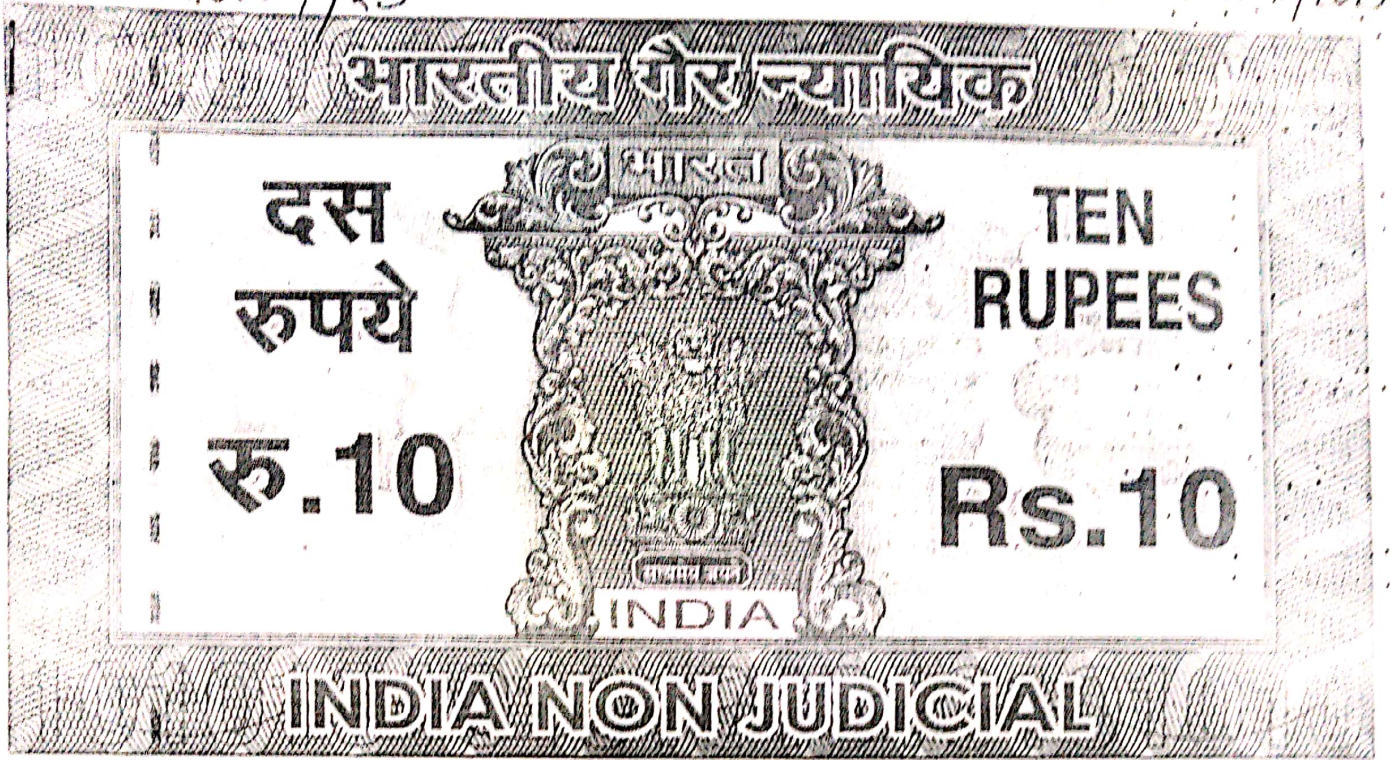


16189/23

T-16114/2023



पश्चिम बंगाल WEST BENGAL

88AB 457748

Certified that the document is admitted to Registration. The signature sheets and the endroesement sheets attached with the document are the part of this document.

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

10 NOV 2023

K.M.C. DECLARATION (NON-EVICTION OF TENANT)

Ref: K.M.C. Premises No.259, Mahatma Gandhi Road, Kolkata-700082,
Police Station formerly Thakurpukur, now Haridevpur, District South 24
Parganas, Borough XI'I, K.M.C. Ward No. 115.

Assessee No. 411150604271

Contd..P/No. 02...



SRI MINTU DAS, (PAN NO. AJAPD4512H, Aadhaar No. 6125 1477 6614, Mobile No.9831562185), son of Sri Purna Chandra Das, Occupation - Business, by religion - Hindu, by Nationality - Indian, residing at 88/7, Mahatma Gandhi Road, Kolkata-700082, P.O. Haridevpur, P.S. Haridevpur, hereinafter referred to as the **"OWNER / VENDOR"** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his respective heirs, executor, administrator, legal representatives and assigns) of Land Owner by virtue of registered Deed of Conveyance, registered before the Office of District Sub Registrar II, at Alipore, District South 24 Parganas, and duly recorded in Book No. I, Volume No. 1602-2022, Pages from 40324 to 40361, Being No. 160201031, for the year 2022, do hereby solemnly affirm and declare as follows:

- 1) That the property which is fully mentioned in the SCHEDULE belongs to me.
- 2) That I am the absolute owner of Premises No. 259, Mahatma Gandhi Road, Kolkata-700082, K.M.C. Assessee No. 411150604271, Police Station formerly Thakurpukur, now Haridevpur, District South 24 Parganas, Borough XIII, K.M.C. Ward No. 115 and measurement of the land is **03 Katha 00 Chittaks 00 Sq. Ft.** more or less.
- 3) That as the owner of the said land, my name has been recorded as owner of the said property in the records of the Kolkata Municipal Corporation under Assessee No. 411150604271.
- 4) That I am going to submit a plan in respect of the aforesaid property to the K.M.C. for obtaining Sanction.
- 5) That I do hereby declare that in the event of the Kolkata Municipal Corporation granted sanction of the said plan. I undertake to save the corporation harmless from the consequence of all proceeding that may be commenced or proceeded by me against the tenant and/or occupier of the said premises against the Kolkata Municipal Corporation in respect of such sanction.
- 6) That I shall not evict any tenant and I undertake that in case it is necessary to remove any tenant then I shall provide to them the identical area in and around the said premises by mutual arrangement.

7) That I undertake to make construction strictly in accordance with the sanction plan issued by the K.M.C. and further agree that if any construction made by me illegally and deviation with the sanction plan, the Kolkata Municipal Corporation will be entitled to demolish the same with any notice to me.

8) If there be any dispute between us and my tenant, the matter will be referred to Corporation authorized by the Kolkata Municipal Commissioner in this behalf whose decision shall be final and binding on the party/me.

That the above statements are true to the best of our knowledge and We sign this declaration on the 10th day of November, 2023, (Two Thousand Twenty Three)

WITNESSES:-

1. *Astis Mollick*
264/H Tarea Mond Ghosh Road
KOL - 41

2. *Debashis Saha*
205/2 Santosh Roy Road
KOL - 8

72 773

SIGNATURE OF THE DECLARANT

Prepared by me as per Kolkata

Municipal Corporation Proforma :












Anirban Roy
20/11/2023/1989
Advocate

Alipore Police Court, Kolkata-700027.

		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 MINU DAS

Signature 92179430

		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

PLAN OF PREMISES No. 259, MAHATMA GANDHI ROAD, WARD - 115, BOROUGH - XIII, P.S.
HARIDÉVPUR, KOLKATA 700082.
ASSESSMENT No. 411150604271

AREA OF LAND:

AS PER DEED : 03 COTTAH 00 CHITTAKS 0.0 SQ.FT. MORE OR LESS, i.e. 200.669 SQ.M. MORE OR LESS.
AS PER MEASUREMENT : 03 COTTAH 02 CHITTAKS 1.99 SQ.FT. MORE OR LESS, i.e. 209.215 SQ.M. MORE OR LESS.

PROPERTY LINE SHOWN IN RED BORDER 

261, M.G. Road, Haridévpur
Kot-82

15392

PREMISES No. 259, MAHATMA GANDHI ROAD

15926

4'-0" WIDE PRIVATE PASSAGE

19152

11.6 METERS MINIMUM WIDE MAHATMA GANDHI ROAD



SCALE: 1:100

NOTE:

- ALL DIMENSIONS ARE IN MM
- WRITTEN DIMENSIONS SHOULD NOT BE SCALED

স্বাক্ষরিত
SIGNATURE OF OWNER

SIGNATURE OF ARCHITECT

Major Information of the Deed



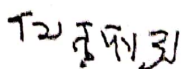
Deed No :	I-1602-16114/2023	Date of Registration	10/11/2023
Query No / Year	1602-2002803846/2023	Office where deed is registered	
Query Date	09/11/2023 3:55:57 PM	D.S.R. - I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	D BANERJEE MAHATMA GANDHI ROAD, HARIDEVPUR, KOLKATA-700082, Thana : Thakurpukur, District : South 24-Parganas, WEST BENGAL, PIN - 700082, Mobile No. : 9330815122, Status :Seller/Executant		
Transaction		Additional Transaction	
[0901] Declaration, Declaration relating to immovable property			
Set Forth value		Market Value	
Rs. 1/-		Rs. 51,29,999/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 10/- (Article:4)		Rs. 39/- (Article:E, M(b), H)	
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 : (Kabar Danga More -- Karunamoyee Ghat Road (Premises Located on M.G.Road)) , , Premises No: 259, , Ward No: 115 Pin Code : 700082




Sch No	Plot Number	Khatlan Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha	1/-	51,29,999/-	Property is on Road ,Last Reference Deed No :1602-I -01031-2022
Grand Total :				4.95Dec	1 /-	51,29,999 /-	

Declarant Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr MINTU DAS (Presentant) Son of Mr Purna Chandra Das Executed by: Self, Date of Execution: 10/11/2023 , Admitted by: Self, Date of Admission: 10/11/2023 ,Place : Office	Photo 	Finger Print  Captured	Signature 
		10/11/2023	LTI 10/11/2023	10/11/2023

88/7, Mahatma Gandhi Road, Kolkata-700082, City:- Not Specified, P.O:- Haridevpur, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AJxxxxxx2H, Aadhaar No: 61xxxxxxxx6614, Status :Individual, Executed by: Self, Date of Execution: 10/11/2023 , Admitted by: Self, Date of Admission: 10/11/2023 ,Place : Office

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Debashis Banerjee Son of Late Paresh Chandra Banerjee 90/2, Mahatma Gandhi Road, Kolkata-700082, City:- Not Specified, P.O:- Haridevpur, P.S:-Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700082		 Captured	
	10/11/2023	10/11/2023	10/11/2023
Identifier Of Mr MINTU DAS			

Endorsement For Deed Number : I - 160216114 / 2023

On 10-11-2023

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 11:35 hrs on 10-11-2023, at the Office of the D.S.R. - I I SOUTH 24-PARGANAS by Mr MINTU DAS ,Executant.

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)

Execution is admitted on 10/11/2023 by Mr MINTU DAS, Son of Mr Purna Chandra Das, 88/7, Mahatma Gandhi Road, Kolkata-700082, P.O: Haridevpur, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN : 700082, by caste Hindu, by Profession Business

Indetified by Mr Debashis Banerjee, , , Son of Late Paresh Chandra Banerjee, 90/2, Mahatma Gandhi Road, Kolkata-700082, P.O: Haridevpur, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Hindu, by profession Business

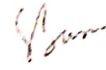
Payment of Fees

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 457748, Amount: Rs.10.00/-, Date of Purchase: 25/08/2023, Vendor name: Jayanta Dey



Suman Basu

DISTRICT SUB-REGISTRAR

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

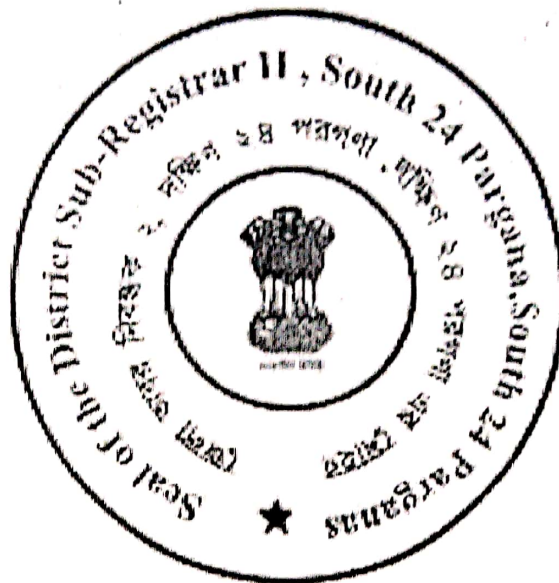
South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2023, Page from 589344 to 589353
being No 160216114 for the year 2023.



Suman

Digitally signed by Suman Basu
Date: 2023.11.23 11:48:26 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 23/11/2023

DISTRICT SUB-REGISTRAR

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

West Bengal.