

11070/23

D - 11088 / 2023



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

32AA 893549

S. No 2002325998/2023

12:32 P.M  
14/9

Certified that the document is admitted to registration. The Signature sheet and the endorsement sheet attached with this document are the part of this document.

Adl. District Sub-Registrar  
Behala, South 24 Parganas

14 SEP 2023

**BOUNDARY DECLARATION**

WE, 1. (1) **SRI PROSENJIT GHOSH** having PAN - BARPG4128F and Aadhaar No. 8087 8361 0205), son of Late Shib Kali Ghosh, by faith-Hindu, by Nationality-Indian, by occupation-Business, residing at Santoshpur, Post Office Paschim Rameshwarpur, Police Station-Budge Budge, Kolkata-700140, District South 24-Parganas **AND** (2) **SRI RANAJIT MONDAL** having PAN - AYYPM9480C and Aadhaar No. 5196 7801 7834, son of Sri Bimal Mondal, by faith-Hindu, by Nationality-Indian, by occupation -Business, residing at

*Signature*  
A.K.

OL. NO. 268 DT. 11-09-2023

NAME... Nabaram Sarkar (Adv)

ADDRESS... Alipore Judges Court

Kol-70027

RS. 20/-

←

TANMOY KAR PURKAYASTHA  
(STAMP VENDOR)  
ALIPORE POLICE STATION  
KOLKATA



Identified by me.

Nabaram Sarkar  
Advocate  
S/o Late Narayan Ch. Sarkar  
Alipore Judges Court  
Alipore, Kol-27



40A, B.B.D. Road, Post Office- Pujali, Police Station-Budge Budge, Kolkata-700138, District South 24 Parganas and 3. SRI GAUTAM SARKAR having PAN - BOQPS4202F and Aadhaar No. 8511 3154 7596, son of Sri Madhusudan Sarkar, by faith Hindu, by Nationality Indian, by Occupation Business, residing at Nangi Sani Para, P.O. Batamagar, P.S. Maheshstala, Kolkata - 700140, Dist. South 24-Parganas, all partners of M/S. R.P. DEVELOPER having PAN - ABFFR1742L, a partnership firm having its Office at Kasimuddin Road, P.O. Batamagar, P.S. Maheshstala, Dist. South 24-Parganas, Kolkata - 700140, being the constituted Attorneys of the owners namely 1. TISTA BANERJEE having PAN - EMPBPB4413R and Aadhaar No. 8438 1796 7643, daughter of Late Dhruva Ranjan Banerjee, by faith Hindu, by Nationality Indian, by Occupation Service, residing at Paschim Jagtala, P.O. & P.S. Maheshstala, Dist. South 24-Parganas, Pin - 700141 and 2. SRI UTTAM BANERJEE having PAN - BABPB4231L and Aadhaar No. 9194 0346 8320, son of Late Mukunda Lal Banerjee, by faith Hindu, by Nationality Indian, by Occupation Retired, both residing at Paschim Jagtala, P.O. & P.S. Maheshstala, Dist. South 24-Parganas, Pin - 700141, duly appointed by a Supplementary Development Agreement with a Development Power of Attorney dated 13.12.2022 registered at the Office of A.D.S.R. Behala and recorded in Book No. 1, Volume No. 1607-2022, Pages from 514369 to 514419, Being No. 160716824, for the year 2022, hereinafter referred to as the 'DECLARANTS' do hereby solemnly affirm and declare as follows :-

1. That the said Owners Tista Banerjee and Sri Uttam Banerjee are the owners of ALL THAT piece and parcel of Bastu Land measuring 6 Cottahs more or less ( as per R.O.R. 8 Sataks) the same in physical measurement and/or actual Survey is found to be 4 Cottahs 13 Chittaks 20 sq.ft. more or less equivalent to 323.866 sq.mtr. more or less together with a Tile Shed Residential structure standing thereon lying and situate at Mouza Jagtala, J.L. No. 17, Pargana Balia, R.S. No. 58, under

*[Handwritten signature]*

Touzi No. 66, comprising L.R. Dag No. 410 under Sabek Khatian No. 151 & 154, R.S. Khatian Nos. 499, 504, 493, 514, 509, 501, 506, 496, 516 & 511 and L.R. Khatian Nos. ~~7634~~ & 2027, within the limits of the Maheshtala Municipality Ward No. 28 being Holding No. B2-60/75/1-2, Name of Road : B.B.T. Road, Bye Lane-1, P.S. Maheshtala, Pin - 700141 A.D.S.R Office Behala, District : South 24-Parganas **TOGETHER WITH** all sorts of easement rights thereto and are lawfully seized and possessed of or otherwise well and sufficiently entitled to the said Land/Property having unfettered right, title and interest thereto and free from all encumbrances and We being the constituted Attorneys of the Owners proposed to construct a Building in the aforesaid Premises/Holding after demolishing the existing structure. The total boundary Line of the said land/Property /Premises is fully mentioned below and described & delineated by **RED** border lines in the annexed Plan hereto and We being the constituted Attorneys of the abovenamed Owners shall be liable for dispute, if arises, with the neighbourers in respect of the said land/Property/Premises/Holding in future. The Maheshtala Municipality will not be liable for any litigation arises in future over the said land /Property /Premises/Holding due to false statement and has liberty to revoke the Plan in accordance with Law.

2. That We being the constituted Attorneys of said Tista Banerjee and Sri Uttam Banerjee shall submit the Plan for the construction of a Building in the aforesaid Premises/Holding for obtaining sanction vide application.
3. That there is no Civil or Criminal suit pending over the said land /Property/Premises/Holding and the Land/Property /Premises/ Holding is free from all encumbrances.

*Handwritten signature*  
Adv

*Handwritten signature*

4. The measurement of the four sides of the land comprised in the said Premises/Holding No. B2-60/75/1-2, Name of Road : B.B.T. Road, Bye Lane-1, P.S. Maheshtala, Pin - 700141, within the limits of the Maheshtala Municipality Ward No.28, within the ownership of said Tista Banerjee and Uttam Banerjee, are as follows :-

On the North : 22846 mm (74'-11") ;

On the South : 22703mm(74'-6") ;

On the East : 14125 mm (46'-4") ;

On the West : 14126mm (46'-4") ;  
10' ft. Wide (Avg.) Municipality Road ;

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

Signed this 14<sup>th</sup> day of September, 2023.

**WITNESSES:**

AS CONSTITUTED ATTORNEY OF  
1 TISTA BANERJEE  
2 SRI UTTAM BANERJEE

1. Nabam Sarkar

Sreekanth,  
Bataganagar,  
Kot-140.

**R. P. Developer**  
Rosenjil Chesh  
**Partners**

**R. P. Developer**  
Ramanit Mondal  
**Partners**

Signature of the Declarants **R. P. Developer**

Gautam Sarkar  
**Partners**

2. Dilam Sarkar  
Sanipada, Balanagar

Drafted & Prepared by me  
as per Proforma

Nabam Sarkar  
F-875/639 of 1958  
Advocate.

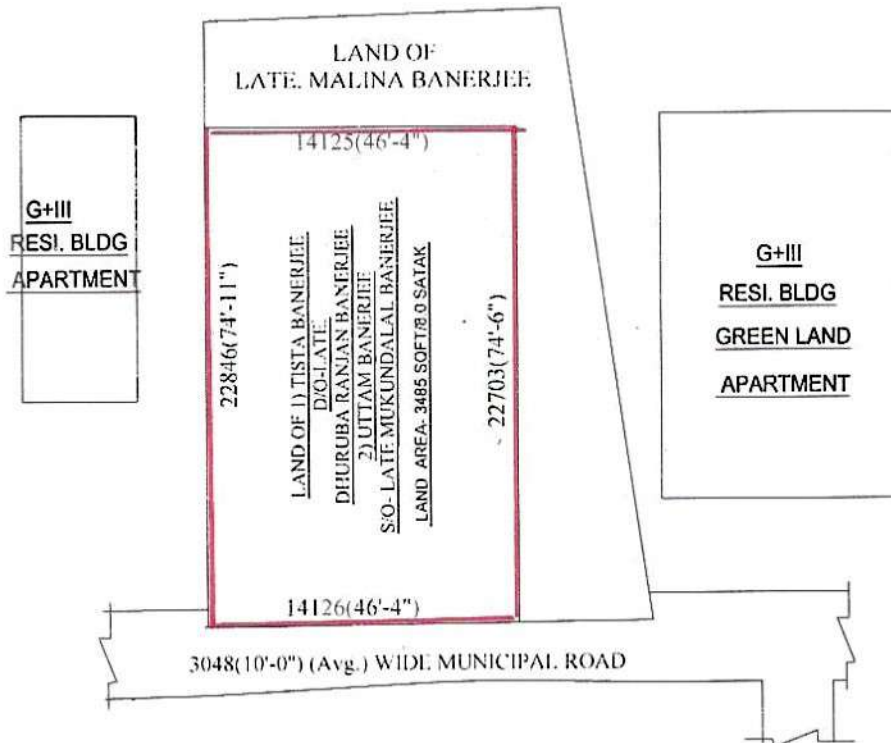
**SITE PLAN**

SHOWING AT MOUZA- JAGTALA, J.L. NO-17, IN L.R. DAG NO.-410, UNDER L.R. KHATIAN NO.-2027 & 7634, IN WARD NO.-28, UNDER MAHESHTALA MUNICIPALITY,, P.S. MAHESHTALA, DISTRICT- SOUTH 24 PARAGANAS, HOLDING NO.- B2-60/75/1-2, B.B.T. ROAD BYE LANE-1.

SCALE =1:300

LAND AREA= 8.0 SATAK (AS PER R.O.R.)

LAND AREA= 4 KA -13 CH -20 sqft /323.866 SQM (AS PER SITE) SHOWN IN



**SITE PLAN**  
SCALE 1:300

AS CONSTITUTED ATTORNEY OF  
1 TISTA BANERJEE  
2 SRI UTTAM BANERJEE

**R. P. Developer**  
*Rosenji Laloh*  
**Partners**

**R. P. Developer**  
*Ranjit Mondal*  
**Partners**

*Pulak Das*  
**PULAK DAS**

Civil Engineer  
L.B.S. Maheshtala Municipality  
Regd. No.-MM-162

**R. P. Developer**  
*Gautam Sarkar*  
**Partners**

SIGN. OF OWNERS

DRAWN BY



Prosenjit Ghosh

left hand					
right hand					

Name PROSENJIT GHOSH

Signature Prosenjit Ghosh

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



Ranajit Mondal

left hand					
right hand					

Name Ranajit Mondal

Signature Ranajit Mondal

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



Gautam Sarkar

left hand					
right hand					

Name Gautam Sarkar

Signature Gautam Sarkar



सत्यमेव जयते

Government of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Assessment Slip

Query No / Year	2002325998/2023	Office where deed will be registered
Query Date	12/09/2023 2:27:39 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	NABARUN SARKAR Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9123066126, Status : Advocate	
Transaction	Additional Transaction	
[0901] Declaration, Declaration relating to immovable property		
Set Forth value	Market Value	
Rs. 2/-	Rs. 27,44,440/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 10/- (Article.4)	Rs. 7/- (Article.E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 10/-
Remarks		

**Land Details :**

District: South 24-Parganas, Thana: Maheshtala, Municipality: MAHESHTALA, Road: Budge Budge Trunk Road/Bye Lane, Road Zone : (BBT Road (Ward No 12,13,28) Property Located Not On BBT Road -- ) , Mouza: Jagtala, , Ward No 28, Holding No:B2 60/75/1 2 JI No: 17, , Pin Code : 700141

Sch No	Plot Number	Khatian Number	Land Use ROR Proposed		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-410 (RS :-)	LR-2028	Bastu	Bastu	1742.5 Sq Ft	1/-	13,72,220/-	Width of Approach Road: 18 Ft.,

District: South 24-Parganas, Thana: Maheshtala, Municipality: MAHESHTALA, Road: Budge Budge Trunk Road/Bye Lane, Road Zone : (BBT Road (Ward No 12,13,28) Property Located Not On BBT Road -- ) , Mouza: Jagtala, , Ward No 28, Holding No:B2 60/75/1 2, Pin Code : 700141

Sch No	Plot Number	Khatian Number	Land Use ROR Proposed		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	LR-410 (RS :-)	LR-2027	Bastu	Bastu	1742.5 Sq Ft	1/-	13,72,220/-	Width of Approach Road: 18 Ft.,
<b>Grand Total :</b>					<b>7.9865Dec</b>	<b>2/-</b>	<b>27,44,440 /-</b>	





		Details :
1	Tista Banerjee Daughter of Late Dhruva Ranjan Banerjee, Paschim Jagtala, City:- , P.O:- Maheshtala, P.S:-Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN:- 700141 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. Emxxxxx3r, Aadhaar No.: 84xxxxxxxx7643, Status :Individual, Executed by: Attorney	Individual Executed by: Attorney
2	Mr Uttam Banerjee Son of Late Mukunda Lal Banerjee, Paschim Jagtala, City:- , P.O:- Maheshtala, P.S:-Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN:- 700141 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No. Baxxxxx1l, Aadhaar No.: 91xxxxxxxx8320, Status :Individual, Executed by: Attorney	Individual Executed by: Attorney

#### Attorney Details :

SI No	Name & Address	Attorney of
1	Mr Prosenjit Ghosh Son of Late Shib Kali Ghosh Partner, R P Developer , Jasimuddin Road, City:- , P.O:- Batanagar, P.S:- Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN:- 700140 , Santoshpur, City:- , P.O:- Paschim Rameswarpur, P.S:-Budge Budge, District:- South 24-Parganas, West Bengal, India, PIN:- 700140 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. Baxxxxx8f , Aadhaar No.: 80xxxxxxxx0205	Tista Banerjee, Mr Uttam Banerjee
2	Mr Ranajit Mondal Son of Mr Bimal Mondal Partner, R P Developer , Jasimuddin Road, City:- , P.O:- Batanagar, P.S:- Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN:- 700140 , 40A BBD Road, City:- , P.O:- Pujali, P.S:-Budge Budge, District:-South 24-Parganas, West Bengal, India, PIN:- 700138 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. Ayxxxxx0c , Aadhaar No.: 51xxxxxxxx7834	Tista Banerjee, Mr Uttam Banerjee
3	Mr Gautam Sarkar Son of Mr Madhusudan Sarkar Partner, R P Developer , Jasimuddin Road, City:- , P.O:- Batanagar, P.S:- Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN:- 700140 , Nangi Sani Para, City:- , P.O:- Batanagar, P.S:-Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN:- 700140 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. Boxxxxx2f , Aadhaar No.: 85xxxxxxxx7596	Tista Banerjee, Mr Uttam Banerjee

#### Identifier Details :

Name & address
Mr Nabarun Sarkar Son of Late Narayan Chandra Sarkar Alipore Judges Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, Identifier Of Mr Prosenjit Ghosh, Mr Ranajit Mondal, Mr Gautam Sarkar



Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 12-10-2023) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 12-10-2023)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
10. It appears that seller/transferor(s) is not recorded owner/tenant(s). Please get his/her(their) name mutated at concerned Block Land & Land Reforms Office at immediately, if possible, prior to registration, for your own benefit. You may submit application for mutation now online using the following website: [banglarbhumi.gov.in](http://banglarbhumi.gov.in).
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:  
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - I I SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. BEHALA, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA

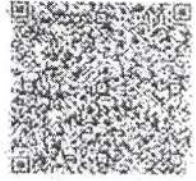




জনসংস্পর্শ  
Tista Banerjee

৯৮৬৩৪৩১৭৯৬৭৬৪৩  
Male - Female

8438 1796 7643



সংস্পর্শ - সাধারণ মানুষের অধিকার



ভারতীয় নির্বাচন কমিশন  
Election Commission of India

নির্বাচন - জনসংস্পর্শ  
ভারতীয় নির্বাচন কমিশন  
সংস্পর্শের মাধ্যমে  
নির্বাচনকে আরও স্বচ্ছ করে

Address D/O. Dhruva  
Ranjan Banerjee, West  
Jagjala, Maheshtala (M)  
South 24 Parganas,  
Maheshtala, West Bengal  
700141

8438 1796 7643



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help@ecoi.gov.in

www.ecoi.gov.in



ভারত সরকার  
Unique Identification Authority of India  
Government of India

অনুকরণীয় আইডি / Enrollment No 1190/30168/06219

To  
Uttam Banerjee  
সি.ও. মুকুন্দলাল  
S/O. Mukundlal Banerjee  
West Jagtala  
Maheshtala (M)  
Parganas, South 24 Parganas  
West Bengal - 700141



KL666876014FT

66687601



আপনার আধার সংখ্যা / Your Aadhaar No. :

9194 0346 8320

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
Government of India

সি.ও. মুকুন্দলাল  
Uttam Banerjee



জন্ম তারিখ / DOB 11/01/1958  
পুরুষ / Male

9194 0346 8320



আধার - সাধারণ মানুষের অধিকার



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারত সরকার  
Unique Identification Authority of India

ঠিকানা: সি.ও. মুকুন্দলাল  
ব্যানারজী, পশ্চিম জগতলা  
মহেশতলা (এম), দক্ষিণ ২৪  
পার্শ্বাঞ্চল, পশ্চিম বঙ্গ,

Address: S/O. Mukundlal  
Banerjee, West Jagtala,  
Maheshtala (M), South 24  
Parganas, Maheshtala, West  
Bengal 700141

9194 0346 8320



1600 300 1947



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www.uidai.gov.in



ভারত সরকার  
Government of India



প্রসেনজিৎ ঘোষ  
Prosenjit Ghosh  
পিতা : শিবকালি ঘোষ  
Father : SHIBAKALI GHOSH  
কন্মজারিখ / DOB : 01/09/1990  
পুরুষ / Male



8087 8361 0205

আধার - সাধারণ মানুষের অধিকার



আধার

ভারতীয় বিনিষ্ট পরিচয় প্রাধিকরণ  
Unique Identification Authority of India

ঠিকানা:  
সন্তোষপুর, পশ্চিম রামেশ্বরপুর,  
দক্ষিণ ২৪ পরগণা, পশ্চিমবঙ্গ,  
700140

Address:  
Santoshpur, Paschim  
Rameswarpur, South Twenty Four  
Parganas, West Bengal, 700140

8087 8361 0205

1947  
1800 300 1947

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www.  
www.uidai.gov.in

Prosenjit Ghosh



भारत सरकार  
আমার মতামত



आधार

ভারত সরকার  
Government of India

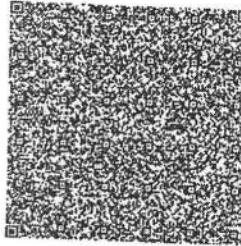
ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
Unique Identification Authority of India

তালিকাভুক্তির নম্বর/ Enrolment No.: 2992/08088/50666

To  
রনজিত মন্ডল  
Ranjit Mondal  
S/O: Bimal Mondal  
40A  
B B D ROAD  
PASCHIM PUJALI  
Pujali  
South 24 Parganas West Bengal - 700138  
8910691016

Signature valid

Digitally signed by  
Ranjit Mondal  
DN: cn=Ranjit Mondal, o=UIDAI, ou=Unique Identification Authority of India, email=ranjit.mondal@uidai.gov.in, c=IN



আপনার আধার সংখ্যা / Your Aadhaar No. :

**5196 7801 7834**

VID : 9176 8134 2966 8445

আমার আধার, আমার পরিচয়



ভারত সরকার  
Government of India



आधार

Issue Date: 05/08/2013



রনজিত মন্ডল  
Ranjit Mondal  
জন্মতারিখ/DOB: 11/01/1982  
পুরুষ/ MALE

**5196 7801 7834**

VID : 9176 8134 2966 8445

আমার আধার, আমার পরিচয়



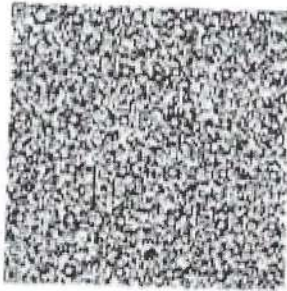
भारत सरकार  
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

Enrolment No.: 2992/08215/29790

To  
Gautam Sarkar  
S/O: Madhusudan Sarkar  
NANGI SANI PARA  
Maheshtala (M)  
South 24 Parganas West Bengal - 700140  
7980405570

Signature File Verified  
Aadhaar Authentication  
Successful



आपका आधार क्रमांक / Your Aadhaar No. :

8511 3154 7596

VID : 9149 9540 0876 6548

मेरा आधार, मेरी पहचान

भारत सरकार  
Government of India



Gautam Sarkar  
Date of Birth/DOB: 26/03/1984  
Male/ MALE

8511 3154 7596

VID : 9149 9540 0876 6548

मेरा आधार, मेरी पहचान



Government of India

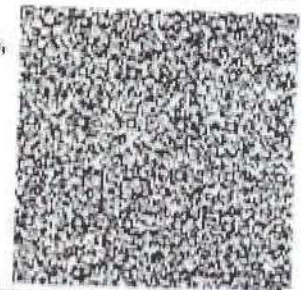


सूचना / INFORMATION

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- आधार विशिष्ट और सुरक्षित है।
- सुरक्षित क्यूआर कोड/ऑफलाइन एक्सएमएल/ऑनलाइन प्रमाणीकरण की उपयोग के लिए पहचान सत्यापित करें।
- आधार के सभी रूप जैसे आधार पत्र, पीवीसी कार्ड, ई-आधार और एम-आधार समान रूप से मान्य हैं। 12 अंकों की आधार संख्या के स्थान पर आभासी (वर्चुअल) आधार पहचान (VID) का भी उपयोग किया जा सकता है।
- 10 साल में कम से कम एक बार आधार अपडेट जरूर करें।
- आधार आपको विभिन्न सरकारी और गैर-सरकारी योजनाओं/सेवाओं का लाभ उठाने में मदद करता है।
- आधार में अपना मोबाइल नंबर और ई-मेल आईडी अपडेट रखें।
- आधार सेवाओं का लाभ उठाने के लिए स्मार्टफोन पर mAadhaar ऐप डाउनलोड करें।
- आधार/बायोमेट्रिक्स को लॉक/अनलॉक करने की विशेषता का उपयोग सुरक्षा सुनिश्चित करने के लिए करें।
- आधार (पत्र/ नंबर) चाहने वाली संस्थाओं को उचित सहमति लेने के लिए बाध्य किया गया है।
- Aadhaar is a proof of identity, not of citizenship.
- Aadhaar is unique and secure.
- Verify identity using secure QR code/offline XML/online Authentication.
- All forms of Aadhaar like Aadhaar letter, PVC Cards, eAadhaar and mAadhaar are equally valid. Virtual Aadhaar Identity (VID) can also be used in place of 12 digit Aadhaar number.
- Update Aadhaar at least once in 10 years.
- Aadhaar helps you avail various Government and Non-Government benefits/services.
- Keep your mobile number and email id updated in Aadhaar.
- Download mAadhaar app on smart phones to avail Aadhaar Services.
- Use the feature of lock/unlock Aadhaar/biometrics to ensure security.
- Entities seeking Aadhaar are obligated to seek due consent.

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

Address:  
S/O: Madhusudan Sarkar, NANGI SANI PARA,  
Maheshtala (M), South 24 Parganas,  
West Bengal - 700140



8511 3154 7596

VID : 9149 9540 0876 6548



1047



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### Major Information of the Deed

Deed No :	I-1607-11088/2023	Date of Registration	14/09/2023
Query No / Year	1607-2002325998/2023	Office where deed is registered	
Query Date	12/09/2023 2:27:39 PM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	NABARUN SARKAR Alipore Judges Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9123066126, Status :Advocate		
Transaction	Additional Transaction		
[0901] Declaration, Declaration relating to immovable property			
Set Forth value	Market Value		
Rs. 2/-	Rs. 27,44,440/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20/- (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: South 24-Parganas, P.S:- Maheshtala, Municipality: MAHESHTALA, Road: Budge Budge Trunk Road/Bye Lane, Road Zone : (BBT Road (Ward No 12,13,28) Property Located Not On BBT Road – ), Mouza: Jagtala, , Ward No: 28, Holding No:B2 60/75/1 2 JI No: 17, Pin Code : 700141

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-410 (RS :-)	LR-2028	Bastu	Bastu	1742.5 Sq Ft	1/-	13,72,220/-	Width of Approach Road: 18 Ft.,

District: South 24-Parganas, P.S:- Maheshtala, Municipality: MAHESHTALA, Road: Budge Budge Trunk Road/Bye Lane, Road Zone : (BBT Road (Ward No 12,13,28) Property Located Not On BBT Road – ), Mouza: Jagtala, , Ward No: 28, Holding No:B2 60/75/1 2 Pin Code : 700141







Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	LR-410 (RS :-)	LR-2027	Bastu	Bastu	1742.5 Sq Ft	1/-	13,72,220/-	Width of Approach Road: 18 Ft.,
<b>Grand Total :</b>					<b>7.9865Dec</b>	<b>2 /-</b>	<b>27,44,440 /-</b>	

#### Declarant Details :



Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Tista Banerjee</b> Daughter of Late Dhruba Ranjan Banerjee Paschim Jagtala, City:- , P.O:- Maheshtala, P.S:-Maheshtala, District:- South 24-Parganas, West Bengal, India, PIN:- 700141 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: Emxxxxx3r, Aadhaar No: 84xxxxxxx7643, Status :Individual, Executed by: Attorney, Executed by: Attorney
2	<b>Mr Uttam Banerjee</b> Son of Late Mukunda Lal Banerjee Paschim Jagtala, City:- , P.O:- Maheshtala, P.S:-Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN:- 700141 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: Baxxxxx11, Aadhaar No: 91xxxxxxx8320, Status :Individual, Executed by: Attorney, Executed by: Attorney



**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p><b>Name</b></p> <p><b>Mr Prosenjit Ghosh (Presentant)</b>                      Son of Late Shlb Kali Ghosh                      Date of Execution - 14/09/2023, , Admitted by: Self, Date of Admission: 14/09/2023, Place of Admission of Execution: Office</p>	 <p>Sep 14 2023 12:41PM</p>	 <p>LTI 14/09/2023</p>	<p><i>Prosenjit Ghosh</i></p> <p>14/09/2023</p>
<p>Partner, R P Developer , Jasimuddin Road, City:- , P.O:- Batanagar, P.S:-Maheshtala, District:-South 24 -Parganas, West Bengal, India, PIN:- 700140 , Santoshpur, City:- , P.O:- Paschim Rameswarpur, P.S:- Budge Budge, District:-South 24-Parganas, West Bengal, India, PIN:- 700140, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Baxxxxxx8f, Aadhaar No: 80xxxxxxx0205 Status : Attorney, Attorney of : Tista Banerjee, Mr Uttam Banerjee</p>				
2	<p><b>Name</b></p> <p><b>Mr Ranajit Mondal</b>                      Son of Mr Bimal Mondal                      Date of Execution - 14/09/2023, , Admitted by: Self, Date of Admission: 14/09/2023, Place of Admission of Execution: Office</p>	 <p>Sep 14 2023 12:42PM</p>	 <p>LTI 14/09/2023</p>	<p><i>Ranajit Mondal</i></p> <p>14/09/2023</p>
<p>Partner, R P Developer , Jasimuddin Road, City:- , P.O:- Batanagar, P.S:-Maheshtala, District:-South 24 -Parganas, West Bengal, India, PIN:- 700140 , 40A BBD Road, City:- , P.O:- Pujali, P.S:-Budge Budge, District:-South 24-Parganas, West Bengal, India, PIN:- 700138, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Ayxxxxx0c, Aadhaar No: 51xxxxxxx7834 Status : Attorney, Attorney of : Tista Banerjee, Mr Uttam Banerjee</p>				
3	<p><b>Name</b></p> <p><b>Mr Gautam Sarkar</b>                      Son of Mr Madhusudan Sarkar                      Date of Execution - 14/09/2023, , Admitted by: Self, Date of Admission: 14/09/2023, Place of Admission of Execution: Office</p>	 <p>Sep 14 2023 12:41PM</p>	 <p>LTI 14/09/2023</p>	<p><i>Gautam Sarkar</i></p> <p>14/09/2023</p>
<p>Partner, R P Developer , Jasimuddin Road, City:- , P.O:- Batanagar, P.S:-Maheshtala, District:-South 24 -Parganas, West Bengal, India, PIN:- 700140 , Nangi Sani Para, City:- , P.O:- Batanagar, P.S:- Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN:- 700140, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Boxxxxxx2f, Aadhaar No: 85xxxxxxx7596 Status : Attorney, Attorney of : Tista Banerjee, Mr Uttam Banerjee</p>				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Nabarun Sarkar</b> Son of Late Narayan Chandra Sarkar Alipore Judges Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24- Parganas, West Bengal, India, PIN:- 700027			
	14/09/2023	14/09/2023	14/09/2023
Identifier Of Mr Prosenjit Ghosh, Mr Ranajit Mondal, Mr Gautam Sarkar			

**Land Details as per Land Record**

District: South 24-Parganas, P.S:- Maheshtala, Municipality: MAHESHTALA, Road: Budge Budge Trunk Road/Bye Lane, Road Zone : (BBT Road (Ward No 12,13,28) Property Located Not On BBT Road -- ) , Mouza: Jagtala, , Ward No: 28, Holding No:B2 60/75/1 2 JI No: 17, Pin Code : 700141

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 410, LR Khatian No:- 2028		Seller is not the recorded Owner as per Applicant.

District: South 24-Parganas, P.S:- Maheshtala, Municipality: MAHESHTALA, Road: Budge Budge Trunk Road/Bye Lane, Road Zone : (BBT Road (Ward No 12,13,28) Property Located Not On BBT Road -- ) , Mouza: Jagtala, , Ward No: 28, Holding No:B2 60/75/1 2 Pin Code : 700141

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L2	LR Plot No:- 410, LR Khatian No:- 2027	Owner:উত্তম ব্যানার্জী, Gurdian:মুকুন্দলাল , Address:পশ্চিম জগতলা, মহেশতলা , Classification:বান্ধ, Area:0.04000000 Acre,	Mr Uttam Banerjee



On 14-09-2023

**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 12:32 hrs on 14-09-2023, at the Office of the A.D.S.R. BEHALA by Mr Prosenjit Ghosh .

**Executed by Attorney**

1. Execution by Mr Prosenjit Ghosh, Partner, R P Developer (Partnership Firm), Jasimuddin Road, City:- , P.O:- Batanagar, P.S:-Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN:- 700140 as constituted attorney for  
1. Tista Banerjee Paschim Jagtala, P.O: Maheshtala, Thana: Maheshtala, , South 24-Parganas, WEST BENGAL, India, PIN - 700141, 2. Mr Uttam Banerjee Paschim Jagtala, P.O: Maheshtala, Thana: Maheshtala, , South 24-Parganas, WEST BENGAL, India, PIN - 700141 is admitted by him

Identified by Mr Nabarun Sarkar, , Son of Late Narayan Chandra Sarkar, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

2. Execution by Mr Ranajit Mondal, Partner, R P Developer (Partnership Firm), Jasimuddin Road, City:- , P.O:- Batanagar, P.S:-Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN:- 700140 as constituted attorney for  
1. Tista Banerjee Paschim Jagtala, P.O: Maheshtala, Thana: Maheshtala, , South 24-Parganas, WEST BENGAL, India, PIN - 700141, 2. Mr Uttam Banerjee Paschim Jagtala, P.O: Maheshtala, Thana: Maheshtala, , South 24-Parganas, WEST BENGAL, India, PIN - 700141 is admitted by him

Identified by Mr Nabarun Sarkar, , Son of Late Narayan Chandra Sarkar, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

3. Execution by Mr Gautam Sarkar, Partner, R P Developer (Partnership Firm), Jasimuddin Road, City:- , P.O:- Batanagar, P.S:-Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN:- 700140 as constituted attorney for  
1. Tista Banerjee Paschim Jagtala, P.O: Maheshtala, Thana: Maheshtala, , South 24-Parganas, WEST BENGAL, India, PIN - 700141, 2. Mr Uttam Banerjee Paschim Jagtala, P.O: Maheshtala, Thana: Maheshtala, , South 24-Parganas, WEST BENGAL, India, PIN - 700141 is admitted by him

Identified by Mr Nabarun Sarkar, , Son of Late Narayan Chandra Sarkar, Alipore Judges 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 7.00/- ( E = Rs 7.00/- ) and Registration Fees paid by Cash Rs 7.00/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 10/- and Stamp Duty paid by Stamp Rs 20.00/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 893549, Amount: Rs.20.00/-, Date of Purchase: 11/09/2023, Vendor name: Tanmay Kar Purkayastha

*S. Dandy*

**Sourav Chakraborty**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BEHALA**  
**South 24-Parganas, West Bengal**

Registered in Book - I  
Volume number 1607-2023, Page from 318135 to 318149  
being No 160711088 for the year 2023.



*S. Chakraborty*

Digitally signed by SOURAV CHAKRABORTY  
Date: 2023.09.14 12:59:26 +05:30  
Reason: Digital Signing of Deed.

(Sourav Chakraborty) 14/09/2023  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BEHALA  
West Bengal.

