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T-8660/2024

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भारतीय गैर न्यायिक

बीस रुपये

रु. 20

RS. 20

TWENTY
RUPEES

INDIA

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

34AA 489918

8-1480230

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

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

20 JUN 2024

K.M.C. DEED OF DECLARATION FOR BOUNDARY AREA

I, AMIT ROY (OCI No - A1758560), son of Shri Prafulla Kumar Roy,
by faith- Hindu, by occupation- Doctor, by nationality - United
Kingdom, resident of 6, Purbachal Link Road, P.S.- Garfa, P.O.-
Haltu, Kolkata- 700 078, District - South 24 Parganas, presently
residing at 39 Oakfield, Millend Richmans worth, WD3 8LR; do
hereby solemnly affirm and declare as under: -

AND WHEREAS while seized and possessed of the below-mentioned land as absolute lawful owner, by way of a registered Deed of Gift written in Bengali language dated 01.08.1987, Smt. Joyshree Roy, wife of Shri Prafulla Kumar Roy and Shri Prafulla Kumar Roy, son of Mallick Chandra Roy of 87, Ibrahimpur Road, 24 Parganas (Now South), being Donors therein against consideration mentioned therein, gifted, assured, granted, conveyed and transferred **ALL THAT** demarcated piece and parcel of Shali land measuring more or less 7 Cottahs and 8 Chittacks lying and situate within the District 24 Parganas (now South), Mouja - Garfa Village, Pargana - Khaspur, P. S. - Sadar Tollygunge, Sub Registry Office at Alipore, Touji No. 155, R. S. No. 2, J. L. No. 19 appertaining to: -

R. S. Kh. No	L.R. Kh. No.	L.R.& R.S. Dag No.	Character of land	Area of land
904	1874	1789	Shali	2 Cottahs 13 Chittacks
973/1	2299	1790	Shali	2 Cottahs 08 Chittacks
1219	2299	1791	Shali	2 Cottahs 03 Chittacks
			TOTAL	7 Cottahs 08 Chittacks

within the municipal limits of then Jadavpur Municipality unto and in favour of their son Shri Amit Roy, son of Shri Prafulla Kumar Roy, being the Donee herein and handed over physically vacant peaceful possession of the same to him forever free from all encumbrances whatsoever. The said Deed of Gift dated 01.08.1987 was duly registered in the office of the District Sub-Registrar, Alipore, 24 parganas and recorded in Book No. 1, Volume No. 252, from Pages 240 to 249 as Being No. 12310 for the year 1987.

AND WHEREAS by way of a registered Deed of Conveyance dated 02.09.1991, said Shri Amit Roy, being vendor therein against valuable consideration mentioned therein, sold, assured, granted, conveyed and transferred **ALL THAT** demarcated piece and parcel of Shali land measuring more or less 2 Cottahs out of the total land measuring more or less 7 Cottahs and 8 Chittacks lying and situate within the District 24 Parganas (now South),

Mouja - Garfa Village, Pargana - Khaspur, P. S. - Kasba, District Registry Office at Alipore, Touji No. 155, R. S. No. 2, J. L. No. 19 appertaining to: -

R. S. Kh. No	L.R. Kh. No.	L.R. & R. S. Dag No.	Character of land	Area of land
973/1	2299	1790	Shali	01 Co 00 Ch 30 Sq.ft
1219	2299	1791	Shali	00 Co 15 Ch 15 Sq.ft
			TOTAL	02 Co 00 Ch 00 Sq.ft

within the municipal limits of Ward No.106 of the Kolkata Municipal Corporation unto and in favour of one Smt. Bibha Chattopadhyay, wife of Shri Sakti Kumar Chattopadhyay of 1/22, Neli Nagar, P.S. Kasba now Garfa, Kolkata - 700 078, Dist. 24 Parganas (Now South), being the Purchaser therein and handed over physically vacant peaceful possession of the same to her forever free from all encumbrances whatsoever. The said Deed of Conveyance dated 02.09.1991 was duly registered in the office of the Additional District Sub-Registrar, Alipore, 24 parganas and recorded in Book No.1, Volume No. 216, from Pages 312 to 323 as Being No.13611 for the year 1991.

AND WHEREAS thus in the manner stated above said Shri Amit Roy, son of Shri Prafulla Kumar Roy is now seized and possessed of or otherwise well and sufficiently entitled to as absolute lawful owner of **ALL THAT** demarcated piece and parcel of Shaliland measuring more or less 5 (Five) Cottahs 8 (Eight) Chittacks more or less lying and situate at and being KMC Pre. No. 532, Purbachal Main Road (Mailing Address - 6 No., Purbachal Link Road), Kolkata - 700 078 within the District - South 24 Parganas Mouja - Garfa Village, Pargana- Khaspur, P.S.-Sadar Tollygunge, Sub Registry Office at Alipore, Touji No. 155, R. S. No.2, J. L. No. 19 appertaining to: -

R. S. Kh. No	L.R. Kh. No.	L.R. & R. S. Dag No.	Character of land	Area of land
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904	1874	1789	Shali	02 Co 13 Ch 00 Sq.ft
973/1	2299	1790	Shali	01 Co 07 Ch 15 Sq.ft
1219	2299	1791	Shali	01 Co 03 Ch 30 Sq.ft
			TOTAL	5 Cottahs 08 Chittacks

duly mutated his name in the records of the BL&LRO and converted the aforesaid land from Shali to Bastu being Memo No. 17/886 certificate/BLLRO/KOL/2022 dated 21.03.2022, being Memo No. 17/887 dated 21.03.2022 and being Memo No. 17/408 dated 15.02.2022, within the municipal limits of Ward No. 166 of the Kolkata Municipal Corporation, Assessee No. 31-106-16-2727-7 and is now peacefully enjoying the same free from all encumbrances whatsoever by paying the rates taxes and other outgoings to the competent authorities in fee simple. By physical measurement net land area 366.615 Sq. mt. or 5 cottahs 7 chittacks 31.244 sq.ft. out off total land are 5 cottahs 8 chittacks more or less.

That I have proposed to construct a building on the aforesaid premises. The actual boundary line of the property which is fully mentioned below and demarcated by RED and I shall remain liable for any dispute of any nature with the neighbors of the aforesaid land in future. The K. M. C. will not be liable for any litigation over the said land.

1. That there is no Civil or Criminal suit pending against the land. The said land is free from all encumbrances.
2. That the measurement of the four sides of the land of the 532, Purbachal Main Road, Kolkata - 700 078 within the District - South 24 Parganas, under The Kolkata Municipal Corporation, which is butted and bounded by measurement on four sides within my ownership as follows: -

On the North : 5406 MM, 5076 MM, 9913 MM and 7922 MM
634 MM, 635 MM, 270 MM.
On the South : 28898 MM.
On the East : 4528 MM, 5171 MM and 2450 MM.
On the West : 4151 MM, 3733 MM and 4494 MM.

Butted and bounded as follows: -

On the North : By 2930 MM wide black-top road minimum &
maximum 3000 MM;
On the South : By Vacant Land;
On the West : By land of Dag No. 1790 and 1791 & Pre. No. 1278
Purbachal Main Road;
On the East : By 3686 MM wide black-top road minimum &
maximum 3750 MM.

1. That the enclosed site plan is also a part of this Declaration.
2. That if the above statements of boundary declaration are found to be false, the K.M.C shall have every right to revoke the sanction plan.
3. That each and every statement made in above paragraphs are true to my knowledge and belief.

THE SCHEDULE ABOVE REFERRED TO
(The Total Land)

ALL THAT demarcated piece and parcel of Bastu net land area measuring more or less 366.615 Sq. mt. or 5 (Five) Cottahs, 7 (Seven) Chittacks and 31.244 sq. ft. more or less lying and situate at and being KMC Premises No. 532, Purbachal Main Road, KMC Assessee No. 31-106-16-2727-7 (Mailing Address - 6No., Purbachal Link Road); Kolkata - 700 078 within the District - South 24 Parganas Mouja - Garfa Village, Pargana - Khaspur, P. S. - Sadar Tollygunge presently Garfa, Sub Registry Office at Alipore, Touji No. 155, R. S. No. 2, J. L. No. 19 appertaining to R. S. and L. R. Dag Nos. 1789, 1790 and 1791, R. S. Khatian Nos. 904, 973/1 and 1219 and L.R. Khatian No. 1874, 2299.

IN WITNESS WHEREOF I have signed and sealed on this the 20th day of June, 2024.

WITNESSES: -

1st Ranjitpal
6, Old Post office
street Kal - 1

Amit Roy
Amit Roy
(DECLARANT)

2 Ratan Pal
Advocate

Prepared by me at my office
as per K.M.C. proforma

Ratan Pal

Ratan Pal, Advocate,
High Court at Calcutta.
Enrol No. WB/675/1992.

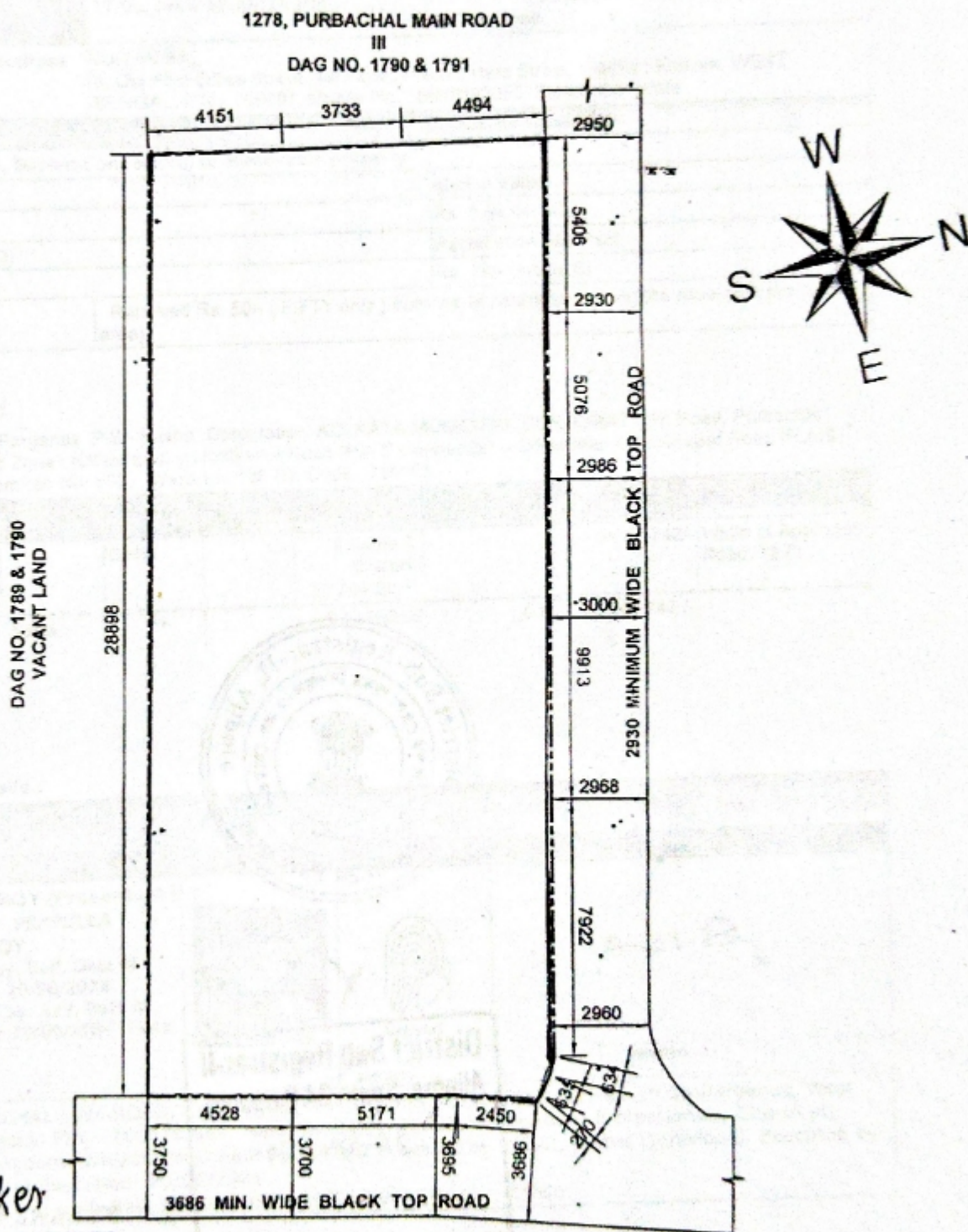
SITE PLAN AT PREMISES NO. 532, PURBACHAL MAIN ROAD, KOLKATA:- 700 078,
 SHOWING BOUNDARY MEASUREMENT, K.M.C. WARD NO. 106, BOROUGH NO. XII,
 ASSESSEE NO. 31-106-16-2727-7, MOUZA :- GARFA, J.L. NO. 19,
 R.S. & L.R. DAG NOS. 1789, 1790 & 1791, R.S. KHATIAN NOS. 904, 973/1 & 1219,
 L.R. KHATIAN NOS. 1874 & 2299, P.S. - GARFA.

AREA OF LAND = 366.615 SQ.M. (05 K. - 07 CH. - 31.244 SFT.)

SHOWN IN RED BORDER

ALL DIMENSIONS ARE IN MM.,

SCALE :- 1:200



Parker

PINTU SARKER

CLASS-1, L.B.S.

NO: 1194, K.M.C.

W/2, SARINDRA BALLY

KOLKATA-700088

PINTU SARKER (L.B.S. - 1/1194)

SIGNATURE OF L.B.S.

Amit Roy

SIGNATURE OF OWNER / APPLICANT

Major Information of the Deed



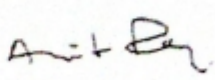
Deed No.	I-1602-08660/2024	Date of Registration	20/06/2024
Query No./Year	1602-2001480230/2024	Office where deed is registered	
Query Date	17/06/2024 12:48:11 PM	D.S.R. - I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	RATAN PAL 6, Old Post Office Street, 1st Floor., Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8697893055, Status : Advocate		
Transaction	Additional Transaction		
[0901] Declaration, Declaration relating to Immovable property			
Set Forth value	Market Value		
	Rs. 1,84,44,742/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20/- (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:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Purbachal Main Road, Road Zone : (Other than on Kalikapur Road (P.A.S Connector) -- Other than on Kalikapur Road (P.A.S Connector)) , Premises No: 532 , Ward No: 106 Pin Code : 700078

Sch No.	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	5 Katha 7 Chatak 31,244 Sq Ft		1,84,44,742/-	Width of Approach Road: 12 Ft.,
Grand Total :				9.0435Dec	0/-	184,44,742 /-	

Declarant Details :

Sl. No.	Name	Address	Photo	Fingerprint	Signature
1	Mr AMIT ROY (Presentant) Son of Mr PRAFULLA KUMAR ROY Executed by: Self, Date of Execution: 20/06/2024 Admitted by: Self, Date of Admission: 20/06/2024 ,Place : Office			 Captured	
6, PURBACHAL LINK ROAD, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: United Kingdom , NRI/OCI/PIO,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/06/2024 , Admitted by: Self, Date of Admission: 20/06/2024 ,Place : Office					

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RANJIT PAL Son of Late P PAL 6, Old Post Office Street, City:- Kolkata, P.O - GPO, P S-Hare Street, District:- Kolkata, West Bengal, India, PIN - 700001		 Captured	
	20/06/2024	20/06/2024	20/06/2024

Identifier Of Mr AMIT ROY

Digitally signed by
 DEEPAK KUMAR DEB
 OFFICE OF THE DISTRICT REGISTRAR
 PASCHIM MEDINIPUR
 Date: 2024.06.20 10:40:00 +05'30'

Endorsement For Deed Number : I - 160208660 / 2024

On 20-06-2024

Certificate of Admissibility (Rule 40, 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 12:56 hrs on 20-06-2024, at the Office of the D.S.R. - I I SOUTH 24-PARGANAS by Mr AMIT ROY, Executant.

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

Execution is admitted on 20/06/2024 by Mr AMIT ROY, Son of Mr PRAFULLA KUMAR ROY, 6, PURBACHAL LINK ROAD, P.O: HALTU, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Professionals

Indetified by Mr RANJIT PAL, , Son of Late P PAL, 6, Road: Old Post Office Street, , P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, 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 20.00/-

Description of Stamp

1. Stamp, Type: Impressed, Serial no 489918, Amount: Rs.20.00/-, Date of Purchase: 29/05/2024, Vendor name: ANJUSHREE BANERJEE


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 1602-2024, Page from 292300 to 292312
being No 160208660 for the year 2024.



Digitally signed by Suman Basu
Date: 2024.06.20 18:01:06 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 20/06/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II SOUTH 24-PARGANAS
West Bengal.