

4873/2025

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पश्चिम बंगाल WEST BENGAL

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1767093/25

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K.M.C BOUNDARY DECLARATION.

We 1) **SRI GAUTAM DUTTA (Aadhaar No.8828 1021 6593) (PAN: AESPD5907P) alias GAUTAM KUMAR DUTTA** son of Late Dharendra Nath Dutta and Late Hena Rani Dutta, by faith- Hindu, by Occupation- Business, residing at Kalua, Bidhan Pally, P.O- R.C.Thakurani, Police Station- Haridevpur, Kolkata- 700104 2) **MRS. TRISHITA ROY (having PAN: AJMPR1966K) (Aadhaar No. 4338 8096 8047)** Daughter of Sri Tapan Dutta, wife of Sri Arindam Roy, by faith- Hindu, by occupation- Service, residing at 16A Kalikumar Banerjee Lane, P.O. Cossipore, Police Station- Chitpore,

certified that the documents and the registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

Addl. District Sub-Registrar
Behala, South 24 Parganas

26 JUN 2025

Major Information of the Deed

Deed No :	I-1607-04899/2025	Date of Registration	26/06/2025
Query No / Year	1607-2001767093/2025	Office where deed is registered	
Query Date	23/06/2025 12:28:41 AM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	SOUMEN GHOSH 747, M G ROAD, Thana : Thakurpukur, District : South 24-Parganas, WEST BENGAL, PIN - 700063, Mobile No. : 6290094486, Status : Solicitor firm		
Transaction	Additional Transaction		
[0901] Declaration, Declaration relating to immovable property			
Set Forth value	Market Value		
Rs. 1,00,000/-	Rs. 1,37,49,998/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10/- (Article:4)	Rs. 7/- (Article:E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



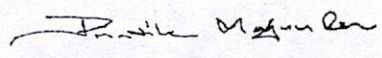
District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Mahatma Gandhi Rd, Road Zone : (J.L. Sarani -- Kabar Danga More (Premises Located on M.G.Road)) . . Premises No: 70, . Ward No: 143 Pin Code : 700104

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	6 Katha 14 Chatak	1,00,000/-	1,37,49,998/-	Property is on Road
Grand Total :				11.3438Dec	1,00,000 /-	137,49,998 /-	




Declarant Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr GAUTAM DUTTA, (Alias: Mr Gautam Kumar Dutta) Son of Late Dharendra Nath Dutta ,akua Bidhan Pally,, City:- Not Specified, P.O:- Joka, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.:: AExxxxx7P, Aadhaar No: 88xxxxxxxx6593, Status :Individual, Executed by: Attorney, Executed by: Attorney
2	Mrs TRISHITA ROY Daughter of Late Tapan Dutta 16A, Kalikumar Banerjee Lane,, City:- Kolkata. P.O:- Cossipore, P.S:-Chitpur, District:-Kolkata, West Bengal, India, PIN:- 700002 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.:: AJxxxxx6K, Aadhaar No: 43xxxxxxxx8047, Status :Individual, Executed by: Attorney, Executed by: Attorney
3	Mr SWAPAN KUMAR BANIK Son of Late Megh Lal Banik ,1 Santibari, Bidhan Pally,, City:- Not Specified, P.O:- Joka, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.:: ARxxxxx0A, Aadhaar No: 51xxxxxxxx9875, Status :Individual, Executed by: Attorney, Executed by: Attorney

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr PRATIK MAJUMDER (Presentant) Son of Mr Prasanta Majumder Date of Execution - 26/06/2025, , Admitted by: Self, Date of Admission: 26/06/2025, Place of Admission of Execution: Office	Photo  Jun 26 2025 2:38PM	Finger Print  Captured LTI 26/06/2025	Signature  26/06/2025
PROPRIETOR, MAJUMDER CONSTRUCTION , 73, M G ROAD, BIDHAN PALLY, City:- Kolkata, P.O:- R C THAKURANI, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , 73 Mahatama Gandhi Road, City:- Kolkata, P.O:- R C Thakurani, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 83xxxxxxx1551 Status : Attorney, Attorney of : Mr GAUTAM DUTTA, Mrs TRISHITA ROY, Mr SWAPAN KUMAR BANIK				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SOUMEN GHOSH Son of Late Amal Ghosh 192/5,M. G. Road, City:- Not Specified, P.O:- R C Thakurani, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104	 26/06/2025	 Captured 26/06/2025	 26/06/2025
Identifier Of Mr PRATIK MAJUMDER			

Endorsement For Deed Number : I - 160704899 / 2025

On 26-06-2025

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.

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

Presented for registration at 13:48 hrs on 26-06-2025, at the Office of the A.D.S.R. BEHALA by Mr PRATIK MAJUMDER .,

Executed by Attorney

Execution by Mr PRATIK MAJUMDER, PROPRIETOR, MAJUMDER CONSTRUCTION (Sole Proprietorship), 73, M G ROAD, BIDHAN PALLY, City:- Kolkata, P.O:- R C THAKURANI, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 as constituted attorney for 1. Mr GAUTAM DUTTA , Mr Gautam Kumar Dutta ,lakua Bidhan Pally,, P.O: Joka, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, 2. Mrs TRISHITA ROY 16A, Kallikumar Banerjee Lane., P.O: Cossipore, Thana: Chitpur. , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700002, 3. Mr SWAPAN KUMAR BANIK ,1 Santibari, Bidhan Pally,, P.O: Joka, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104 is admitted by him

Indetified by Mr SOUMEN GHOSH, , , Son of Late Amal Ghosh, 192/5,M. G. Road, P.O: R C Thakurani, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by profession Law Clerk

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 10.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 376542, Amount: Rs.10.00/-, Date of Purchase: 18/06/2025, Vendor name: Bidyut Kr Saha

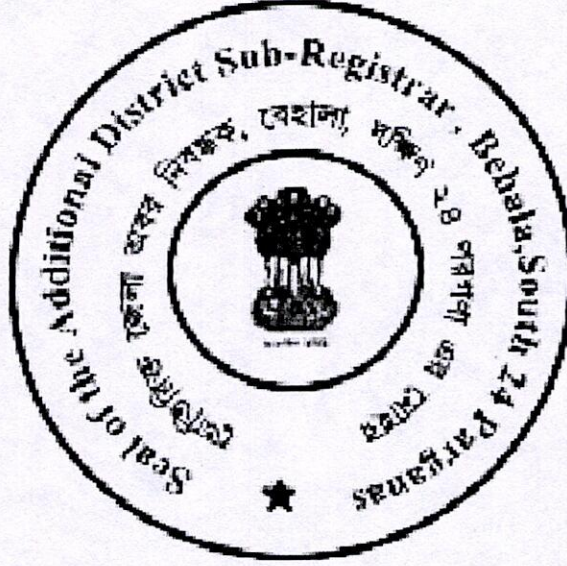


Santanu Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal

Date of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1607-2025, Page from 126624 to 126635
being No 160704899 for the year 2025.



Digitally signed by Santanu Basak
Date: 2025.06.26 15:39:09 +05:30
Reason: Digital Signing of Deed.

(Santanu Basak) 26/06/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
West Bengal.

Kolkata- 700002 3) **SRI SWAPAN KUMAR BANIK (PAN - ARDPB8510A)** (Aadhaar No. 5166 8919 9875) son of Late Megh Lal Banik, by Faith - Hindu, by Occupation - Retired person, by Nationality- Indian, residing at 1, Santibari, Bidhan Pally, P.S - Haridevpur, Kolkata - 700104, District South 24-Parganas represented by **MAJUMDER CONSTRUCTION (having PAN- BGTPM6604G)**, A Proprietorship Concern, having its registered office at, 73, M.G. Road, Bidhan Pally, P.O.- R.C. Thakurani, Police Station- Haridevpur, Kolkata- 700104, District:- South 24-Parganas, represented by its Sole Proprietor **MR PRATIK MAJUMDER (having PAN- BGTPM6604G)**, (Aadhaar - 8301 0212 1551) son of Mr. Prasanta Majumder, faith Hindu, by Nationality Indian, by occupation - Business, Residing at, 73, M.G. Road, Bidhan Pally, P.O.- R.C. Thakurani, Police Station - Haridevpur, Kolkata- 700104, District:- South 24-Parganas, vide registered Power of attorney, registered before the A.D.S.R Behala and recorded therein Book No. I Volume No.1607-2024 Pages 270585 to 270607 being deed no. 160709686 for the 2024 do hereby declare as under:-

1. That we are the Owners of **K.M.C Premises at 70 Mahatma Gandhi Road**, Police Station- Behala then Thakurpukur now Haridevpur, Kolkata- 700104, Borough No. XVI, land physically measuring more or less 459.867 sq.mtr = 6 Cottah 14 Chittack 00 sq.ft.
2. That we propose to construct a building in the aforesaid premises. The actual boundary line of the property which is fully mentioned below and demarcated by RED and I shall be liable for dispute of any with my neighbor of this said land in future. The K.M.C will not be liable for any litigation over the said land.
3. That there is no civil or criminal suit pending against the said land and the said land is free from all encumbrances.
4. That the measurements of the four sides of the land at **K.M.C Premises at 70 Mahatma Gandhi Road**, Police Station- Behala then Thakurpukur now Haridevpur, Kolkata- 700104, within the limits of Kolkata

Municipal Corporation Ward No. 143, Borough No. XVI, Assessee No. 711431401488 within my ownership as follows:

On the North: 14.650 m

On the South: 13.868 m

On the East : 10.058 m+10.057 m+3.432 m +4.395 m +4.235 m

On the West : 1.470 m+13.830 m+5.560 m +2.455 m +8.921m

Butted and bounded as follows:

NORTH: Mahatma Gandhi Road.

SOUTH: By rest of the land of Anju Banik (1, Bidhan Pally).

EAST : By 3.590 metre wide K.M.C road.

WEST : By land and building of Deepika Samadder.

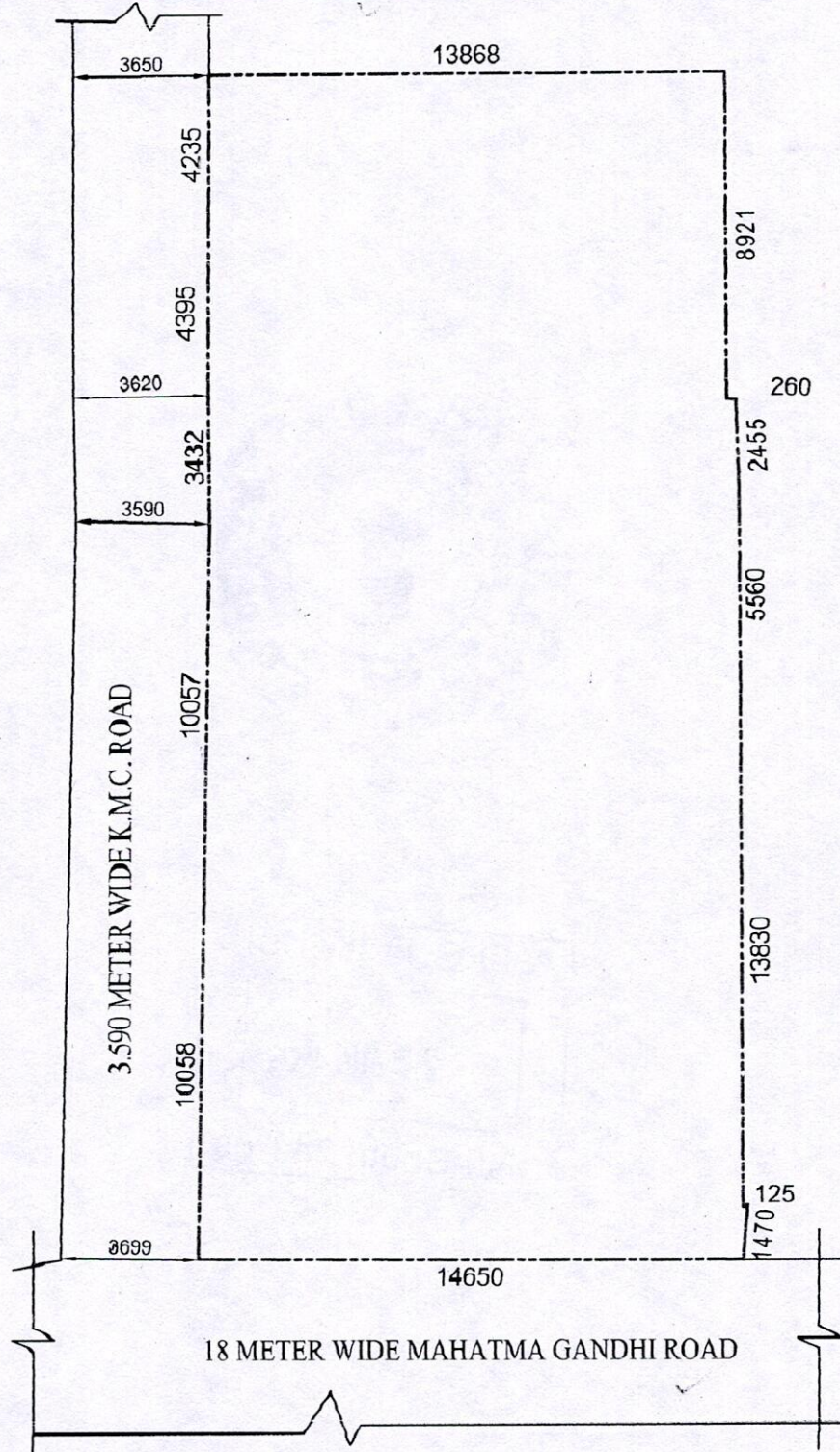
5. That the enclosed site plan is also a part of declaration.
6. If the above statements of boundary declaration is to be false, the K.M.C shall have every right to revoke the sanction plan.
7. That each and every statement made paragraphs 1 to 6 are true to my knowledge.

SCHEDULE.

ALL THAT piece and parcel of Bastu land measuring about **6 Cottah 14 Chittack 00 sq.ft** lying and situates at Mouza- Purba Barisha, Pargana-Khaspur, J.L. NO. 23, R.S NO. 43, Touzi No. 1-5, C.S Khatian No. 31, 32, 33 under C.S Dag No. 2186, corresponding to R.S Khatian No. 1976 & 2179, R.S Dag No. 2186 & 2186/2446, L.R Dag No. 2186 & 2186/2446, L.R Khatian NO. 12753, 13001, 13209, **K.M.C Premises 70 Mahatma Gandhi Road**, Police Station - Haridevpur, Kolkata- 700104, under Assessee No.711431401488 within the territorial limits of the Kolkata Municipal Corporation in its Ward No. 143, District- South 24 Parganas.

FOR PROPOSED G+IV RESIDENTIAL BUILDING AT PREMISES NO. - 70, MAHATMA GANDHI ROAD AND SITUATES AT MOUZA - PURBA BARISHA , PARGANA - KHASPUR , J.L. NO.- 23 , 143 , TOUZI NO. - 1-5 , C.S. KHATIAN NO. - 31,32,33 UNDER C.S.DAG NO. - 2186 , 2186 / 2446 , L.R. NO. - 1976 & 2179 , R.S. DAG NO. - 2186 & 2186 / 2446 , L.R. NO. - 2186 & 2186/2446 , L.R. KHATIAN NO. - 12753 , 13001 , 13209 WITHIN THE KOLKATA MUNICIPAL CORPORATION , WARD NO. - 143 , POLICE STATION - BEHALA THEN THAKURPUKUR HARIDDEVPUR , KOLKATA - 700104, UNDER ASSESSEE NO. - 711431401488.

AREA OF LAND : 06 K - 14 CH - 00 SFT. (CORRESPONDING TO 459.867 SQM.)



NORTH
SCALE - 1:200

MAJUMDER CONSTRUCTION
Pratik Majumder
Proprietor

SIGNATURE OF OWNER

Anjan Dutta
ANJAN DUTTA
B. ARCH (CAL) T.I.I.A
REGISTERED WITH COUNCIL
OF ARCHITECTURE
REGD. NO. CA/93/16409
APP. VALUER F-1597
KMC SL. NO. 267 (A)
SIGNATURE OF ARCHITECT

IN WITNESS WHEREOF the executants put his signature on this 26th day of June '2025.

Witnesses:

1.. Soumen Ghosh
192/5 M.G. Road
KOL- 700104

2. Sumita Paul
879 M.G. Road
Kol- 63

MAJUMDER CONSTRUCTION

Pratik Majumder
Proprietor

DECLARANT

MAJUMDER CONSTRUCTION

Pratik Majumder
Proprietor

Drafted as per K.M.C Proforma.

Typed By:

S. Ghosh

S. Ghosh. Aparajita, Kol-104.



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

Query No / Year	2001767093/2025	Office where deed will be registered
Query Date	23/06/2025 12:28:41 AM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	SOURMEN GHOSH 747, M G ROAD, Thana : Thakurpukur, District : South 24-Parganas, WEST BENGAL, PIN - 700063, Mobile No. : 6290094486, Status : Solicitor firm	
Transaction	Additional Transaction	
[0901] Declaration, Declaration relating to immovable property	Market Value	
Set Forth value	Rs. 1,37,49,998/-	
Rs. 1,00,000/-	Total Registration Fee Payable	
Total Stamp Duty Payable(SD)	Rs. 7/- (Article:E)	
Rs. 10/- (Article:4)	Amount of Stamp Duty to be Paid by Non Judicial Stamp	
Mutation Fee Payable	Expected date of Presentation of Deed	
Remarks		

Land Details :

District: South 24-Parganas, Thana: Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Mahatma Gandhi Rd, Road Zone : (J.L. Sarani -- Kabar Danga More (Premises Located on M.G.Road)) , , Premises No: 70, , Ward No: 143, Pin Code : 700104

Sch No	Plot Number	Khatian Number	Land Use/ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	6 Katha 14 Chatak	1,00,000/-	1,37,49,998/-	Property is on Road
Grand Total :				11.3438Dec	1,00,000 /-	137,49,998 /-	

Declarant Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Mr GAUTAM DUTTA, (Alias: Mr Gautam Kumar Dutta) Son of Late Dhirendra Nath Dutta,,laku Bidhan Pally,, City:- Not Specified, P.O:- Joka, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8, PAN No. AExxxxxx7P, Aadhaar No.: 88xxxxxxxx6593, Status :Individual, Executed by: Attorney	Individual	Executed by: Attorney



	LEFT HAND					
	RIGHT HAND					

NAME : PRATIK MASUMDER

SIGNATURE : Pratik Masumder

PHOTO	LEFT HAND					
	RIGHT HAND					

NAME :

SIGNATURE :