

8028/23

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पश्चिम बंगाल WEST BENGAL

73AB 406956

02.06.2023
D-2-1417709/2023

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

[Signature]
District Sub-Register-III
Alipore, South 24-pargana

02 JUN 2023

BOUNDARY DECLARATION TO K.M.C

I **MS. DEBJANI HALDAR** daughter of Late Tarun Kumar Haldar, PAN: AEJPH6254E, AADHAAR No. 2155 3662 0537, by faith- Hindu, by Occupation: Self-employed, residing at 27A, Baishnabghata Bye Lane, P.O.: Naktala, P.S. Netajinagar, Kolkata- 700 047, being represented by her constituted ATTORNEY **M/S MKR NIRMAN PRIVATE LIMITED**, a private limited company, incorporated under the Indian companies Act, PAN: AAICM 8346 A, having its registered office at 18, Baishnabghata Road, P.O. Naktala, P.S.-Netaji Nagar, Kolkata-700 047 being represented by its Directors namely **SRI RATAN KUMAR GHOSH** son of Late Haran Chandra Ghosh PAN: ADZPG 2916 K, Aadhaar No-7142 0269 1142 ,

by faith-Hindu, by occupation-Business and are of 18, Baishnabghata Road, P.O. Naktala, P.S. Netajinagar, Kolkata-700 047 duly appointed vide Development Power of Attorney registered on 10.02.2023 and recorded in Book No. I, C.D. Vol. 1602-2023, Page from 69215 to 69228, Being No. 160201697 for the year 2023, do hereby solemnly affirm and declare as follows:

That I am the owner of ALL THAT piece and parcel of Bastu land measuring more or less 4 (Four) Kathas 1 (One) Chatak and 1 (One) Square Feet (271.832 SQM) more or less along with one 300 Square Feet R.T. Shed Structure standing thereon, lying and situate at Mouza- Baishnabghata, Pargana- Khaspur, J. L No. 28, Touji No -56, 151, C.S. Plot No. 318 & 319, C.S. Khatian No. 263, within P.S. Netaji Nagar, now within the limits of the Kolkata Municipal Corporation, Under Ward No. 100, being known and numbered as premises No. 27A, Baishnabghata Bye Lane, Kolkata- 700 047, District South 24 Paraganas.

At present on survey the area of land found to be 270.44 SQM more or less as per physical measurement.

I propose to construct a building in the aforesaid Premises. The total boundary line of the property is fully mentioned SCHEDULE below and marked by RED lines and we shall be liable for dispute, if arises with our neighbors in respect of this said land in- future. The Kolkata Municipal Corporation. will not be liable for any litigation arises in future over the said land due to statement and has liberty to revoke the plan in accordance with law.

That I shall submit the plan for the construction of a building in the said Premises for obtaining sanction vide application. That there is no Civil and Criminal Suit Pending over the said land and the land is free from all encumbrances.

That measuring of the four side of the land belongs to KMC Premises No. 27A, Baishnabghata Bye Lane, Kolkata- 700 047, within the limits of the Kolkata Municipal Corporation, Under Ward No. 100, Borough- X, District South 24 Parganas and within the ownership are as follows:

ON THE NORTH : 10710 mm Length of the Side Line.

ON THE SOUTH : 11267 mm Length of the Side Line.

ON THE EAST : 24703 mm Length of the Side Line.

ON THE WEST : 24665 mm Length of the Side Line.

SCHEDULE ABOVE REFERRED TO
(DESCRIPTION OF ENTIRE PROPERTY)

ALL THAT piece and parcel of land measuring about 4 (Four) Kathas 1 (One) Chatak and 1 (One) Square Feet at present on survey the area of land found to be 270.44 SQM more or less as per physical measurement. more or less along with one 300 Square Feet R.T. Shed Structure standing thereon, lying and situate at Mouza- Baishnabghata, Pargana- Khaspur, J. L No. 28, Touji No -56, 151, C.S. Plot No. 318 & 319, C.S. Khatian No. 263, within P.S. Netaji Nagar, within the limits of the Kolkata Municipal Corporation, Under Ward No. 100, being known and numbered as premises No. 27A, Baishnabghata Bye Lane, Kolkata- 700 047, District South 24 Parganas, being butted & bounded below :-

The above statements are true to the best of our knowledge and belief signed this the 2nd day of June 2023.

WITNESS

1. Tapas Bandyopadhyay
Samp
202-150

MKR NIRMAN PVT. LTD.

Ratan Kumar
Director

2. Piyali Mukherjee
Alipore, Kolkata - 27

DECLARANTS


Drafted by :-

Piyali Mukherjee (Advocate)
F/NO - 832/672/2011
Alipore police court.
Computer typed by :-

		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
PHOTO	Left Hand					
	Right Hand					

Name:-.....

Signature:-.....

		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right Hand					

Name:- RATAN KUMAR GHOSH

Signature:- Ratan Kumar Ghosh

		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
PHOTO	Left Hand					
	Right Hand					

Name:-.....

Signature:-.....

Major Information of the Deed

Deed No :	I-1603-07740/2023	Date of Registration	02/06/2023
Query No / Year	1603-2001417709/2023	Office where deed is registered	
Query Date	01/06/2023 7:18:04 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	A K CHATTERJEE SONARPUR,Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9804990889, Status :Advocate		
Transaction		Additional Transaction	
[0901] Declaration, Declaration relating to immovable property			
Set Forth value		Market Value	
Rs. 2/-		Rs. 81,24,748/-	
Stampduty 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:- Patuli, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Baishnab Ghata Bye Lane, , Premises No: 27A, , Ward No: 100 Pin Code : 700047

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		4 Katha 1 Chatak	1/-	80,43,748/-	Width of Approach Road: 80 Ft., Adjacent to Metal Road,
Grand Total :					6.7031Dec	1 /-	80,43,748 /-	



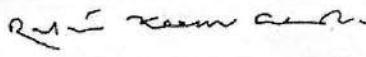
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	300 Sq Ft.	1/-	81,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 300 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		300 sq ft	1 /-	81,000 /-	



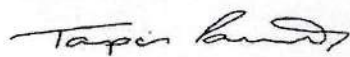
Declarant Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	DEBJANI HALDAR Daughter of Late Tarun Kumar Haldar , 27A Baishnabghata Bye Lne, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: Professionals, Citizen of: India, Aadhaar No: 21xxxxxxx0537, Status :Individual, Executed by: Attorney, Executed by: Attorney

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Ratan Kumar Ghosh (Presentant) Son of Late Haran Chandra Ghosh Date of Execution - 02/06/2023, , Admitted by: Self, Date of Admission: 02/06/2023, Place of Admission of Execution: Office	 <small>Jun 2 2023 10:48AM</small>	 <small>LTI 02/06/2023</small>	 <small>02/06/2023</small>
	director, M K R Nirman Private Limited 18 Baishnabghata Road, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 , ,18 Baishnabghata Road, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: adxxxxxx6k,Aadhaar No Not Provided by UIDAI Status : Attorney, Attorney of : DEBJANI HALDAR			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Tapas Panda Son of Mr Haren Panda Sonarpur, City:- , P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150			
	02/06/2023	02/06/2023	02/06/2023
Identifier Of Mr Ratan Kumar Ghosh,			

Endorsement For Deed Number : I - 160307740 / 2023

On 02-06-2023

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 10:45 hrs on 02-06-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr Ratan Kumar Ghosh ,.

Executed by Attorney

Execution by Mr Ratan Kumar Ghosh, director, M K R Nirman Private Limited , , 18 Baishnabghata Road, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 as constituted attorney for DEBJANI HALDAR , 27A Baishnabghata Bye Lne, P.O: Naktala, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047 is admitted by him

Indetified by Mr Tapas Panda, , , Son of Mr Haren Panda, Sonarpur, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, 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 915, Amount: Rs.10.00/-, Date of Purchase: 12/04/2023, Vendor name: S K Sarkar



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 218955 to 218964
being No 160307740 for the year 2023.



Digitally signed by Debasish Dhar
Date: 2023.06.02 10:58:50 +05:30
Reason: Digital Signing of Deed.

Shan

(Debasish Dhar) 2023/06/02 10:58:50 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)