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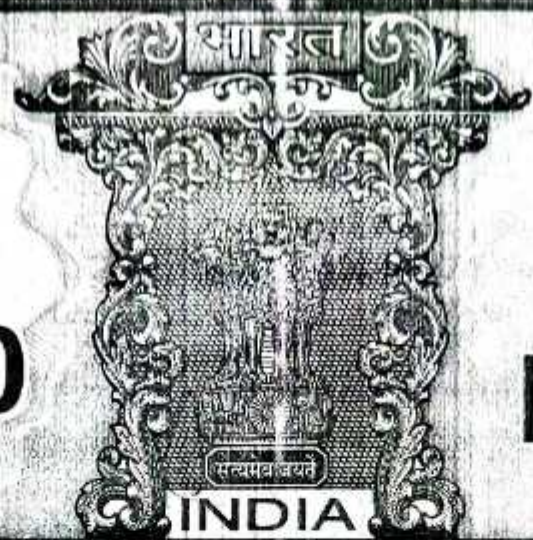
भारतीय गैर न्यायिक

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TEN
RUPEES

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Rs.10



INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



03AC 996050

2-1015 3828/25

21/04/25

3:44 p m

Additional Registrar of
Assurances-IV, Kolkata

Certified that the Document is admitted of
Registration. The Signature Sheet and the
endorsement sheets attached to this document
are the part of this Document.

Additional Registrar of
Assurances-IV, Kolkata

K.M.C. BOUNDARY DECLARATION 21 APR 2025

Reg :- Premises No. 4, Haralal Mitra Street, P.O.-Baghbazar, P.S. -
Shyampukur, Kolkata - 700 003, 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, (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, 2nd 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

3

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 10th day of December, Two Thousand Twenty Four (2024).

SIGNED, SEALED AND DELIVERED

At Kolkata In the presence of:-

Dated 10/12/25

WITNESSES:-

1) Anurag Choudhary
S, Nayan Sur lane West 5

2) Suresh Roy
8B, Sur lane West 5

As per K.M.C format

Abhishek Shaw
Sunny
Dipti Verma

SRI. ABHISHEK SHAW, SRI INDRAJIT SINHA
SMT. DIPTI VERMA
PARTNERS OF M/s. TRIKUTA HEIGHTS LLP
AS CONSTITUTED ATTORNEY OF
SMT. DURGA GHOSH, SRI SUNNY GHOSH
SMT. SARMISTHA GHOSH
SMT. SANGHA MITRA GHOSH

SIGNATURE OF THE DECLARANTS

SPECIMEN FORM FOR TEN FINGERPRINTS



<i>Abhishek Shaw</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



<i>Anurag Jha</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



<i>Dipti Verma</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



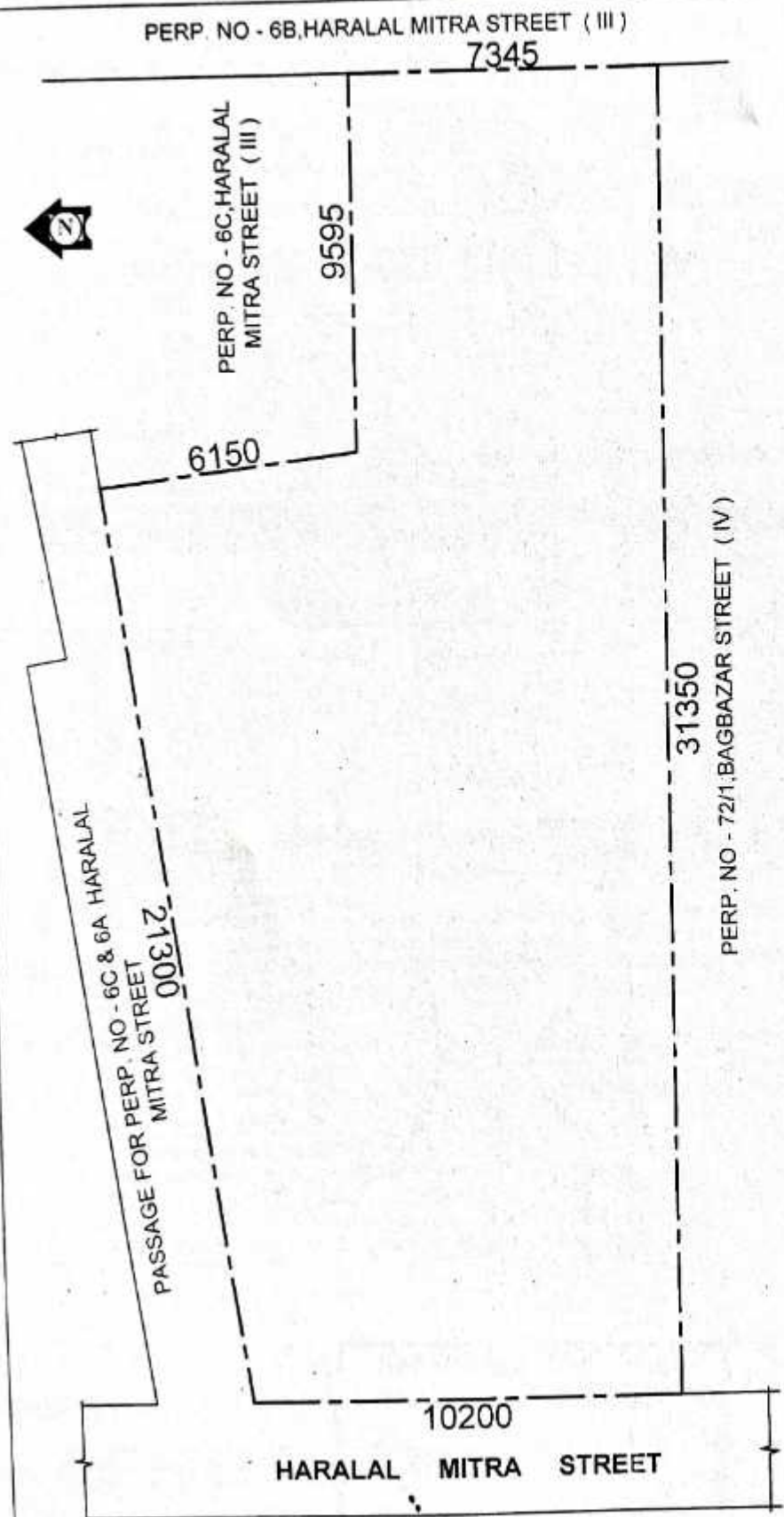
	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

BOUNDARY PLAN OF PRE. NO. 4, HARALAL MITRA STREET
WARD NO. -007, BOROUGH NO. - I, P.S. - SHYAMPUR, 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



1/ Abhishek Shaw.
 2/ Sunny Ghosh
 3/ Dipti Verma

SRI ABHISHEK SHAW, SRI INDRAJIT SINHA
 SMT. DIPTI VERMA
 PARTNERS OF M/S. TRIKUTA HEIGHTS LLP
 AS CONSTITUTED ATTORNEY OF
 SMT. DURGA GHOSH, SRI SUNNY GHOSH
 SMT. SARMIKHA GHOSH,
 SMT. SANGHA MITRA GHOSH

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 1:150

Major Information of the Deed

Deed No :	I-1904-05807/2025	Date of Registration	21/04/2025
Query No / Year	1904-2001053828/2025	Office where deed is registered	
Query Date	20/04/2025 7:37:46 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SAURAV BAFNA P-57,C.I.T ROAD SCHEME 5M,Thana : Phulbagan, District : Kolkata, WEST BENGAL, PIN - 700054, Mobile No. : 7003427701, Status :Attorney of Claimant		
Transaction	Additional Transaction		
[0901] Declaration, Declaration relating to immovable property			
Set Forth value	Market Value		
	Rs. 1,45,07,625/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10/- (Article:4)	Rs. 11/- (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	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 14 Chatak 7 Sq Ft		1,45,07,625/-	Property is on Road
Grand Total :				8.0598Dec	0/-	145,07,625 /-	

Declarant Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mrs Durga Ghosh Wife of Late Shankar Prasad Ghosh 4,haralal Mitra St,,,, City:- Not Specified, P.O:- Bagbazar, P.S:- Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.:: Bxxxxxx3c,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney
2	Mr Sunny Ghosh Son of Late Shankar Prasad Ghosh 4,haralal Mitra St,,,, City:- Not Specified, P.O:- Bagbazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.:: Cfxxxxx1n,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney
3	Mrs Sarmistha Ghosh Daughter of Late Shankar Prasad Ghosh 4,Haralal Mitra St,,,, City:- Not Specified, P.O:- Bagbazar, P.S:- Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.:: Amxxxxx7n,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney

4 **Mrs Sanghamitra Ghosh**
 Wife of Late Sudhis Ranjan Ghosh 4,Haralal Mitra St.,... City:- Not Specified, P.O:- Bagbazar, 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.: Enxxxxx8n,Aadhaar No Not Provided by UIDAI, Status
 Individual, Executed by: Attorney, Executed by: Attorney

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature	Signature
1	Name Photo Finger Print	Signature
1	<p>Mr Abhishek Shaw (Presentant) Son of Mr Arun Kumar Shaw Date of Execution - 21/04/2025, , Admitted by: Self, Date of Admission: 21/04/2025, Place of Admission of Execution: Office</p>   <p>Apr 21 2025 4:39PM LTI 21/04/2025</p>	<p>Abhishek Shaw</p> <p>21/04/2025</p>
<p>,trikuta Heights Lip13,pran Krishna Mukherjee Road,.... City:- Not Specified, P.O:- Cossipur, P.S:- Chitpur, District:-Kolkata, West Bengal, India, PIN:- 700002 , 16/1a,pran Krishna Mukherjee Road,..... City:- Not Specified, P.O:- Cossipur, P.S:-Chitpur, District:-Kolkata, West Bengal, India, PIN:- 700002, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.: Jcxxxxx1q,Aadhaar No Not Provided by UIDAI Status : Attorney, Attorney of : Mrs Durga Ghosh, Mr Sunny Ghosh, Mrs Sarmistha Ghosh, Mrs Sanghamitra Ghosh</p>		
2	<p>Mr Indrajit Sinha Son of Mr Amar Kumar Sinha Date of Execution - 21/04/2025, , Admitted by: Self, Date of Admission: 21/04/2025, Place of Admission of Execution: Office</p>   <p>Apr 21 2025 4:39PM LTI 21/04/2025</p>	<p>Indrajit Sinha</p> <p>21/04/2025</p>
<p>,trikuta Heights Lip13,pran Krishna Mukherjee Road,.... City:- Not Specified, P.O:- Cossipur, P.S:- Chitpur, District:-Kolkata, West Bengal, India, PIN:- 700002 , 13,Pran Krishna Mukherjee Road,.... City:- Not Specified, P.O:- Cossipur, P.S:-Chitpur, District:-Kolkata, West Bengal, India, PIN:- 700002, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-2XX2 , PAN No.: Nmxxxxx2m,Aadhaar No Not Provided by UIDAI Status : Attorney, Attorney of : Mrs Durga Ghosh, Mr Sunny Ghosh, Mrs Sarmistha Ghosh, Mrs Sanghamitra Ghosh</p>		
3	<p>Mrs Dipti Verma Wife of Mr Ravindra Prasad Verma Date of Execution - 21/04/2025, , Admitted by: Self, Date of Admission: 21/04/2025, Place of Admission of Execution: Office</p>   <p>Apr 21 2025 4:40PM LTI 21/04/2025</p>	<p>Dipti Verma</p> <p>21/04/2025</p>

.trikuta Heights Lp13,pran Krishna Mukherjee Road,,,, City:- Not Specified, P.O:- Cossipur, P.S:-
Chitpur, District:-Kolkata, West Bengal, India, PIN:- 700002 , 1/1/h/a/2,Haridwar Dutta Bye Lane,,,,8,
City:- Not Specified, P.O:- Cossipur, P.S:-Chitpur, District:-Kolkata, 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 Not Provided by UIDAI Status : Attorney, Attorney of : Mrs Durga Ghosh,
Mr Sunny Ghosh, Mrs Sarmistha Ghosh, Mrs Sanghamitra Ghosh

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Hrithik Choudhury Son of Late Ranjan Choudhury 5 Nayan Sur Lane,,,, City:- Not Specified, P.O:- Hatkhola, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700005		 Captured	
	21/04/2025	21/04/2025	21/04/2025
Identifier Of Mr Abhishek Shaw, Mr Indrajit Sinha, Mrs Dipti Verma			

Endorsement For Deed Number : I - 190405807 / 2025

On 21-04-2025

Certificate of Admissibility (Rule 43, W.B. Registration Rules, 1902)

Admissible under rule 21 of West Bengal Registration Rule, 1902 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, 1902)

Presented for registration at 15:44 hrs on 21-04-2025, at the Office of the A.R.A. - IV KOLKATA by Mr Abhishek Shaw ..

Executed by Attorney

1. Execution by Mr Abhishek Shaw, Ms, trikuta Heights Llp, (Partnership Firm), 13, pran Krishna Mukherjee Road, City:- Not Specified, P.O:- Cossipur, P.S:-Chitpur, District-Kolkata, West Bengal, India, PIN:- 700002 as constituted attorney for 1. Mrs Durga Ghosh 4, haralal Mitra St, P.O: Bagbazar, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700003, 2. Mr Sunny Ghosh 4, haralal Mitra St, P.O: Bagbazar, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700003, 3. Mrs Sarmistha Ghosh 4, Haralal Mitra St, P.O: Bagbazar, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700003, 4. Mrs Sanghamitra Ghosh 4, Haralal Mitra St, P.O: Bagbazar, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700003 is admitted by him

Identified by Mr Hrithik Choudhury, . . Son of Late Ranjan Choudhury, 5 Nayan Sur Lane, P.O: Hatkhola, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700005, by caste Hindu, by profession Others

2. Execution by Mr Indrajit Sinha, Ms, trikuta Heights Llp, (Partnership Firm), 13, pran Krishna Mukherjee Road, City:- Not Specified, P.O:- Cossipur, P.S:-Chitpur, District-Kolkata, West Bengal, India, PIN:- 700002 as constituted attorney for 1. Mrs Durga Ghosh 4, haralal Mitra St, P.O: Bagbazar, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700003, 2. Mr Sunny Ghosh 4, haralal Mitra St, P.O: Bagbazar, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700003, 3. Mrs Sarmistha Ghosh 4, Haralal Mitra St, P.O: Bagbazar, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700003, 4. Mrs Sanghamitra Ghosh 4, Haralal Mitra St, P.O: Bagbazar, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700003 is admitted by him

Identified by Mr Hrithik Choudhury, . . Son of Late Ranjan Choudhury, 5 Nayan Sur Lane, P.O: Hatkhola, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700005, by caste Hindu, by profession Others

3. Execution by Mrs Dipti Verma, Ms, trikuta Heights Llp, (Partnership Firm), 13, pran Krishna Mukherjee Road, City:- Not Specified, P.O:- Cossipur, P.S:-Chitpur, District-Kolkata, West Bengal, India, PIN:- 700002 as constituted attorney for 1. Mrs Durga Ghosh 4, haralal Mitra St, P.O: Bagbazar, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700003, 2. Mr Sunny Ghosh 4, haralal Mitra St, P.O: Bagbazar, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700003, 3. Mrs Sarmistha Ghosh 4, Haralal Mitra St, P.O: Bagbazar, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700003, 4. Mrs Sanghamitra Ghosh 4, Haralal Mitra St, P.O: Bagbazar, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700003 is admitted by him

Identified by Mr Hrithik Choudhury, . . Son of Late Ranjan Choudhury, 5 Nayan Sur Lane, P.O: Hatkhola, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700005, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 11.00/- (E = Rs 7.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 11.00/-

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 3336, Amount: Rs.10.00/-, Date of Purchase: 10/04/2025, Vendor name: A K MAITY

SS

Semanti Sikdar
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2025, Page from 237801 to 237814

being No 190405807 for the year 2025.



88

Digitally signed by SEMANTI SIKDAR
Date: 2025.04.21 17:08:21 +05:30
Reason: Digital Signing of Deed.

(Semanti Sikdar) 21/04/2025
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.