

3484/25

(18)

L-4478/25T-03365/25



पश्चिम बंगाल WEST BENGAL

06AC 704319

24/02/25
21/05/25

certified that the document is a true and correct copy of the original as registered. The signature is in the presence of the undersigned who is a member of the office of the District Sub-Registrar.

District Sub-Registrar-II
Higra, South 24-parganas

24-02-25
10-03-25

BOUNDARY DECLARATION

RE: KMC PREMISES No.46 BARADA AVENUE, P.S.- PATULI (FORMERLY JADAVPUR), KOLKATA-700084 KMC Ward No.110, being ASSESSEE No. 31-110-02-0046-0, BOROUGH-XI.

22964

20 FEB 2025

NO..... ₹10/- Date.....

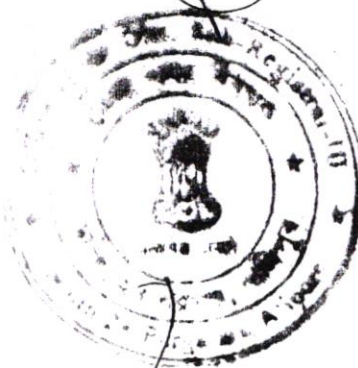
Name :..... *Chitra Bhattacharya*Address :..... *S. Basada Avenue*Vendor :..... *Patuli. Kd-84*

Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, KOI-27

DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE

24 FEB 2025

Identified by

Dipal Roy Advocate

S/o Late Sukumar Roy

Alipore Police Court
KOI-27

WE, (1) SMT. CHITRA BHATTACHARJEE (NEE BANERJEE) widow of Late Bidyut Bhattacharjee and daughter of Late Sudhish Chandra Banerjee by faith Hindu, Nationality Indian, by occupation Retired Service holder **having PAN NO.AFNPB5708E and Aadhaar No.2026 2343 3463 (2) SMT. SUVRA BANERJEE daughter of Late Sudhish Chandra Banerjee** all by faith Hindu, Nationality Indian, by occupation Retired service holder **having PAN NO.ANKPB8764D and Aadhaar No.7389 3416 0312 both are residing at and/or KMC premises No.46 Barada Avenue (postal address 18 Barada Avenue), P.O.-Garia, P.S. Patuli, Kolkata-700084, represented by our Constituted Attorney M/s. Sabyasachi Construction, having at Postal Premises No. 8, Dabur Park and K.M.C. Premises No. 27, Raja S.C. Mullick Road, P.S. Patuli, Kolkata – 700084, represented by its Proprietor SRI SABYASACHI SUTRADHAR, having Aadhaar No. 8163 3155 2605, and PAN No. AKXPS0409A son of Late Surendra Nath Sutradhar, by faith Hindu, by occupation Business, by Nationality Indian, residing at A/7, New Raipur, P.O. Garia, P.S. Patuli, Kolkata – 700084, appointed as a Constituted Attorney vide General Power of Attorney dt.16th January 2025 and registered at D.S.R. III, Book No.I, Volume No. 1603-2025, Page from 26086 to 26098, Being No. 160300736 for the year 2025 do hereby solemnly affirm and declare as follows:-**

1. That by virtue of a deed of conveyance dated 16th February, 1962 one Sudhish Chandra Banerjee of 35, Sovabazar Street, P.S. Shyampukur, Kolkata-700005, purchased the property All that piece and Parcel of land containing by estimation 4(four) Cottahs 15(fifteen) Chittaks and 10(ten) Sq.ft. be the same or little more or less situated lying at Mouza Baishnabghata, under the R.S. Dag No. 661, R.S. Khatian No.30, and J.L. No. 28 under P.S.- Jadavpur, Dist. 24 Parganas from Taradhan Chattopadhyay (Ghatak) son of Late Barada Prasad Chattopadhyay (Ghatak) of Garia, Baishnabghata, Dist.-24 Parganas, and the deed was registered in the office of the Registrar of Assurance at Calcutta and recorded in Book No.-I, Vol. No. 42, Pages 294 to 300, Being No. 787 for the year 1962 and since purchase the said Sudhish Chandra Banerjee Seized and possessed of the same without any disturbances and hindrance whatsoever and

after mutating his name in the office of K.M.C. and on payment of rates and taxes to the appropriate authority or authorities and he subsequently erected a pucca two storied building thereon measuring 2000sq.ft. a little more or less which is more than 55 years old.

- 2) That the said Sudhish Chandra Banerjee died intestate on 12/05/1993 leaving behind him his wife Smt. Aparna Banerjee (now deceased) and his four daughters namely Chitra Bhattacharjee, Sukla Banerjee (now deceased), Maya Banerjee (now deceased) and Ms. Suvra Banerjee as the only legal heirs and legal representatives of the said Sudhish Chandra Banerjee;
- 3) That Shukla Banerjee, Maya Banerjee died on 16/04/2014, 26/06/2001 respectively who were unmarried.
- 4) That Smt. Aparna Banerjee wife of Late Sudhish Chandra Banerjee died on 24/04/2021 leaving behind her two daughters Smt. Chitra Bhattacharjee and Suvra Banerjee as aforesaid as her only legal heirs and legal representatives.
- 5) That after demise of Aparna Banerjee the said Smt. Chitra Bhattacharjee and Smt. Suvra Banerjee (the Owners herein) seized and possessed of or otherwise well sufficiently entitled to as the joint and absolute owners of **ALL THAT** piece and parcel of land containing an area of 4(four) Cottahs 14(fourteen) Chittaks and 0.93(zero point nine three) Sq.ft. more or less situate lying under the R.S. & L.R. Dag No. 661, after B.L. & L.R.O. mutation in favour of Smt. Chitra Bhattacharjee and Smt. Suvra Banerjee the New L.R. Khatian No. 1092 and L.R. Khatian No. 1093 (formerly R.S. Khatian No.30), and J.L. No. 28 under P.S.- Patuli (formerly Jadavpur), Dist. 24 Parganas being KMC premises No. 46 Barada Avenue (postal address 18, Barada Avenue), Kolkata-700084, and or under Ward No.110, Borugh-XI of the Kolkata Municipal Corporation being Assessee No. 31-110-02-0046-0, hereinafter referred to as "the **Said Premises**" absolutely and forever.

- 6) That the Present Owners herein have also got the aforesaid land converted to Bastu and conversion certificate bearing Memo No.17/4270/BLLRO/KOL and 17/4292/BLLRO/KOL dated 12/12/2024 (Schedule of land for which conversion is allowed vide case No. CN/2024/1630/3661 & CN/2024/1630/3662).
- 7) That the Declarants herein, being the Present Owners, are seized and possessed of and/or otherwise well and sufficiently entitled to as the joint and absolute owners of **ALL THAT** the KMC premises No.46 Barada Avenue (Postal address 18 Barada Avenue), P.O.- Garia, P.S. Patuli, Kolkata-700084 physically found to be measuring about 4(four) Cottahs 14(fourteen) Chittacks 0.93(zero point nine three) sq.ft. equivalent to 326.176 square meter of land (hereinafter referred to as "the **said Premises**"), absolutely and forever.
- 8) That the Declarants herein, being the Present Owners, of KMC premises No.46 Barada Avenue (Postal address 18 Barada Avenue), P.O.- Garia, P.S. Patuli, Kolkata-700084 physically found to be measuring about 4(four) Cottahs 14(fourteen) Chittacks 0.93(zero point nine three) sq.ft. equivalent to 326.176 square meter more or less of land and we propose to construct a building in the aforesaid premises. The total boundary line in the property is fully mentioned below and described in **RED** and we shall be liable for dispute, if arises, with our neighbors in respect of the said land in future. The Kolkata Municipal Corporation will not be liable for any litigation, if arises, in future over the said land due to false statement made by us and has liberty to revoke the plan in accordance with law.
- 9) That the Declarants herein, being the Present Owners shall submit the plan for the construction of a building in the said Premises for obtaining ~~sanction~~ vide appropriate application.
- 10) That the Declarants herein, being the Present Owners herein are joint and absolute owners of KMC premises No.46 Barada Avenue (Postal address 18

Barada Avenue), P.O.- Garia, P.S. Patuli, Kolkata-700084 within the Municipal limit of the Kolkata Municipal Corporation, Ward No.110, comprising land physically found to be measuring about 4(four) Cottahs 14(fourteen) Chittacks 0.93(zero point nine three) sq.ft. equivalent to 326.176 square meter more or less of land be the same a little more or less morefully described and delineated in the plan and thereon coloured in **RED** verge line, and butted and bounded as follows:

which is butted and bounded as follows:

On the North	By Plot No. 19, Barada Avenue, Garia Kolkata-700084.
On the South	By K.M.C. Road with 5.30mtr. (17'-5") wide in one end and 4.800 mtr. (15'-9") in other end
On the East	By K.M.C. Road with 4.810mtr. (15'-9") wide in one end and 4.580mtr. (15'-00") wide in other end.
On the West	By Plot No. 17, Barada Avenue, Garia Kolkata-700084

11) That there is no civil or criminal suit pending over the said Premises and the said Premises is free from all encumbrances.

12) The measurement of the four sides of the land of KMC premises No.46 Barada Avenue (**Postal** address 18 Barada Avenue), P.O.- Garia, P.S. Patuli, (formerly Jadavpur), Kolkata-700084, Ward No.110, within our ownership are as follows:-

ON THE NORTH BY	:	15.995m
ON THE SOUTH BY	:	16.840m
ON THE EAST BY	:	19.840m
ON THE WEST BY	:	19.905m

13) That the above statements are true to our knowledge and belief.

Signed on this 24th day of February, Two thousand Twenty Five

WITNESSES:

1. Anirban Banerjee

S/o Late Dilip Ranjan Banerjee
Fartabad, Behind Bhanga Bari

P.O - Garia, Kol-700084.

P.S - Soharpur (Now
Narendrapur)

Sabyasachi Sutradhar,

SABYASACHI SUTRADHAR
Proprietor of
SABYASACHI CONSTRUCTION
Constitute Attorney of
Smt CHITRA BHATTACHARJEE
Smt SUVRA BANERJEE

DECLARANTS

2. Dipal Roy Advocate
S/o Late Sukumar Roy
Alipore Police Court
Kol-27

Drafted as per KMC proforma

Dipal Roy

Advocate
Alipore Police Court,

WB/258/1995

		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
PHOTO	left hand					
	right hand					

Name SABYASACHI SUTRADHAR

Signature Sabyasachi Sutradhar

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

Name

Signature

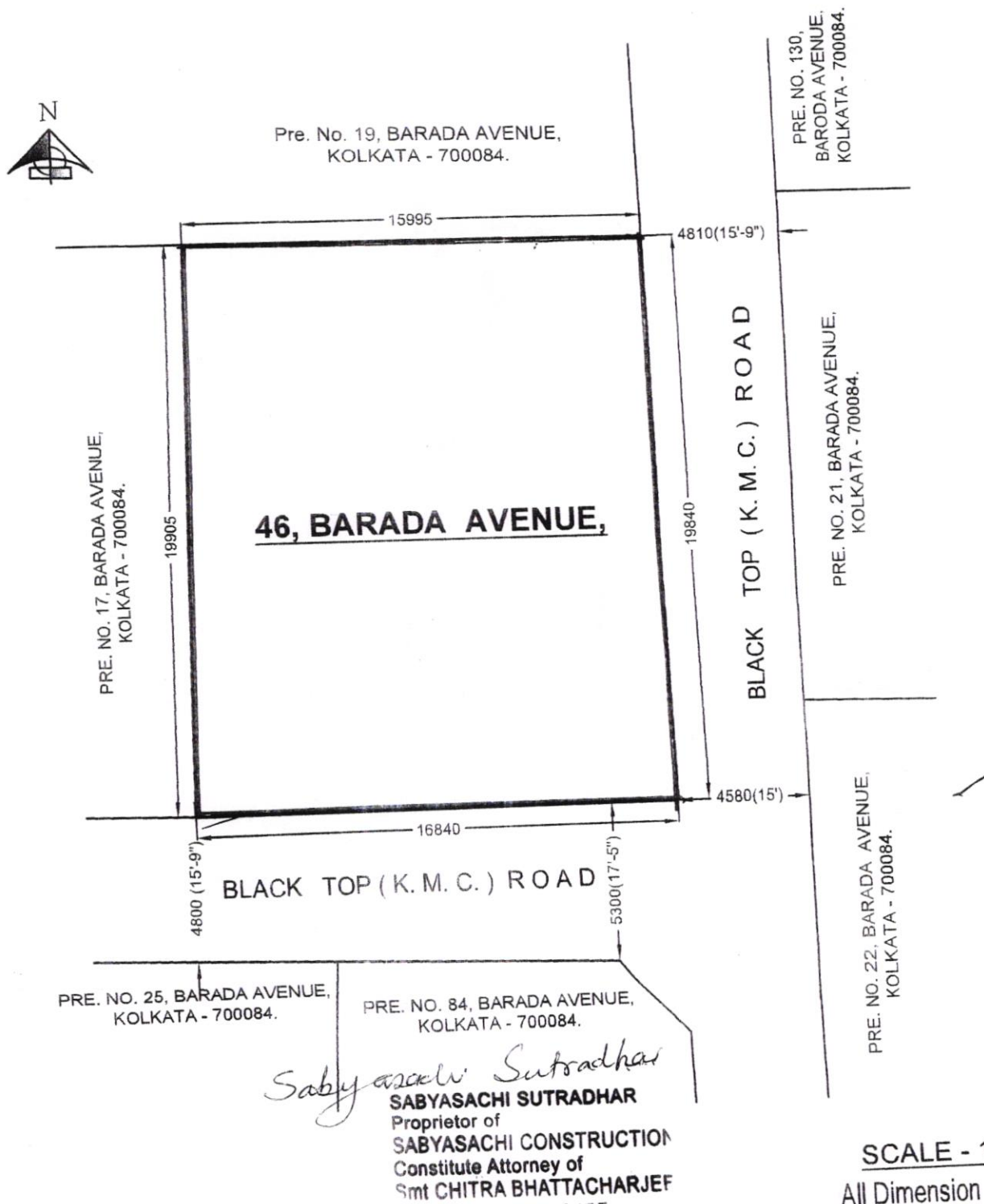
		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

Signature

SITE PLAN OF PREMISES .No. 46, BARADA AVENUE, KOLKATA - 700084
WARD No. - 110, BOROUGH - XI, P.S. - PATULI, MOUZA - BAISHNABGHATA,
J.L No. - 28, R.S KHATIAN No. - 30, R.S DAG No. - 661, L.R KHATIAN No. - 1092,
1093, L.R DAG No. - 661.

LAND AREA = 326.176 Sq.M. (04K. - 14CH. - 0.93SFT.)



Major Information of the Deed

Deed No :	I-1603-04478/2025	Date of Registration	10/03/2025
Query No / Year	1603-2000520515/2025	Office where deed is registered	
Query Date	20/02/2025 3:50:23 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	DIPAL ROY ALIPORE POLICE COURT,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9831024464, Status :Advocate		
Transaction		Additional Transaction	
[0901] Declaration, Declaration relating to immovable property			
Set Forth value		Market Value	
		Rs. 87,77,324/-	
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 :



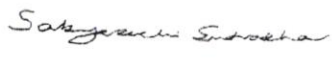
District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Baroda Avenue, , Premises No: 46, , Ward No: 110 Pin Code : 700084

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	4 Katha 14 Chatak 0.93 Sq Ft		87,77,324/-	Width of Approach Road: 18 Ft.,
Grand Total :				8.0459Dec	0 /-	87,77,324 /-	



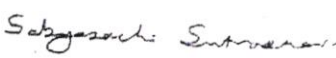
Declarant Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Smt CHITRA BHATTACHARJEE Daughter of Late SUDHISH CHANDRA BANERJEE 18 BARADA AVENUE, City:- , P.O:- GARIA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , Aadhaar No: 20xxxxxxx3463, Status :Individual, Executed by: Attorney, Executed by: Attorney
2	Smt SUVRA BANERJEE Daughter of Late SUDHISH CHANDRA BANERJEE 18 BARADA AVENUE, City:- , P.O:- GARIA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , Aadhaar No: 73xxxxxxx0312, Status :Individual, Executed by: Attorney, Executed by: Attorney
3	SABYASACHI CONSTRUCTION 27 RAJA S C MALLICK ROAD, City:- , P.O:- GARIA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 ,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative



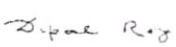
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Sabyasachi SUTRADHAR (Presentant) Son of Late SURENDRA NATH SUTRADHAR Date of Execution - 24/02/2025, , Admitted by: Self, Date of Admission: 24/02/2025, Place of Admission of Execution: Office	Photo  Feb 24 2025 1:07PM	Finger Print  Captured LTI 24/02/2025	Signature  24/02/2025
A/7 NEW RAIPUR, City:- , P.O:- GARIA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 81xxxxxxx2605 Status : Attorney, Attorney of : Smt CHITRA BHATTACHARJEE, Smt SUVRA BANERJEE				

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Sabyasachi SUTRADHAR Son of Late SURENDRA NATH SUTRADHAR Date of Execution - 24/02/2025, , Admitted by: Self, Date of Admission: 24/02/2025, Place of Admission of Execution: Office	Photo  Feb 24 2025 1:07PM	Finger Print  Captured LTI 24/02/2025	Signature  24/02/2025
A/7 NEW RAIPUR, City:- , P.O:- GARIA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 81xxxxxxx2605 Status : Representative, Representative of : Sabyasachi Construction (as AS PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr DIPAL ROY Son of SUKUMAR ROY ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027	 24/02/2025	 Captured 24/02/2025	 24/02/2025
Identifier Of Mr Sabyasachi SUTRADHAR, Mr Sabyasachi SUTRADHAR			

Endorsement For Deed Number : I - 160304478 / 2025

On 24-02-2025

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 13:00 hrs on 24-02-2025, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr SABYASACHI SUTRADHAR ,.

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 24-02-2025 by Mr SABYASACHI SUTRADHAR, AS PROPRIETOR, SABYASACHI CONSTRUCTION (Sole Proprietorship), 27 RAJA S C MALLICK ROAD, City:- , P.O:- GARIA, P.S:-Patuli, District:- South 24-Parganas, West Bengal, India, PIN:- 700084

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

Executed by Attorney

Execution by Mr SABYASACHI SUTRADHAR, , Son of Late SURENDRA NATH SUTRADHAR, A/7 NEW RAIPUR, P.O: GARIA, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Business as constituted attorney for 1. Smt CHITRA BHATTACHARJEE 18 BARADA AVENUE, P.O: GARIA, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, 2. Smt SUVRA BANERJEE 18 BARADA AVENUE, P.O: GARIA, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084 is admitted by him

Indetified by Mr DIPAL ROY, , Son of SUKUMAR ROY, 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 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 22964, Amount: Rs.10.00/-, Date of Purchase: 20/02/2025, Vendor name: S DAS



Debasish Dhar

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

On 10-03-2025

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.



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 1603-2025, Page from 108488 to 108501
being No 160304478 for the year 2025.**



Dhar

Digitally signed by Debasish Dhar
Date: 2025.03.11 14:01:27 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 11/03/2025

DISTRICT SUB-REGISTRAR

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

West Bengal.