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भारतीय वैरु न्यायिक

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TEN  
RUPEES

Rs.10

INDIA NON JUDICIAL

Stamp: 09AC 085064  
Certification that this document is admitted in registration. The signature sheets and the measurement sheets attached with this document are the part of this instrument.

19 JUN 2025

**BOUNDARY DECLARATION TO THE K. M. C.**

**Ref. : PREMISES NO. 74A / 1, RAJA S. C. | SUBODH CHANDRA |  
MULLICK ROAD, MOUZA : RAIPUR, PARGANA: KHASPUR,  
C. S. PLOT NO. 874, C. S. KHATIAN NO. 361, J. L. NO. 33, TOUZI NO.  
56, P. S. NETAJI NAGAR, WARD NO. 099, KOLKATA 700 047  
UNDER BOROUGH X ( T E N ) | K. M. C. |**

**Land Area : 04 KATHA - 13 CH. - 36 SQ.FT. i.e. 3501 SQ.FT. i.e. 325.251 SQ.M.  
[ AS PER REGISTERED DEED OF CONVEYANCE ]**

**Land Area : 04 KATHA - 03 CH. - 32 SQ.FT. i.e. 3047 SQ.FT. i.e. 283.073 SQ.M.  
[ AS PER PHYSICAL MEASUREMENT ]**

**Assessee No. 21 - 099 - 05 - 0115 - 4 .**

Contd. .... p / 02 .

KNOW ALL MEN BY THESE PRESENTS, We, ( i ) **Mr. Samrat Banerjee** [ having PAN: **ALVPB2845C**, Aadhaar No. **3896- 7654 - 5243**, D. O. B. ( Date of Birth ) : **02.11.1976**, &, Phone No. ( 0 ) **99033 - 31989**, ], Son of Mr. Tapas Ranjan Banerjee, by Nationality Indian, by Faith / Creed / Religion Hindu, by Occupation Business, presently residing at Premises No. 10 A / 1A, Raipur Road East, P. O. &, P. S. Jadavpur, Kolkata 700 032, ( ii ) **Mr. Tapash Chowdhury** [ having PAN: **ALFPC5093C**, Aadhaar No. **3336- 9892 - 2711**, D. O. B. ( Date of Birth ) : **18.10.1964**, &, Phone No. ( 0 ) **98317 - 16046**,], Son of Mr. Sukharanjan Chowdhury, by Nationality Indian, by Faith / Creed / Religion Hindu, by Occupation Business, presently residing at Premises No. 2 / 165, Ram Thakur Sarani, P. O. &, P. S. Jadavpur, Kolkata 700 032, &, ( iii ) **Mr. Sujay Das** [ having PAN: **AYBPD2633H**, &, Aadhaar No. **8914 - 1709 - 9547**, D. O. B. ( Date of Birth ) : **03.04.1991**, &, Phone No. ( 0 ) **90515 - 19811**,], Son of Mr. Paritosh Das, by Nationality Indian, by Faith / Creed / Religion Hindu, by Occupation Business, presently residing at Premises No. 2 / 164, Bijoygarh, P. O. &, P. S. Jadavpur, Kolkata 700 032, The Designated Partners of **M / S, NEW DIMENSION** [ having PAN: **AAQFN7293N**,], a Partnership Firm having its' Registered Office at Premises No. 10 A / 1A, Raipur Road East, P. O. &, P. S. Jadavpur, Kolkata 700 032, Lawful Constitute Attorney of **Mrs. Swapna Chatterjee** [ having PAN: **AOKPC633CF**, Aadhaar No. **3934 - 0862 - 7723**, D. O. B. ( Date of Birth ) : **08.08.1950**, &, Phone No. ( 0 ) **97486 -77953** ], Wife of Late Kironmoy Chatterjee, by Nationality Indian, by Faith / Creed / Religion Hindu, by Occupation Homemaker, presently residing at Premises No. 74 A, Raja Subodh Chandra Mullick Road, P. O. Naktala, &, P. S. Netaji Nagar, Kolkata 700 047, the absolute Owners of the said premises, the absolute Owner / S of the said premises, do hereby solemnly affirm &, declare as follows :-

1. That We are the Lawful Constitute Attorney of the said Premises No. 74 A / 1, Raja S. C. [ Subodh Chandra ] Mullick Road , Mouza Raipur , C. S. Plot No. 874, C. S. Khatian No. 361, J. L. No. 33, Touzi No. 56, P. S. Netaji Nagar, Ward No. 099, Kolkata 700 047 under Borough X ( T E N ) [ K. M. C. ], measuring Land Area about 04 Katha - 13 CH.- 36 SQ.FT. i.e. 325.251 SQ.M. i.e. 3501 SQ.FT. [ As per Registered Deed of Conveyance ], &, 04 Katha - 03 CH.- 32 SQ.FT. i.e. 283.073 SQ.M. i.e. 3047 SQ.FT. [ as per Physical Measurement ] along with Existing Structures lying at aforesaid premises.

2. The Total Boundary line in the property is fully mentioned below &, described in Red &, we shall be liable for dispute if arise, within the neighbors in respect of this Land in Future. The K. M. C. will not be liable for any litigation arises in Future over the said Land due to False Statement &, has liberty to revoke the plan in accordance with The Law.

3. That We shall submit the plan for construction of Building in the aforesaid premises measuring Actual Land Area : 04 Katha - 13 CH.- 36 SQ.FT. i.e. 325.251 SQ.M. i.e. 3501 SQ.FT. [ As per Registered Deed of Conveyance ], &, 04 Katha - 03 CH.- 32 SQ.FT. i.e. 283.073 SQ.M. i.e. 3047 SQ.FT. [ as per Physical Measurement ] along with Existing Structures lying at aforesaid premises for obtaining Sanction vide Application.

4. That We are the Lawful Constitute Attorney of the above mentioned premises within Municipal Limit of The K. M. C. comprising Land measuring Actual Land Area, measuring about 04 Katha - 13 CH.- 36 SQ.FT. i.e. 325.251 SQ.M. i.e. 3501 SQ.FT. [ As per Registered Deed of Conveyance ], &, 04 Katha - 03 CH.- 32 SQ.FT. i.e. 283.073 SQ.M. i.e. 3047 SQ.FT. [ as per Physical Measurement ] along with Existing Structures lying at aforesaid premises, be the same or, a little more or, less standing thereon more fully described &, delineated in the plan annexed hereto &, thereon coloured in Red verge line.

5. That there is No Civil or, Criminal Suit pending over the said Land &, the Land is free from all encumbrances.

6. That the Measurement of the Four Sides of the Land at Premises No. 74 A / 1, Raja S. C. [ Subodh Chandra ] Mullick Road , Mouza Raipur , C. S. Plot No. 874, C. S. Khatian No. 361, J. L. No. 33, Touzi No. 56, P. S. Netaji Nagar, Ward No. 099, Kolkata 700 047 under Borough X ( T E N ) [ K. M. C. ],having Assessee No. 21- 099 - 05 - 0115 - 4, measuring Land Area 04 Katha - 13 CH.- 36 SQ.FT. i.e. 325.251 SQ.M. i.e. 3501 SQ.FT. [ As per Registered Deed of Conveyance ], &, 04 Katha - 03 CH.- 32 SQ.FT. i.e. 283.073 SQ.M. i.e. 3047 SQ.FT. [ As per Physical Measurement ] along with Existing Structures lying at aforesaid premises, within the Ownership are as per attached Site plan.

Boundary of the above premises is bounded by :-

On the North : Premises No. 70 / 3, &, 70/4, Raja Subodh Chandra Mullick Road .

On the South : Premises No. 1 / 11, Vidyasagar, Kolkata 700 047 .

On the East : 43' -00" i.e. 13.111 Meter Wide Raja Subodh Chandra Mullick Road  
[ K. M. C. Black Top Road ],

&, On the West : Premises No. 74 A, Raja Subodh Chandra Mullick Road .

That the above Statements are true to the best of our knowledge &, for any discrepancy The  
K. M. C. Authority will have every right to revoke the Sanctioned plan forthwith.

Signed this ..... 19<sup>th</sup> ..... Day of ..... June ..... 2025.

Witnesses :

1. Rahul Dhan  
Mey Nayan  
Kot-75

2. Myon Dey  
Kha  
Kot-22

New Dimension  
Swapna  
Partner

New Dimension  
Sumrat Banerjee  
Partner

New Dimension  
Tapash Chatterjee  
Partner

As constituted attorney of  
Swapna Chatterjee.

Signature of The Declarant / S .

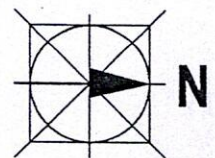
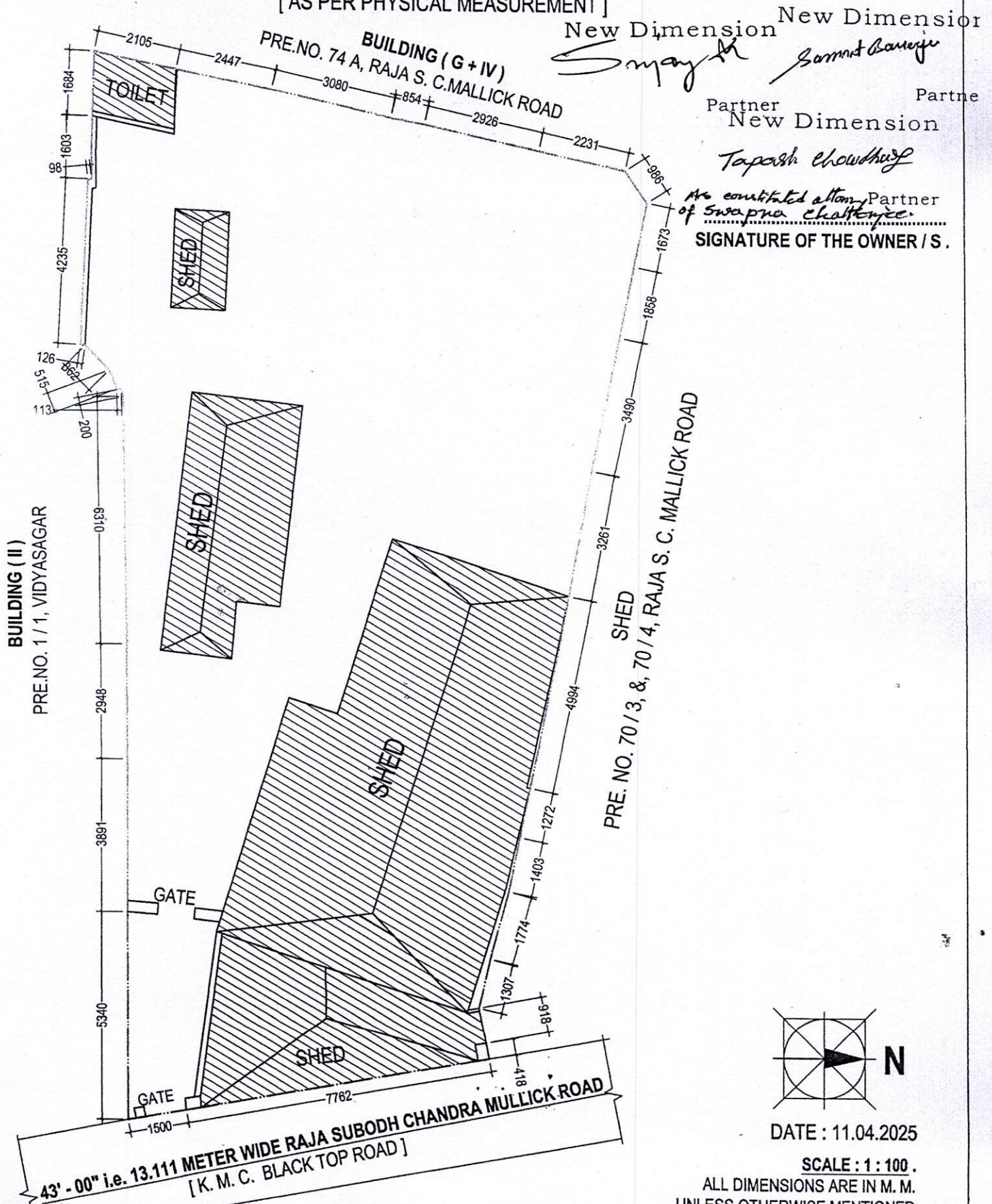
Drafted as per The K. M. C. Proforma .

Nebayan Ne  
F-1776/03

**SITE PLAN AT PREMISES NO. 74 A / 1, RAJA S. C. [ SUBODH CHANDRA ] MULLICK ROAD, MOUZA :  
RAIPUR, PARGANA KHASPUR, C.S. PLOT NO. 874, C.S. KHATIAN NO. 361, J.L. NO. 33, TOUZI NO. 56,  
P. S. NETAJI NAGAR, WARD. NO. 099, KOLKATA 700 047, UNDER BOROUGH X ( TEN ) [ K. M. C. ].**

**AREA OF THE LAND : 04 KATHA - 13 CH. - 36 SQ.FT. i.e. 325.251 SQ.M. i.e. 3501 SQ.FT.  
[ AS PER REGISTERED DEED OF CONVEYANCE ]**

**AREA OF THE LAND : 04 KATHA - 03 CH. - 32 SQ.FT. i.e. 283.073 SQ.M. i.e. 3047 SQ.FT.  
[ AS PER PHYSICAL MEASUREMENT ]**



DATE : 11.04.2025

SCALE : 1 : 100 .

ALL DIMENSIONS ARE IN M. M.  
UNLESS OTHERWISE MENTIONED

		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 *Smayank*



		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name .....

Signature *Sumit Baraja*



		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name .....

Signature *Tapash Chowdhury*

### Major Information of the Deed

Deed No :	I-1630-04852/2025	Date of Registration	19/06/2025
Query No / Year	1630-2001727387/2025	Office where deed is registered	
Query Date	19/06/2025 12:18:25 AM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Rahul Dhar Ajoynagar, Thana : Purba Jadabpur, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9836926280, Status : Solicitor firm		
Transaction	Additional Transaction		
<b>[0901] Declaration, Declaration relating to immovable property</b>			
Set Forth value	Market Value		
	Rs. 1,60,81,387/-		
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 :



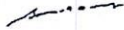


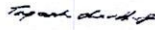



District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raja S. C. Mullick Road, , Premises No: 74A/1, , Ward No: 099 Pin Code : 700047

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 3 Chatak 32 Sq Ft		1,60,81,387/-	Property is on Road
<b>Grand Total :</b>				<b>6.9827Dec</b>	<b>0 /-</b>	<b>160,81,387 /-</b>	




#### Declarant Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Smt Swapna Chatterjee</b> Wife of Late Kironmoy Chatterjee 74A , Raja Subodh Chandra Mullick Road, City:- , P.O:- Naktala, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India ,Aadhaar No Not Provided by UIDAI, 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 Samrat Banerjee (Presentant)</b>                      Son of Tapas Ranjan Banerjee                      Date of Execution - 19/06/2025, , Admitted by: Self, Date of Admission: 19/06/2025, Place of Admission of Execution: Office</p>	<p><b>Photo</b></p>  <p>Jun 19 2025 12:29PM</p>	<p><b>Finger Print</b></p>  <p>Captured LTI 19/06/2025</p>	<p><b>Signature</b></p>  <p>19/06/2025</p>
<p>10A/1A , Raipur Road East, City:- Kolkata, P.O:- Jadavpur, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, ,Aadhaar No Not Provided by UIDAI Status : Attorney, Attorney of : Smt Swapna Chatterjee</p>				
2	<p><b>Name</b></p> <p><b>Mr Tapah Chowdhury</b>                      Son of Mr Sukharanjan Chowdhury                      Date of Execution - 19/06/2025, , Admitted by: Self, Date of Admission: 19/06/2025, Place of Admission of Execution: Office</p>	<p><b>Photo</b></p>  <p>Jun 19 2025 12:31PM</p>	<p><b>Finger Print</b></p>  <p>Captured LTI 19/06/2025</p>	<p><b>Signature</b></p>  <p>19/06/2025</p>
<p>2/165 , Ram Thakur Sarani, City:- Kolkata, P.O:- Jadavpur, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, ,Aadhaar No Not Provided by UIDAI Status : Attorney, Attorney of : Smt Swapna Chatterjee</p>				
3	<p><b>Name</b></p> <p><b>Mr Sujay Das</b>                      Son of Mr Paritosh Das                      Date of Execution - 19/06/2025, , Admitted by: Self, Date of Admission: 19/06/2025, Place of Admission of Execution: Office</p>	<p><b>Photo</b></p>  <p>Jun 19 2025 12:33PM</p>	<p><b>Finger Print</b></p>  <p>Captured LTI 19/06/2025</p>	<p><b>Signature</b></p>  <p>19/06/2025</p>
<p>2/165 , Bijoygarh, City:- Kolkata, P.O:- Jadavpur, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, ,Aadhaar No Not Provided by UIDAI Status : Attorney, Attorney of : Smt Swapna Chatterjee</p>				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<p><b>Mr Rahul Dhar</b>                      Son of Mr Ranjit Dhar                      Ajoynagar, City:- Kolkata, P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075</p>	<p><b>Photo</b></p>  <p>19/06/2025</p>	<p><b>Finger Print</b></p>  <p>Captured 19/06/2025</p>	<p><b>Signature</b></p>  <p>19/06/2025</p>

Identifier Of Mr Samrat Banerjee, Mr Tapah Chowdhury, Mr Sujay Das

**Endorsement For Deed Number : I - 163004852 / 2025**

**On 19-06-2025**

**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 12:27 hrs on 19-06-2025, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Mr Samrat Banerjee .

**Executed by Attorney**

1. Execution by Mr Samrat Banerjee, , Son of Tapas Ranjan Banerjee, 10A/1A , Raipur Road East, P.O: Jadavpur, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by profession Business as constituted attorney for Smt Swapna Chatterjee 74A , Raja Subodh Chandra Mullick Road, P.O: Naktala, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700047 is admitted by him

Identified by Mr Rahul Dhar, , Son of Mr Ranjit Dhar, Ajoynagar, P.O: Santoshpur, Thana: Purba Jadabpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Others

2. Execution by Mr Tapah Chowdhury, , Son of Mr Sukharanjan Chowdhury, 2/165 , Ram Thakur Sarani, P.O: Jadavpur, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by profession Business as constituted attorney for Smt Swapna Chatterjee 74A , Raja Subodh Chandra Mullick Road, P.O: Naktala, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700047 is admitted by him

Identified by Mr Rahul Dhar, , Son of Mr Ranjit Dhar, Ajoynagar, P.O: Santoshpur, Thana: Purba Jadabpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Others

3. Execution by Mr Sujay Das, , Son of Mr Paritosh Das, 2/165 , Bijoygarh, P.O: Jadavpur, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by profession Business as constituted attorney for Smt Swapna Chatterjee 74A , Raja Subodh Chandra Mullick Road, P.O: Naktala, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700047 is admitted by him

Identified by Mr Rahul Dhar, , Son of Mr Ranjit Dhar, Ajoynagar, P.O: Santoshpur, Thana: Purba Jadabpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Others

**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 14330, Amount: Rs.10.00/-, Date of Purchase: 05/05/2025, Vendor name: I Chakraborty

*Dilip Kumar Mondal*

**Dilip Kumar Mondal  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - V SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal**

