

পশ্চিমরঙ্গ पश्चिम बंगाल WEST BENGAL

AC 959810

16/03/2022 789205 05-2000 789205

Registrar U/S 7 (2) of

STREET,

BOUNDARY DECLARATION

REF:

PREMISES NO. 22, BISWASPARA LANE,

WARD NO. - 089 BOROUGH NO - X [K.M.C] P.O. TOLLYGUNGE

P.S. CHARU MARKET KOLKATA - 700033

KNOW ALL MEN BY THESE PRESENTS that We (1) HUMAYUN BUKSH by occupation - Business (2) SK. EMANUR BUKSH, by occupation - Business (3) REAZ BUKSH, by occupation Service, all are sons of Late Imam Buksh (4) ANISUR BUKSH, son of Late Kader Buksh, by occupation - Service and (5) SAHIDA BUKSH Wife of Hazi Mahamdded Piyada, by occupation - Housewife, all are by faith - Muslim, by Nationality Indian and residing at 22, Biswas Para Lane, P.S. Charu Market, P.O. Tollygunge, Kolkata - 700033, represented by their constituted Attorney SRI SHIB SANKAR BANERJEE son of Late Hari Pada Banerjee, by faith - Hindu, by occupation - Business, residing at 1/51, Rajendra Prasad Colony, P.S. Jadavpur, P.O. Tollygung Kolkata 700033, sole Proprietor of M/S. SRI BALAJI TECH of 114A & B. Prince Anwar Shah Road, P.S. Jadavpur, P.O. Golf Green, Kolkata-700095, by virtue of a registered "Development Power of Attorney" registered on 13-12 21 en in the Office of D.S.R. IV Alipore, South 24 Parganas and recorded in Book No I, Volume No. 1604-2021, being Deed No. 160410062 for the year 2021, do hereby Pages from 399474 to 399510 solemnly declare and affirm as follows :-

That we are the absolute owners and have been jointly owned, seized and possessed of or otherwise well and sufficiently entitled to the Premises No. 22, Biswas Para Lane, P.O. Tollygunge, P.S. Charu Market (previously Tollygunge) Kolkata - 700033, under K.M.C Ward No. 089 Under Borough No. X of the Kolkata Municipal Corporation in the District South 24 Parganas having landed area measuring about 4 Cottahs 13 Chittaks 16 Square feet or 323.3954 SQM be the same little more or less with existing structure. The said Premises has been mutated in our names in the records of Kolkata Municipal Corporation vide ASSESSEE No. 210890100247.

- 3. That we have to construct a building in the aforesaid premises. The actual boundary of the said property which is shown in the plan and/or map annexed hereto and therein bordered in RED colour and for which we shall be liable for any dispute, if arise, with our neighbors in respect of our said land in the said premises in future. The K.M.C will not be liable for any litigation over our said land in the said premises.
- That we submit the Plan to K.M.C for obtaining its sanction for constructions of a building in the said premises vide our application.
- That we are the joint owners of the Premises No. 22, Biswas Para Lane, P.O. Tollygunge, P.S. Charu Market (previously Tollygunge) Kolkata 700033, Assessee No. 210890100247 under K.M.C Ward No. 089 under Borough No. X within the limit of the Kolkata Municipal Corporation in the District South 24 Parganas having landed area measuring about 4 Cottahs 13 Chittaks 16 Square feet equivalent to 323.3954 SQM be the same little more or less with existing structure thereon, morefully shown in the plan and/or map annexed hereto and therein bordered in RED colour.
- That there is no civil or criminal case/suit is pending over the said land in the said premises and it is free from all encumbrances.

7. That the measurement of the four sides of the said land at the said Premises No. 22, Biswas Para Lane, P.O. Tollygunge, P.S. Charu Market (previously Tollygunge) Kolkata - 700033, Ward No. 089 Borough X of Kolkata within our ownership are as follows:-.

Four Sides/Corners of the above Premises are bounded by :-

BOUNDARY OF THE PREMISES

ON THE NORTH : 15988 mm & butted by Other's Portion.

ON THE SOUTH : 9895 mm & butted by The K.M.C. Road.

ON THE EAST : 20713 mm & butted by K.M.C. Road.

ON THE WEST : 19028 mm, 4986 mm & butted by K.M.C. Road

7. That the enclosed site plan is also a part of this Declaration.

8. That each and every statements made in forgoing Paragraph No. 1 to 7 are true to the best of our knowledge and in case of any discrepancy herein, the K. M. C authority will have every right to revoke the sanctioned plan forthwith.

Signed this day of March, 2022

Witnesses:

1.

2.

SIGNATURE OF DECLARANTS

Drafted by me as per K. M. C Proforma

(AJOY RAKSHIT) ADVOCATE ALIPORE COURT Regd. No. WB-614/98 Phone No. 9748369960 8. That each and every statements made in forgoing Paragraph No. 1 to 7 are true to the best of our knowledge and in case of any discrepancy herein, the K. M. C authority will have every right to revoke the sanctioned plan forthwith.

Signed this 16th day of March, 2022

Witnesses:

1. AproRalishle Alipere police woul. Und-27

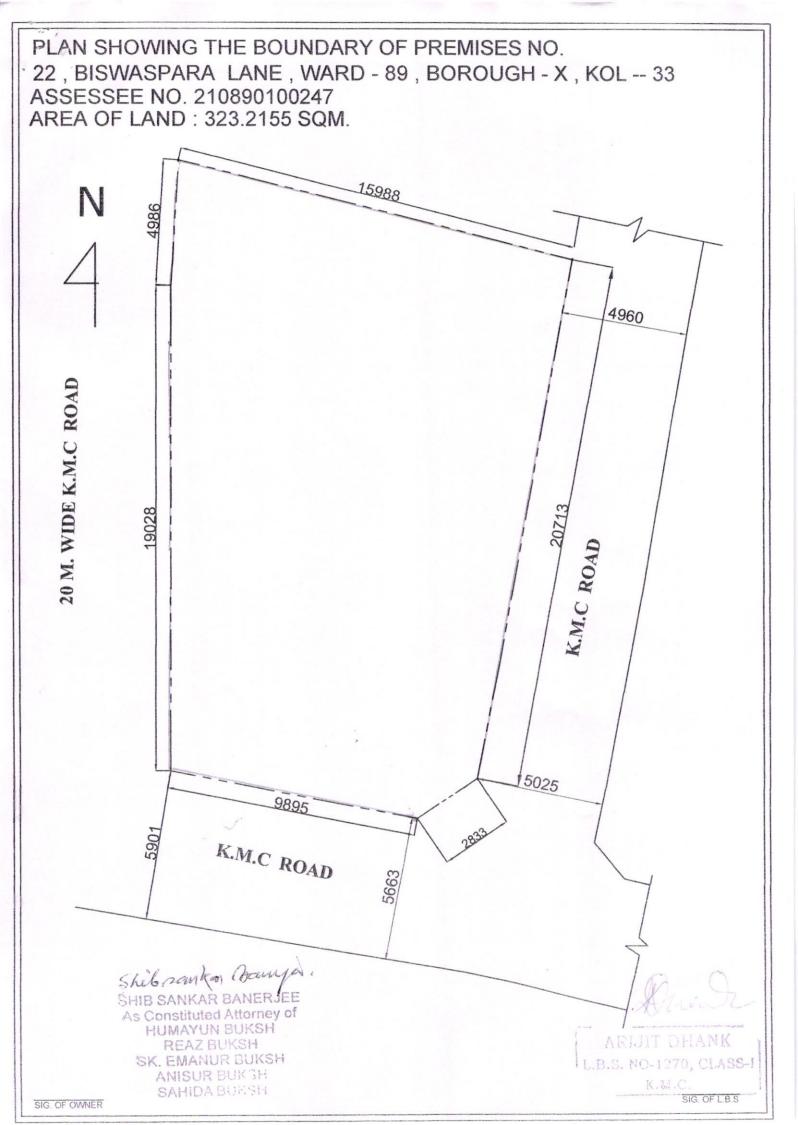
2. Muttilla Mitra Alipora Polica Court 101-27 Shib pankan (bourge)
SHIB SANKAR BANERJEE
As Constituted Attorney of
HUMAYUN BUKSH
REAZ BUKSH

REAZ BUKSH SK. EMANUR EUKSH ANISUR FUKSH SAHIDAR

SIGNATURE OF DECLARANTS

Drafted by me as per K. M. C Proforma

(AJOY RAKSHIT) ADVOCATE ALIPORE COURT Regd. No. WB-614/98 Phone No. 9748369960



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			Middle Finger	Ring Finger	Small Finger
			Middle Finger	Ring Finger	Small Finger



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

Query No / Year	2000789205/2022	Office where deed will be registered		
Query Date	10/03/2022 6:08:01 PM	Deed can be registered in any of the offices mention on Note: 11		
Applicant Name, Address & Other Details	AJOY RAKSHIT ALIPORE POLIE COURT, Thana: A PIN - 700027, Mobile No.: 9748369	nana : Alipore, District : South 24-Parganas, WEST BENGAL, 748369960, Status :Advocate		
Transaction		Additional Transaction		
[0901] Declaration, Declara	ation relating to immovable property			
Set Forth value	表现是是是是一个一个主要	Market Value		
Rs. 1/-		Rs. 52,18,600/-		
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: Charu Market, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Biswaspara Lane, , Premises No: 22, , Ward No: 089, Pin Code : 700033

Sch No	CONTRACTOR STATE OF THE PARTY O	Khatian Number	Land UseROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3479.06 Sq Ft	1/-		Width of Approach Road: 17 Ft.,
	Grand	Total:		7.9729Dec	1 /-	52,18,600 /-	

Peciarant Details:

SI No	Name & address	Status	Execution Admission Details :
1	HUMAYUN BUKSH Son of Late IMAM BUKSH,22, BISWAS PARA LANE, City:-, P.O:- TOLLYGUNGE, P.S:-Charu Market, District:-South 24- Parganas, West Bengal, India, PIN:- 700033 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No. AKxxxxxx1L, Aadhaar No.: 24xxxxxxxx2245,Status:Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	SK EMANUR BUKSH Son of Late IMAM BUKSH,22, BISWAS PARA LANE, City:-, P.O:- TOLLYGUNGE, P.S:-Charu Market, District:-South 24- Parganas, West Bengal, India, PIN:- 700033 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No. AOxxxxxx6L, Aadhaar No.: 41xxxxxxxx5074,Status:Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	REAZ BUKSH Son of Late IMAM BUKSH,22, BISWAS PARA LANE, City:-, P.O:- TOLLYGUNGE, P.S:-Charu Market, District:-South 24- Parganas, West Bengal, India, PIN:- 700033 Sex: Male, By Caste: Muslim, Occupation: Service, Citizen of: India, PAN No. BHxxxxxx0L, Aadhaar No.: 98xxxxxxxx5082,Status:Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
4	ANISUR BUKSH Son of Late KADER BUKSH,22, BISWAS PARA LANE, City:-, P.O:- TOLLYGUNGE, P.S:-Charu Market, District:-South 24- Parganas, West Bengal, India, PIN:- 700033 Sex: Male, By Caste: Muslim, Occupation: Service, Citizen of: India, PAN No. BHxxxxxx1M, Aadhaar No.: 22xxxxxxxx4041,Status:Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
5	SAHIDA BUKSH Wife of HAZI MAHAMMAED PIYADA,22, BISWAS PARA LANE, City:-, P.O:- TOLLYGUNGE, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No. CJxxxxxxx1B, Aadhaar No.: 77xxxxxxxxx4246,Status:Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
6	SRI BALAJI TECH ,114A AND B PR ANWAR SHAH ROAD, City:-, P.O:- GOLF GREEN, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700095 PAN No. ADxxxxxx0H, ,Aadhaar No Not Provided by UIDAIStatus :Organization as Developer, Executed by: Representative	Organization as Developer	Executed by: Representative

Representative Details:

SI No	Name & Address	Representative of
	SHIB SANKAR BANERJEE Son of Late HARI PADA BANERJEE1/51, RAJENDRA PRASAD COLONY, City:-, P.O:- TOLLYGUNGE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADxxxxxx0H, Aadhaar No.: 52xxxxxxxxx5064	SRI BALAJI TECH



Identifier Details:

Name & address

AJOY RAKSHIT

Son of S K RAKSHIT

ALIPORE, 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 HUMAYUN BUKSH, SK EMANUR BUKSH, REAZ BUKSH, ANISUR BUKSH, SAHIDA BUKSH, SHIB SANKAR BANERJEE

Note:

- 1. If the given information are found incorrect, then the assessment made stands invalid.
- Query is valid for 30 days (i.e. upto 09-04-2022) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 09-04-2022)
- 3. Standard User charge of Rs. 240/-(Rupees Two hundred fourty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
- e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
- 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.
- 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.
- 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. II SOUTH 24-PARGANAS, D.S.R. IV SOUTH 24-PARGANAS, A.D.S.R. ALIPORE, 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

Major Information of the Deed

Deed No : I-1604-02777/2022		Date of Registration 16/03/2022			
Query No / Year	1604-2000789205/2022	Office where deed is registered			
Query Date 10/03/2022 6:08:01 PM		D.S.R IV SOUTH 24-PARGANAS, District: South 24-Parganas			
Applicant Name, Address & Other Details	AJOY RAKSHIT ALIPORE POLIE COURT, Thana: Ali PIN - 700027, Mobile No.: 97483699	pore, District : South 24-P 60, Status :Advocate	arganas, WEST BENGAL,		
Transaction	and the second s	Additional Transaction			
[0901] Declaration, Declara	tion relating to immovable property				
Set Forth value		Market Value			
Rs. 1/-		Rs. 52,18,600/-			
Stampduty Paid(SD)		Registration Fee Paid			
Rs. 50/- (Article:4)		Rs. 39/- (Article:E)			
Remarks	Received Rs. 50/- (FIFTY only) from area)		the assement slip.(Urban-		

Land Details:

District: South 24-Parganas, P.S:- Charu Market, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Biswaspara Lane, , Premises No. 22, , Ward No. 089 Pin Code : 700033

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land		Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		3479.06 Sq Ft	1/-		Width of Approach Road: 17 Ft.,
	Grand	Total :			7.9729Dec	1/-	52,18,600 /-	

Declarant Details:

SI No	Name,Address,Photo,Finger print and Signature
1	HUMAYUN BUKSH Son of Late IMAM BUKSH 22, BISWAS PARA LANE, City:-, P.O:- TOLLYGUNGE, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 Sex: Male, By Caste: Muslim, Occupation: Business. Citizen of: India, PAN No.:: AKxxxxxxx1L, Aadhaar No: 24xxxxxxxx2245, Status: Individual, Executed by: Attorney, Executed by: Attorney
2	SK EMANUR BUKSH Son of Late IMAM BUKSH 22, BISWAS PARA LANE, City:-, P.O:- TOLLYGUNGE, P.S:-Charu Market. District:- South 24-Parganas, West Bengal, India, PIN:- 700033 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: AOxxxxxxx6L, Aadhaar No: 41xxxxxxxxx5074, Status: Individual, Executed by: Attorney, Executed by: Attorney

- REAZ BUKSH
 Son of Late IMAM BUKSH 22, BISWAS PARA LANE, City:- , P.O:- TOLLYGUNGE, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 Sex: Male, By Caste: Muslim, Occupation: Service, Citizen of: India, PAN No.:: BHxxxxxx0L, Aadhaar No: 98xxxxxxxx5082, Status:Individual, Executed by: Attorney, Executed by: Attorney

 ANISUR BUKSH
 Son of Late KADER BUKSH 22, BISWAS PARA LANE, City:- , P.O:- TOLLYGUNGE, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 Sex: Male, By Caste: Muslim, Occupation: Service, Citizen of: India, PAN No.:: BHxxxxxxx1M, Aadhaar No: 22xxxxxxxx4041, Status: Individual, Executed by: Attorney.
 - SAHIDA BUKSH
 Wife of HAZI MAHAMMAED PIYADA 22, BISWAS PARA LANE, City:-, P.O:- TOLLYGUNGE, P.S:-Charu Market District:-South 24-Parganas, West Bengal, India, PIN:- 700033 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.:: CJxxxxxxx1B, Aadhaar No: 77xxxxxxxxx4246, Status:Individual, Executed by: Attorney
 - 6 SRI BALAJI TECH
 114A AND B PR ANWAR SHAH ROAD, City:-, P.O:- GOLF GREEN, P.S:-Jadavpur, District:-South 24Parganas, West Bengal, India, PIN:- 700095, PAN No.:: ADxxxxxx0H, Aadhaar No Not Provided by UIDAI, Status
 Organization as Developer, Executed by: Representative, Executed by: Representative

Attorney Details:

Executed by: Attorney

Name,Address,Photo,Finger print and Signature						
1	Name	Photo	Finger Print	Signature		
	Shri SHIB SANKAR BANERJEE (Presentant) Son of Late HARI PADA BANERJEE Date of Execution - 16/03/2022, Admitted by: Self, Date of Admission: 16/03/2022, Place of Admission of Execution: Office			Stil markan Bango.		
		Mar 16 2022 3:17PM	LTI 16/03/2022	16/03/2022		

1/15, RAJENDRA PRASAD COLONY, City:-, P.O:- TOLLYGUNGE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700033, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, ,Aadhaar No Not Provided by UIDAI Status: Attorney, Attorney of: HUMAYUN BUKSH, SK EMANUR BUKSH, REAZ BUKSH, ANISUR BUKSH, SAHIDA BUKSH

Representative Details:

SI No	Name,Address,Photo,Finger print and Signature					
1	Name	Photo	Finger Print	Signature		
	SHIB SANKAR BANERJEE Son of Late HARI PADA BANERJEE Date of Execution - 16/03/2022, , Admitted by: Self, Date of Admission: 16/03/2022, Place of Admission of Execution: Office			Shilo sawker, Coarryis.		
		Mar 16 2022 3:17FM	LTI 16/03/2022	16/03/2022		

1/51, RAJENDRA PRASAD COLONY, City:- , P.O:- TOLLYGUNGE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700033, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx0H, Aadhaar No: 52xxxxxxxxx5064 Status: Representative, Representative of: SRI BALAJI TECH

Identifier Details:

Name	Photo	Finger Print	Signature
AJOY RAKSHIT Son of S K RAKSHIT ALIPORE, City:-, P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	各		Ajo Relahel
	16/03/2022	16/03/2022	16/03/2022
Identifier Of SHIB SANKAR BANERJ	EE, Shri SHIB SAN	KAR BANERJE	E

Endorsement For Deed Number : I - 160402777 / 2022

On 16-03-2022

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 15:00 hrs on 16-03-2022, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Shri SHIB SANKAR BANERJEE , .

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Confirming Party]

Execution is admitted on 16-03-2022 by SHIB SANKAR BANERJEE, PROPRIETOR, SRI BALAJI TECH (Sole Proprietoship), 114A AND B PR ANWAR SHAH ROAD, City:-, P.O:- GOLF GREEN, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700095

Indetified by AJOY RAKSHIT, , , Son of S K RAKSHIT, ALIPORE, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Executed by Attorney

Execution by Shri SHIB SANKAR BANERJEE, , Son of Late HARI PADA BANERJEE, 1/15, RAJENDRA PRASAD COLONY, P.O: TOLLYGUNGE, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by profession Business as the constituted attorney of 1. HUMAYUN BUKSH 22, BISWAS PARA LANE, P.O: TOLLYGUNGE, Thana: Charu Market, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, 2. SK EMANUR BUKSH 22, BISWAS PARA LANE, P.O: TOLLYGUNGE, Thana: Charu Market, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, 3. REAZ BUKSH 22, BISWAS PARA LANE, P.O: TOLLYGUNGE, Thana: Charu Market, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, 4. ANISUR BUKSH 22, BISWAS PARA LANE, P.O: TOLLYGUNGE, Thana: Charu Market, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, 5. SAHIDA BUKSH 22, BISWAS PARA LANE, P.O: TOLLYGUNGE, Thana: Charu Market, , South 24-Parganas, WEST BENGAL, India, PIN - 700033 is admitted by him

Indetified by AJOY RAKSHIT, , , Son of S K RAKSHIT, ALIPORE, 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/- (E = Rs 7/- H = Rs 28/- M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 39/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10/- and Stamp Duty paid by Stamp Rs 50/- Description of Stamp

1. Stamp: Type: Impressed, Serial no 5033, Amount: Rs.50/-, Date of Purchase: 14/03/2022, Vendor name: S B Das

(dund.

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1604-2022, Page from 112931 to 112944
being No 160402777 for the year 2022.



Digitally signed by ANUPAM HALDER Date: 2022.03.28 15:08:14 +05:30 Reason: Digital Signing of Deed.

(dleun)

(Anupam Halder) 2022/03/28 03:08:14 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)