKATA  
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered In Book - I

Volume number 1902-2024, Page from 764874 to 764888  
being No 190214612 for the year 2024.



14/12

Digitally signed by SATYAJIT BISWAS  
Date: 2024.12.14 11:18:44 +05:30  
Reason: Digital Signing of Deed.

(Satyajit Biswas) 14/12/2024  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - II KOLKATA  
West Bengal.