

01/11/2024

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P-10821/24



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



98AB 746497

Notified that the Document is admitted to registration. The Signature Sheet and the endorsement sheet attached to this document are the part of this Document.

[Signature]
Additional Registrar
of Assurances-III, Kolkata

Additional Registrar of Assurances III Kolkata
- 5 DEC 2024

15-57
05/12/24
2/3081883/24

REGISTERED UNDERTAKING FOR NON EVECTION OF TENANTS

Ref:- Premises No:- 54B, Hari Ghose Street, Kolkata-700 006. in Ward No:-017, Borough-II, P.O. Beadon Street, P.S.-Burtolla, within The Kolkata Municipal Corporation, Assessee No:- 11-017-23-0208-7.

WE, 1. PUTUL ROY (PAN-ADEPR5694N & AADHAR NO:-3138 9033 4763) wife of Tapan Kumar Roy 2. MONALISA DEY alias MONALISA ROY (PAN-AFOPR0446L & AADHAR No:-4883 1811 9256) wife of

Putul Roy

Monalisa Roy alias Monalisa Dey.

1. Putul Roy

2. Monalisa Dey alias Monalisa Roy

Boni Roy
3. Boni Roy

Certificate of Registration
Registered in Book
Volume number
being No 190310

Sum To...
20 SEP 2024
Dipak Chandra
Advocate
WB No 30
High Court Calcutt
718
C.J.M's Court
2, Bankshall

ABANISH KUMAR DAS
Govt. License Stamp Vendor
C. J. M's Court
Kolkata

Handwritten mark

Samar Kumar F
ADDITIONAL RI
OFFICE OF THE
West Bengal.



2024

Saugata Kumar Dey 3. **BONI ROY**, (PAN-AORPRI062E & AADHAR NO:-8696 2861 6414) wife of Souranic Banik, all are by faith Hindu, by Nationality Indian, by occupation Business all are residing at 143, Bidhan Sarani, Kolkata-700 006. P.O.-Beadon Street, P.S. Burtolla, do hereby solemnly affirm and declare as follows:-

1. That the property having municipal premises No:-**54B**, **Hari Ghose Street**, Kolkata-700 006. In Ward No:-**017**, **Borough-II**, P.O.-**Beadon Street**, P.S. **Burtolla**, Within The **Kolkata Municipal Corporation**, which is fully mentioned in the Schedule below, belongs to **1. PUTUL ROY 2. MONALISH DEY alias MONALISH ROY and 3. BONI ROY**.
2. That previously a portion of **54B**, **Hari Ghose Street**, Kolkata-700 006, was separated and simultaneously amalgamated with **94/1D**, **Sri Aurobindo Sarani**, after such separation and amalgamation the residual portion of **54B**, **Hari Ghose Street**, Kolkata-700 006. is known and identified as absolute portion of **54B**; **Hari Ghose Street**, Kolkata-700 006. In this way , the present owner became the sole and absolute owner of the entire property known and numbered as **54B**, **Hari Ghose Street**, Kolkata-700 006.
3. That **1. PUTUL ROY 2. MONALISH DEY alias MONALISH ROY and 3. BONI ROY** are the sole & absolute owner of the Pre No:-**54B**, **Hari Ghose Street**, Kolkata-700 006. In Ward No:-**17**, **Borough-II**, P.O. **Beadon Street**, P.S.-**Burtolla**, having Assessee No:-**11-017-23-0208-7**, within The **Kolkata Municipal Corporation** land Area-**470.922 Sq.M.** or **07K-00Ch-29 Sq.ft.** (More or Less) (Physically) & the present owner became the absolute owners of the concerned property by way

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Volume number
being No 190310

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ADDITIONAL RE
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4 DEC 2024

of Deed of Sale Which is registered Vide Book No:-I, Vol. No:-1903-2021, Pages from 51276 to 51322, Being No:-190301062, A.R.A-III, Kolkata, for the Year 2021. Owners of Premises No:- 54B, Hari Ghose Street, Kolkata-700 006. in Ward No:-017, Borough-II, P.O. Beadon Street, P.S.- Burtolla, within The Kolkata Municipal Corporation, Complying K.M.C. Building Rule 2009 Under Section 393 of C.M.C. Act-1980. herein after called the DECLARANTS of the UNDERTAKING (Which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) do hereby solemnly affirm and declare as follows :-

4. That we are the owners of Premises No:- 54B, Hari Ghose Street, Kolkata-700 006. in Ward No:-017, Borough-II, P.O. Beadon Street, P.S.-Burtolla, within The Kolkata Municipal Corporation, Complying K.M.C. Building Rule 2009 Under Section 393 of C.M.C. Act-1980.
5. That the owners is the absolute owners of the property containing an area of land measuring actual physical measurement 07K-00Ch-29 Sq. ft. (470.922 Sq M.) (as per Deed) (More or Less) & 05K-15Ch-21 Sq.ft. (399.091 Sq.M.) (More or Less) (As per physical) a little more or less situated and lying at and being Premises No:-. 54B, Hari Ghose Street, Kolkata-700 006. in Ward No:-017, Borough-II, P.O. Beadon Street, P.S.- Burtolla, within The Kolkata Municipal Corporation, Complying K.M.C. Building Rule 2009 Under Section 393 of C.M.C. Act-1980. Assessee No:- 11-017-23-0208-7.

Pritul Roy

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Registrar of Companies of
Kolkata
- 5 DEC 2024

6. That they owners have become the Purchasers Property being Premises No:- 54B, Hari Ghose Street, Kolkata-700 006. in Ward No:-017, Borough-II, P.O. Beadon Street, P.S.- Burtolla, within The Kolkata Municipal Corporation, Complying K.M.C. Building Rule 2009 Under Section 393 of C.M.C. Act-1980.
7. We do hereby declare that in the event of the Kolkata Municipal Corporation granted the sanction for the said Premises, We undertake to save the K.M.C harmless for the consequences of all proceeding may be commenced or processed by any of the tenants of the said Premises against the Kolkata Municipal Corporation of such sanction.
8. That we shall not evict any tenants and in case it is necessary to remove tenants from the said Premises. We undertake to provided them with identical area in and around the said premises by mutual arrangements.
9. That we also undertake to make construction at said Premises strictly in accordance with the sanctioned building plan and further agreed that if any construction is made illegally and in deviation with the sanction plan, the Kolkata Municipal Corporation will be entitled to demolish the same without any notice to us.
10. That if there be any dispute between us and our tenants, the matter will be referred to Municipal Commissioner or any other officer of the Kolkata Municipal Corporation authorized by the Municipal Commissioner in this behalf whose decision shall be final and binding on the parties.

Roy



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Additional Secretary of
Health and Family Welfare
- 5 DEC 2024

11. That if there be any dispute arise between us, our tenants and any other tenants/trespassers The Kolkata Municipal Corporation shall not be liable for the same. We will liable for any dispute between us and any our tenants and any other tenants/trespassers.

12. That the statements contained in the foregoing paragraphs are True to our knowledge and rests is our submissions.

Signed on the 25th day of October 2024.

WITNESSES :-

1. Chaitali Chatterjee
City Civil Court ^{Adv}
KOL-1

2. Somat Kr Paul
14 B Coe are Square
KOL-6

Putul Roy
Monalisa Roy alias
Monalisa Dey

Boni Roy

SIGNATURE OF
DECLARANTS/UNDERTAKERS

Drafted by me as per K.M.C. Pro-forma

Rabindra Nath Bera, Advocate

Seah Civil Court

Kolkata-700 014.

Enrolment No:-W.B.-260 OF 2011



△

Additional Registrar of
Companies III Kolkata
- 5 DEC 2024

SPECIMEN FORM FOR TEN FINGERPRINTS



Pritul Roy

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Monalisa Roy alias
Monalisa Dey.

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Beni Roy

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

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Additional Registrar of
Assurances in Kolkata
- 5 DEC 2024

Major Information of the Deed



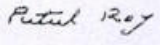
Deed No :	I-1903-10821/2024	Date of Registration	05/12/2024
Query No / Year	1903-2003081883/2024	Office where deed is registered	
Query Date	04/12/2024 10:51:58 PM	A.R.A. - III KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	C Chatterjee City Civil Court Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9836118227, Status : Advocate		
Transaction	Additional Transaction		
(0901) Declaration, Declaration relating to immovable property			
Set Forth value	Market Value		
	Rs. 2,59,83,694/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10/- (Article:4)	Rs. 11/- (Article:E, M(b))		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		



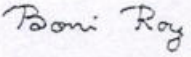


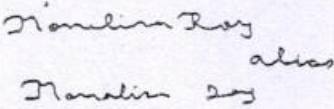
Land Details :

District: Kolkata, P.S:- Burtola, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Hari Ghosh Street, Premises No: 54B, Ward No: 017 Pin Code : 700006



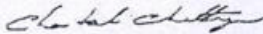
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	7 Katha 29 Sq Ft		2,59,83,694/-	Property is on Road
Grand Total :				11.6165Dec	0/-	259,83,694 /-	

Declarant Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Smt Putul Roy Wife of Tapan Kumar Roy Executed by: Self, Date of Execution: 25/10/2024 , Admitted by: Self, Date of Admission: 05/12/2024 ,Place : Office		 Captured	
		05/12/2024	LT1 05/12/2024	05/12/2024
143, Bidhan Sarani,, City:- Kolkata, P.O:- Beadon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX8 , PAN No.:: ADxxxxxx4N, Aadhaar No: 31xxxxxxxx4763, Status : Individual, Executed by: Self, Date of Execution: 25/10/2024 , Admitted by: Self, Date of Admission: 05/12/2024 ,Place : Office				

2	Name	Photo	Finger Print	Signature
	Smt Boni Roy (Presentant) Wife of Souranic Banik Executed by: Self, Date of Execution: 25/10/2024 , Admitted by: Self, Date of Admission: 05/12/2024 ,Place : Office	 <small>05/12/2024</small>	 Captured <small>LT1</small> <small>05/12/2024</small>	 <small>05/12/2024</small>
143, Bidhan Sarani,, City:- Kolkata, P.O:- Beadon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX0 , PAN No.:: aoxxxxxx2e, Aadhaar No: 86xxxxxxxx6414, Status :Individual, Executed by: Self, Date of Execution: 25/10/2024 , Admitted by: Self, Date of Admission: 05/12/2024 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	Smt Monalisa Dey, (Alias: Smt Monalisa Roy) Wife of Saugata Kumar Dey Executed by: Self, Date of Execution: 25/10/2024 , Admitted by: Self, Date of Admission: 05/12/2024 ,Place : Office	 <small>05/12/2024</small>	 Captured <small>LT1</small> <small>05/12/2024</small>	 <small>05/12/2024</small>
143 Bidhan Sarani, City:- Kolkata, P.O:- Beadon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX4 , PAN No.:: afxxxxxx6l, Aadhaar No:48xxxxxxxx9256, Status :Individual, Executed by: Self, Date of Execution: 25/10/2024 , Admitted by: Self, Date of Admission: 05/12/2024 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Chaitali Chatterjee Wife of Mr P S Roy City Civil Court Calcutta, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN - 700001	 <small>05/12/2024</small>	 Captured <small>05/12/2024</small>	 <small>05/12/2024</small>
Identifier Of Smt Putul Roy, Smt Boni Roy, Smt Monalisa Dey			

Endorsement For Deed Number : I - 190310821 / 2024

On 05-12-2024

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 15:57 hrs on 05-12-2024, at the Office of the A.R.A. - III KOLKATA by Smt Boni Roy , one of the Executants.

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

Execution is admitted on 05/12/2024 by 1. Smt Putul Roy, Wife of Tapan Kumar Roy, 143, Bidhan Sarani,, P.O: Beadon Street, Thana: Burtola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Business, 2. Smt Boni Roy, Wife of Souranic Banik, 143, Bidhan Sarani,, P.O: Beadon Street, Thana: Burtola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Business, 3. Smt Monalisa Dey, Alias Smt Monalisa Roy, Wife of Saugata Kumar Dey, 143 Bidhan Sarani, P.O: Beadon Street, Thana: Burtola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Business

Identified by Chaitali Chatterjee, , Wife of Mr P S Roy, City Civil Court Calcutta, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 11.00/- (E = Rs 7.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 11.00/-

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 71604, Amount: Rs.10.00/-, Date of Purchase: 20/09/2024, Vendor name: ABANISH KUMAR DAS



Samar Kumar Pramanick
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1903-2024, Page from 396913 to 396923

being No 190310821 for the year 2024.



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Digitally signed by SAMAR KUMAR PRAMANICK
Date: 2024.12.06 13:44:12 +05:30
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 06/12/2024
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
West Bengal.