



পশ্চিমবঙ্গ পশ্চিম বঙ্গ V. WEST BENGAL

06AC 704319

24/02/25  
0-2/05/20515/25

IT IS TO BE NOTED THAT THIS DOCUMENT IS FOR THE  
REGISTRATION. THE SIGNATURE SHOULD BE  
RECOGNIZED BY THE STAMP OFFICER AND  
RECOGNIZED BY THE POLICE DEPARTMENT.

District Sub-Registrar - 11  
House, 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.

C  
R  
V  
b

22964

20 FEB 2025

NO.....₹10/- Date.....

Name : Chitra Bhattacharjee

Address : 8, Basada Avenue

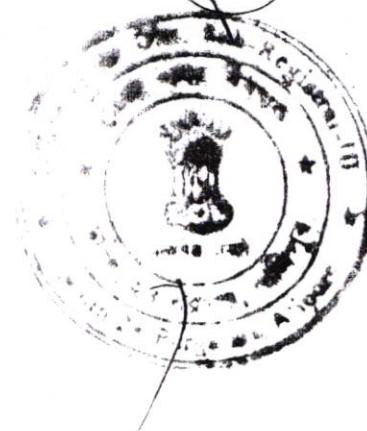
Vendor : Patuli · Kd- 84,

Alipore Collectorate, 24 Pgs. (South)

**SUSHANKAR DAS**

STAMP VENDOR

Alipore Police Court, Kd-27



DISTRICT SUB-REGISTRAR-IN  
SOUTH 24 PGS. ALIPORE

20 FEB 2025

Identified by

Dipal Roy  
Advocate  
S/o Late Sukumar Roy  
Alipore Police Court  
Kd-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.16<sup>th</sup> 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 16<sup>th</sup> 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:-

<b>ON THE NORTH BY</b>	15.995m
<b>ON THE SOUTH BY</b>	16.840m
<b>ON THE EAST BY</b>	19.840m
<b>ON THE WEST BY</b>	19.905m

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

Signed on this 24<sup>th</sup> day of February, Two thousand Twenty Five

**WITNESSES:**

1. Anirban Banerjee

S/o Late Dilip Ranjan Banerjee,  
Farfabad, Behind Bhanga Barr,

P.O - Garia, Kol-7 00084.

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<sup>st</sup> finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name .....

Signature .....



Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

left hand						
right hand						

Name ... SABYASACHI SUTRADHAR

Signature ... *Sabyasachi Sutradhar*

Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name .....

Signature .....

✓

Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

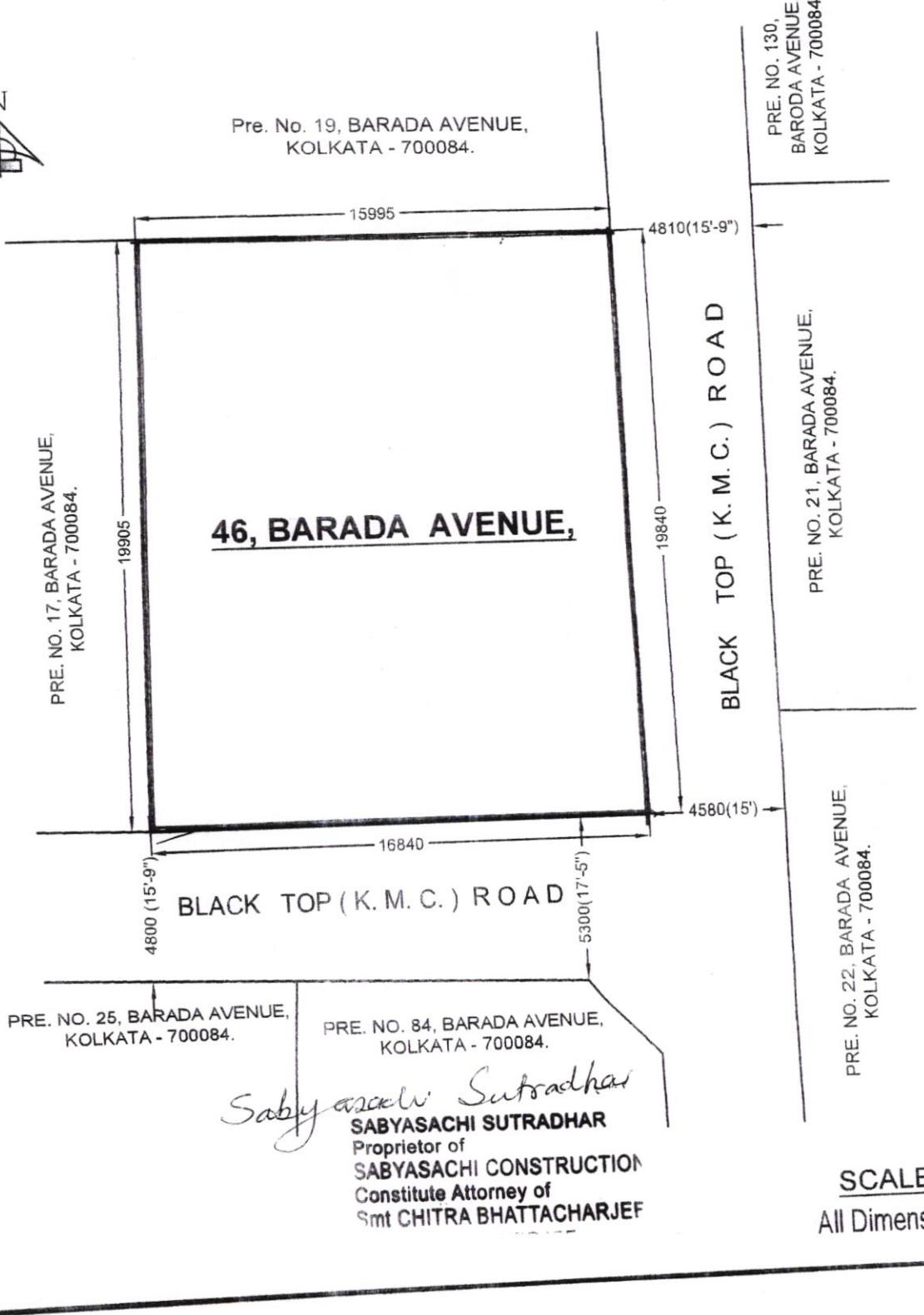
PHOTO	left hand					
	right hand					

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 :

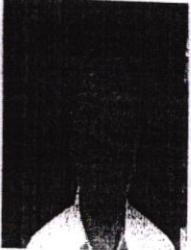
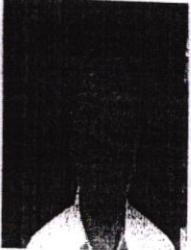
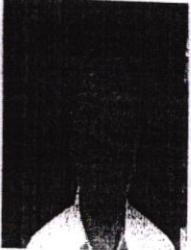
District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Baroda Avenue, , Premises No: 46, , Ward No: 110 Pin Code : 700084

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Set Forth 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	<b>Smt CHITRA BHATTACHARJEE</b> 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: 20xxxxxxxx3463, Status :Individual, Executed by: Attorney, Executed by: Attorney
2	<b>Smt SUVRA BANERJEE</b> 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: 73xxxxxxxx0312, Status :Individual, Executed by: Attorney, Executed by: Attorney
3	<b>SABYASACHI CONSTRUCTION</b> 27 RAJA S C MALLCIK 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 :

SI No	Name,Address,Photo,Finger print and Signature																
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr SABYASACHI SUTRADHAR (Presentant )</b>            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         </td><td></td><td>             Captured         </td><td></td></tr> <tr> <td colspan="3">           Feb 24 2025 1:07PM      LTI      24/02/2025         </td><td>24/02/2025</td></tr> <tr> <td colspan="4">           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: 81xxxxxxxx2605 Status : Attorney, Attorney of : Smt CHITRA BHATTACHARJEE, Smt SUVRA BANERJEE         </td></tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mr SABYASACHI SUTRADHAR (Presentant )</b> 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		 Captured		Feb 24 2025 1:07PM      LTI      24/02/2025			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: 81xxxxxxxx2605 Status : Attorney, Attorney of : Smt CHITRA BHATTACHARJEE, Smt SUVRA BANERJEE			
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### Representative Details :

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### Identifier Details :

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