

0155/24

I-184/2024



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Registration. The signature sheets and the
prosement sheets attached with the
document are the part of this document.

88AB 888357

31/26/65

District Sub-Register-II
Alipore, South 24-Parganas

K.M.C. BOUNDARY DECLARATION

4 JAN 2024

Reg: - Premises No. 1593, Vidya Sagar Sarani, Ward No. 124, Borough – XVI, Police Station – Thakurpukur now Haridevpur, Kolkata – 700008, District South 24 - Parganas.

We (1) **SMT. AMITA DUTTA ROY**, (PAN – BBJPD6679J) (Aadhaar – 7803 5650 5012), wife of Late Pranotosh Dutta Roy, by occupation – Housewife, (2) **SRI PRASAD DUTTA ROY**, (PAN – AFUPR0653K) (Aadhaar – 9003 2365 0026), son of Late Pranotosh Dutta Roy, by occupation – Service, both are residing at 42/8, Vidyasagar Sarani, P.S. – Barisha, P.S. – Haridevpur, Kolkata – 700008, District South 24 – Parganas and (3) **SMT. SUKLA SHANKAR SARKAR**, (PAN – GHDP59012N) (Aadhaar – 9084 1920 8737), wife of Shankar Sarkar and daughter of Late Pranotosh Dutta Roy, by occupation – Housewife, residing at Ganesh Nivas, Opp. Laxminarayan Water Tank, Opp. Hariom Hindu School, Maninagar East, Ahmedabad City, Gujarat, Pin – 380008, all are by faith – Hindu, by Nationality – Indian, represented by their **Lawful Constituted Attorney** namely **SRI GOPAL GUHA**, (PAN – ARYPG3264F) (Aadhaar – 2329 5564 5355), son of Late Chittaranjan Guha, by faith – Hindu, by occupation – Business, by Nationality – Indian, residing at 344(43), Vidyasagar Sarani, P.S.

272550

- 8 DEC 2023

NO. Rs. Date

Name :- Santaanu Bar, Advocate

Address :- Bidhannagar Court, Kol-91

Vendor :-

I. CHAKRABORTY

6B, Dr. Rajendra Prasad Sarani

Kolkata-700 001



shyamashree eniddya
w/o Late Haran eniddya
24/A Hogal Bani Pathway
PO - PS - New Alipore
Kol-700038

District Sub Registrar-II
Alipore, South 24 Parganas

- 4 JAN 2024

– Barisha, P.S. – Thakurpukur now Haridevpur, Kolkata – 700008, District South 24 – Parganas, being the Proprietor of **M/S. DEVBHOOMI DEVELOPER**, a Proprietorship Firm, having its office at 42, Michael Madhusudan Block, P.S. – Barisha, P.S. – Thakurpukur now Haridevpur, Kolkata – 700008, District South 24 – Parganas, by way of Development Power of Attorney, which was duly registered in the office of the D.S.R. – II, at Alipore and recorded in Book No. I, Being No. 160200395, for the year 2022 do hereby declare as follows:-

1. That I am the Constituted Attorney of Owners of Premises No. 1593, Vidya Sagar Sarani, Ward No. 124, Borough – XVI, Police Station – Thakurpukur now Haridevpur, Kolkata – 700008, District South 24 - Parganas, being Land measuring about **03** Cottahs, **06** Chittacks & **28** Square Feet = **228.355** Square Meter more or less, along with structure standing thereon and I proposed to construct a Building as Constituted Attorney of the Owners, at the above premises the Total Boundary Line of the property which is fully mentioned and described in **RED** Verge line and there is no Civil or Criminal suit pending against the said land and the said land is free from all encumbrances.
2. That I am submit a Building Plan as Constituted Attorney of the Owners at the above Premises No. 1593, Vidya Sagar Sarani, Ward No. 124, Borough – XVI, Police Station – Thakurpukur now Haridevpur, Kolkata – 700008, District South 24 - Parganas, for sanctioned.
3. That I am the Constituted Attorney of Owners of Premises No. 1593, Vidya Sagar Sarani, Ward No. 124, Borough – XVI, Police Station – Thakurpukur now Haridevpur, Kolkata – 700008, District South 24 - Parganas, within the Municipal limits of Kolkata Municipal Corporation comprising land measuring about **03** Cottahs, **06** Chittacks & **28** Square Feet = **228.355** Square Meter more or less, along with structure standing thereon more fully described and delineated in the **Map** or **Plan** annexed hereto and thereon coloured in **RED** Verge line.
4. That there is no Civil or Criminal suit pending against the Said Land and the Said Land is free from all encumbrances.
5. That the measurement of four side of Premises No. 1593, Vidya Sagar Sarani, Ward No. 124, Borough – XVI, Police Station – Thakurpukur now Haridevpur, Kolkata – 700008, District South 24 - Parganas.



District Sub Registrar-II
Alipore, South 24 Parganas

- 4 JAN 2024

SCHEDULE

Premises No. 1593, Vidya Sagar Sarani, Ward No. 124, Borough – XVI, Police Station – Thakurpukur now Haridevpur, Kolkata – 700008, District South 24 - Parganas, Assessee No. 411240816901, within the Municipal limits of Kolkata Municipal Corporation comprising land measuring about **03 Cottahs, 06 Chittacks & 28 Square Feet = 228.355 Square Meter** more or less, along with structure standing thereon, being Butted and Bounded as follows;

ON THE NORTH : 4.790 M Wide K.M.C. Road;
ON THE SOUTH : ST – I (ASB);
ON THE EAST : G+III Ma Tara Apartment (42/9, Vidya Sagar Sarani);
ON THE WEST : ASB Shed & ST-I (301-A, Vidya Sagar Sarani).

DIMENTION OF THE PROPERTY

ON THE NORTH : 9.200 M (30' – 2") & 4.790 M Wide K.M.C. Road;
ON THE SOUTH : 6.330 M (20' – 9");
ON THE EAST : 29.225 M (95' – 11");
ON THE WEST : 29.970 M (98' – 4") & 2.700 M Private Passage.

The enclosed site plan is also one of the parts of this declaration.

That I am the Constituted Attorney of Owners of said plot of land and if in future any dispute arises against the said landed property the Kolkata Municipal Corporation will not be liable for any litigation over the said land and on the event of Kolkata Municipal Corporation has every right to revoke the B.S. Plan.

IN WITNESS WHEREOF the executants put this respective signature on this 27th day of December, 2023

WITNESSES:-

1. Arun Das
Alipore Police Court
KOL-27
2. Bapi Nandi
Alipore Police Court
KOL-27

DEVBHOSHI DEVELOPER
Gopal Guleri
Proprietor

DECLARANT
 Drafted as per K.M.C. Proforma

Gopal Guleri

Type In:
PRINT ZONE,
 Alipore Police Court,

Sarfaraz Ahmed

SITE PLAN AT PREMISES NO.- 1593, VIDYA SAGAR SARANI , WARD NO.- 124, BOROUGH NO.- XVI, KOLKATA-700008, UNDER K.M.C

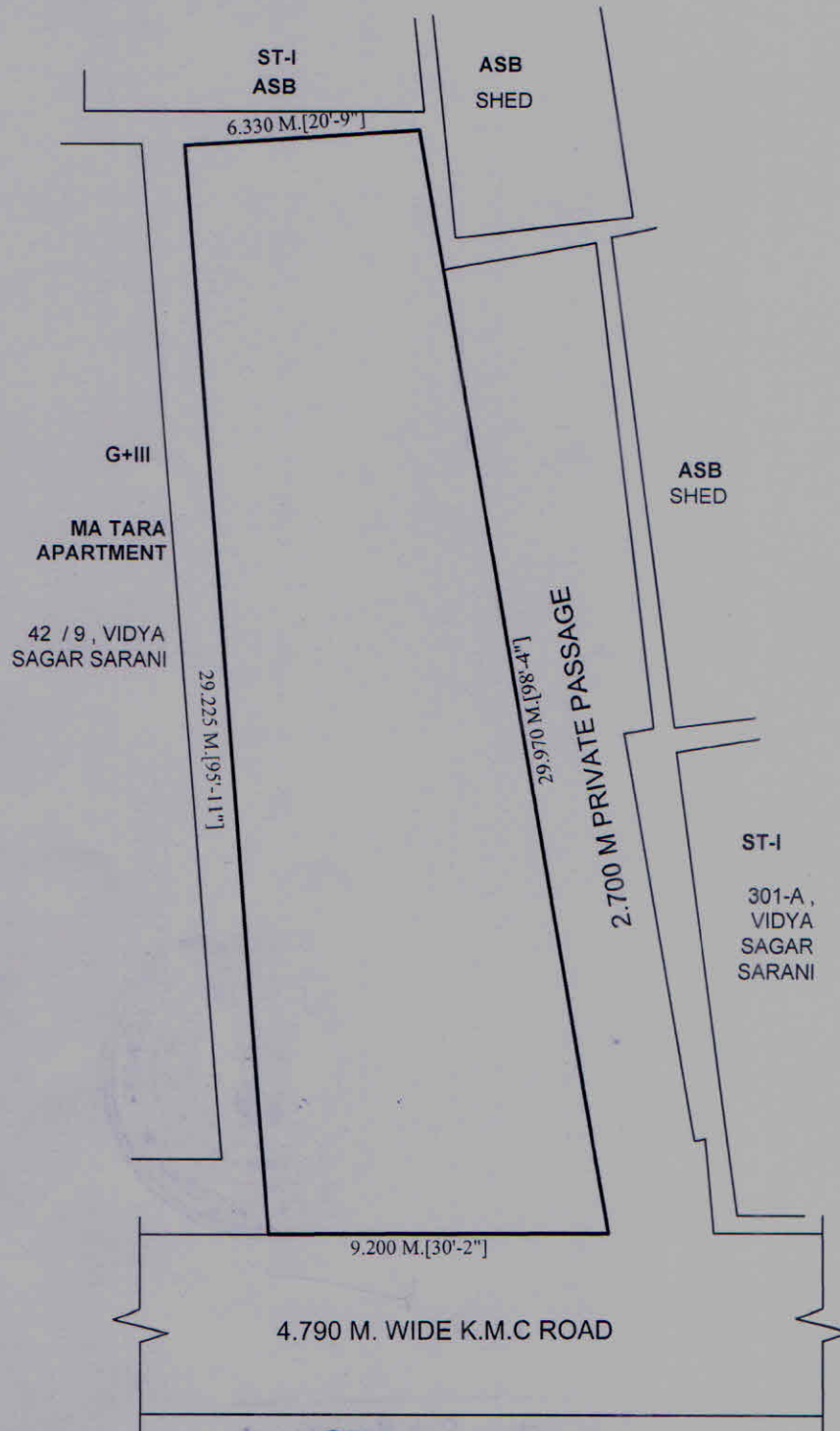
ASSESEE NO.- 411240816901

AREA OF LAND = 3K.-6CH.- 28 SFT.=228.355 SQM.



N

SCALE:-1:200



DEVBHOSHI DEVELOPER

Aspal Jha

Proprietor

Udisha Bhattacharya
Udisha Bhattacharya
CA/2019/109270

DRAWN BY



✓

Distric Sub Registrar
Alipore, South 24 Parganas
- 4 JAN 2024
Prophetor

CA/2019/100270
District Sub Registrar

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature

Thumb 1st finger Middle Finger Ring Finger Small Finger



left hand					
right hand					

Name GOPAL GUHA

Signature Govind

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Major Information of the Deed

Deed No :	I-1602-00184/2024	Date of Registration	04/01/2024
Query No / Year	1602-2003126165/2023	Office where deed is registered	
Query Date	20/12/2023 12:41:40 PM	D.S.R. - I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	MM NOORUZAMAN ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9903735373, Status :Deed Writer		
Transaction	Additional Transaction		
[0901] Declaration, Declaration relating to immovable property			
Set Forth value	Market Value		
Rs. 1/-	Rs. 24,57,997/-		
Stamp duty 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:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Vidyasagar Sarani, Road Zone : (Premises Not located on J L Sarani (Ward 123,124) --) , , Premises No: 1593, , Ward No: 124 Pin Code : 700008

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 6 Chatak 28 Sq Ft	1/-	24,57,997/-	Property is on Road
Grand Total :				5.6329Dec	1 /-	24,57,997 /-	

Declarant Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	AMITA DUTTA ROY Wife of Late PRANOTOSH DUTTA ROY 42/8, VIDYASAGAR SARANI, City:- , P.O:- BARISHA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Aadhaar No: 78xxxxxxx5012, Status :Individual, Executed by: Attorney, Executed by: Attorney
2	PRASAD DUTTA ROY Son of Late PRANOTOSH DUTTA ROY 42/8, VIDYASAGAR SARANI, City:- , P.O:- BARISHA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Aadhaar No: 90xxxxxxx0026, Status :Individual, Executed by: Attorney, Executed by: Attorney
3	SUKLA SHANKAR SARKAR Wife of SHANKAR SARKAR GANESH NIVAS, MANINAGAR EAST, City:- , P.O:- MANINAGAR EAST, P.S:-MANI NAGAR, District:-Ahmadabad, Gujarat, India, PIN:- 380008 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Aadhaar No: 90xxxxxxx8737, Status :Individual, Executed by: Attorney, Executed by: Attorney

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name GOPAL GUHA (Presentant) Son of Late CHITTARANJAN GUHA Date of Execution - 27/12/2023, , Admitted by: Self, Date of Admission: 04/01/2024, Place of Admission of Execution: Office	Photo  Jan 4 2024 1:52PM	Finger Print  LTI 04/01/2024	Signature  04/01/2024
PROPRIETOR, DEVBHOOMI DEVELOPER , 42, MICHAEL MADHUSUDAN BLOCK, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 , 344, VIDYASAGAR SARANI, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ARxxxxxx4F, Aadhaar No: 23xxxxxxxx5355 Status : Attorney, Attorney of : AMITA DUTTA ROY, PRASAD DUTTA ROY, SUKLA SHANKAR SARKAR				

Identifier Details :

Name	Photo	Finger Print	Signature
SHYAMASHRI MIDDYA Wife of Late HARAN MIDDYA 24A, HOGAL BARI PATHWAY, City:- , P.O:- NEW ALIPORE, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700038	 04/01/2024	 Captured	 04/01/2024
Identifier Of GOPAL GUHA			

Endorsement For Deed Number : I - 160200184 / 2024

On 04-01-2024

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 13:44 hrs on 04-01-2024, at the Office of the D.S.R. -I I SOUTH 24-PARGANAS by GOPAL GUHA ,.

Executed by Attorney

Execution by GOPAL GUHA, PROPRIETOR, DEVBHOOMI DEVELOPER (Sole Proprietorship), 42, MICHAEL MADHUSUDAN BLOCK, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 as constituted attorney for 1. AMITA DUTTA ROY 42/8, VIDYASAGAR SARANI, P.O: BARISHA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, 2. PRASAD DUTTA ROY 42/8, VIDYASAGAR SARANI, P.O: BARISHA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, 3. SUKLA SHANKAR SARKAR GANESH NIVAS, MANINAGAR EAST, P.O: MANINAGAR EAST, Thana: MANI NAGAR, , Ahmadabad, GUJARAT, India, PIN - 380008 is admitted by him

Indetified by SHYAMASHRI MIDDYA, , , Wife of Late HARAN MIDDYA, 24A, HOGAL BARI PATHWAY, P.O: NEW ALIPORE, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700038, by caste Hindu, by profession Law Clerk

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 888357, Amount: Rs.10.00/-, Date of Purchase: 08/12/2023, Vendor name: I Chakraborty



Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -I I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2024, Page from 16348 to 16358

being No 160200184 for the year 2024.



Suman

Digitally signed by Suman Basu
Date: 2024.01.08 13:10:42 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 08/01/2024

DISTRICT SUB-REGISTRAR

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

West Bengal.