

012830/24

I-12706/2024



पश्चिम बंगाल WEST BENGAL

96AB 949416

9/19
8-2378896

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

District Sub-Register-11
Alipore, South 24-Parganas

09 SEP 2024

Hiron Kumar Baidya
HIRON KUMAR BAIDYA
PROPRIETOR OF MEGHA CONSTRUCTION
LAWFUL CONSTITUTE ATTORNEY OF
INDIRA SHAW

DEED OF BOUNDARY DECLARATION (K.M.C.)

I, SMT. INDIRA SHAW, (PAN: ALJPS7187E), (Aadhaar No. 3410 5691 0352), wife of Sri Om Prakash Shaw, by faith Hindu, by occupation - Business, by Nationality - Indian, residing at 27/2, Tollygunge Circular Road, P.O. New Alipore, P.S. Behala at present New Alipore, Kolkata - 700053, being represented by my Lawful Constituted Attorney SRI

HIRON KUMAR BAIDYA (PAN: AICPB5681L) (AADHAAR No. 9062 7779 3836), son of Sri Haripada Baidya, by faith- Hindu, by occupation- Business, by Nationality- Indian, residing at 47B, Banku Behari Chatterjee Road, P.O. & P.S.- Kasba, Kolkata – 700042, by virtue of Deed of Development Power of Attorney, which was duly registered before the D.S.R. -II, South 24 Parganas at Alipore and recorded in Book-I, Volume No. 1602-2023, Pages from 605341 to 605357, Being No. 160216404 for the year 2023 do hereby solemnly affirm and declare as under:

1. That one Ganga Prasad Shaw out of his natural love and affection made an unconditional gift in favour of his younger daughter-in-law Smt. Indira Shaw **ALL THAT** piece and parcel of Bastu land measuring more or less 2 (Two) Cottahs 2 (Two) Chittacks 1 (One) Sq. Ft. together with tin shaded structure standing thereon at Mouza – Punja Sahapur, J.L. No. 9, Touzi No. 101 & 161, R.S. Dag No. 3, under R.S. Khatian No. 245, under Police Station Behala, under District - South 24 Parganas, at present within the local limit of the Kolkata Municipal Corporation, under K.M.C. Ward No. 118, presently known and numbered as K.M.C. Premises No. 368/6/1, S. N. Ray Road, Kolkata - 700038 by execution of a Deed of Gift, which was duly registered on 22.04.2010 before the District Sub Registrar - II at Alipore, South 24 Parganas and recorded in Book

No. 1, CD Volume No. 14, Pages from 2128 to 2141, Being No. 03703 for the year 2010.

2. That on and from the date of gift dated 20.04.2010 said Smt. Indira Shaw being the present owner became the lawful owner of **ALL THAT** piece and parcel of Bastu land measuring more or less 2 (Two) Cottahs 2 (Two) Chittacks 1 (One) Sq. Ft. together with tin shaded structure standing thereon at Mouza - Punja Sahapur, J.L. No. 9, Touzi No. 101 & 161, part of R.S. Dag No. 3, under R.S. Khatian No. 245, under Police Station Behala, under District - South 24 Parganas, at present within the local limit of the Kolkata Municipal Corporation, under K.M.C. Ward No. 118, presently known and numbered as K.M.C. Premises No. 368/6/1, S. N. Ray Road, Kolkata - 700038, subsequently assessed as being Assessee No. 411181202330, under Borough - XIII, K.M.C. Behala (S.S. Unit) and paying the rates and taxes to the K.M.C. accordingly.

3. That on behalf of the present owner as her constituted Attorney I, **SRI HIRON KUMAR BAIDYA** shall submit the building plan to the concerned Building Department of Kolkata Municipal Corporation for obtaining the sanction plan and also submit an Application for construction of new building to be constructed at Premises No. 368/6/1, S. N. Ray Road, Kolkata - 700053 at present Kolkata - 700038, under K.M.C. Ward No. 118, Borough No. XIII, under.

Kolkata Municipal Corporation (S. S. Unit), comprising an area of Land measuring about 2 (Two) Cottahs 2 (Two) Chittacks 1 (One) Sq. Ft. as particularly mentioned in the Deed of Gift dated 20.04.2010 and as per physical measurement the land is measuring about 2 (Two) Cottahs 01 Chittacks 20.51 Sq. Ft. more or less.

4. That I do submit a copy of the plan to the Building Department of the Kolkata Municipal Corporation for sanction of the Building Plan. The aforesaid property is fully mentioned and described in the Schedule herein below and demarcated by the boundary walls.
5. That I shall be liable for arising any litigation with my neighbors in any manner whatsoever regarding the Boundary of the said land in future and the Kolkata Municipal Corporation shall also not be liable for any litigation and shall have every right to revoke the Sanction of the Plan at any time, if otherwise.
6. That there is no civil or criminal suit is pending against the said land and the aforesaid land is free from all encumbrances.
7. That a Site Plan showing the actual measurement of the land is about 2 (Two) Cottahs 01 Chittacks 20.51 Sq. Ft. more or less and the boundaries of the said Land is attached herewith as follows:

ON THE NORTH: 17068 M.M.

ON THE SOUTH: 17210 M.M.

ON THE EAST: 8275 M.M

ON THE WEST: 8050 M.M.

SCHEDULE AS REFERRED TO ABOVE

ALL THAT Piece and parcel of bastu land measuring about 2 (Two) Cottahs 2 (Two) Chittacks 1 (One) Sq. Ft. more or less, which is physically measuring about 2 (Two) Cottahs 1 (One) Chittack 20.51 (Twenty point Fifty One) Sq. Ft. more or less at Mouza - Punja Sahapur, J.L. No. 9, Touzi No. 101 & 161, part of R.S. Dag No. 3, under R.S. Khatian No. 245, under Police Station Behala, under District - South 24 Parganas, presently known and numbered as K.M.C. Premises No. 368/6/1, S. N. Ray Road, Kolkata - 700038, within the local limit of the Kolkata Municipal Corporation, under K.M.C. Ward No. 118, being Assessee No. 411181202330, under Borough - XIII, K.M.C. Behala (S.S. Unit), fully butted and bounded by:

ON THE NORTH : By Premises No. 368H, S.N. Roy Road

ON THE SOUTH : By 12' Ft. wide K.M.C. Road

ON THE EAST : By Premises No. 368/6, S.N. Roy Road

ON THE WEST : By Land & House of Prasanta Guha Roy

(Rajani Mukherjee Road)

That the above statements are true to best of my knowledge.

This declaration will be filed to The Kolkata Municipal Corporation.

Signed and sealed on this the 9th day of September, 2024.

WITNESSES :

1. Debarshis Mandal
Advocate
2/3F, Deb Lane
Kolkata - 700014.



HIRON KUMAR BAIDYA
PRIETOR OF MEGHA CONSTRUCTION
LAWFUL CONSTITUTE ATTORNEY OF
INDIRA SHAW

SIGNATURE OF THE DECLARENT

2. Milan Kumar Baidya
2A, Tipu Sultan Road
Kolkata - 26.

Drafted by me as per K.M.C. format.

Debarshis Mandal

Debashis Mandal

Advocate

Alipore Judges Court,

Kolkata-700027

Enrolment No. F-349/353 of 1993.

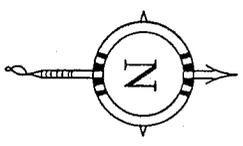
SITE PLAN OF PREMISES NO.-368/6/1, S.N. ROY ROAD, WARD NO.- 118, BOROUGH NO.-XIII, UNDER K.M.C.
 BEHALA (S.S.UNIT), P.S.- BEHALA, KOLKATA- 700038.
 OF MOUZA - PUNIA SAHAPUR, J.L. NO.-9, PART OF R.S. DAG NO.-3,
 R.S. KHATIAN NO.- 245, DIST.- 24 PARGANAS (S).

TOTAL LAND AREA = 139.865 SQ.M. = 02 K- 01 CH-20.51 SQ.FT.
 (SHOWN IN RED BORDER LINE)

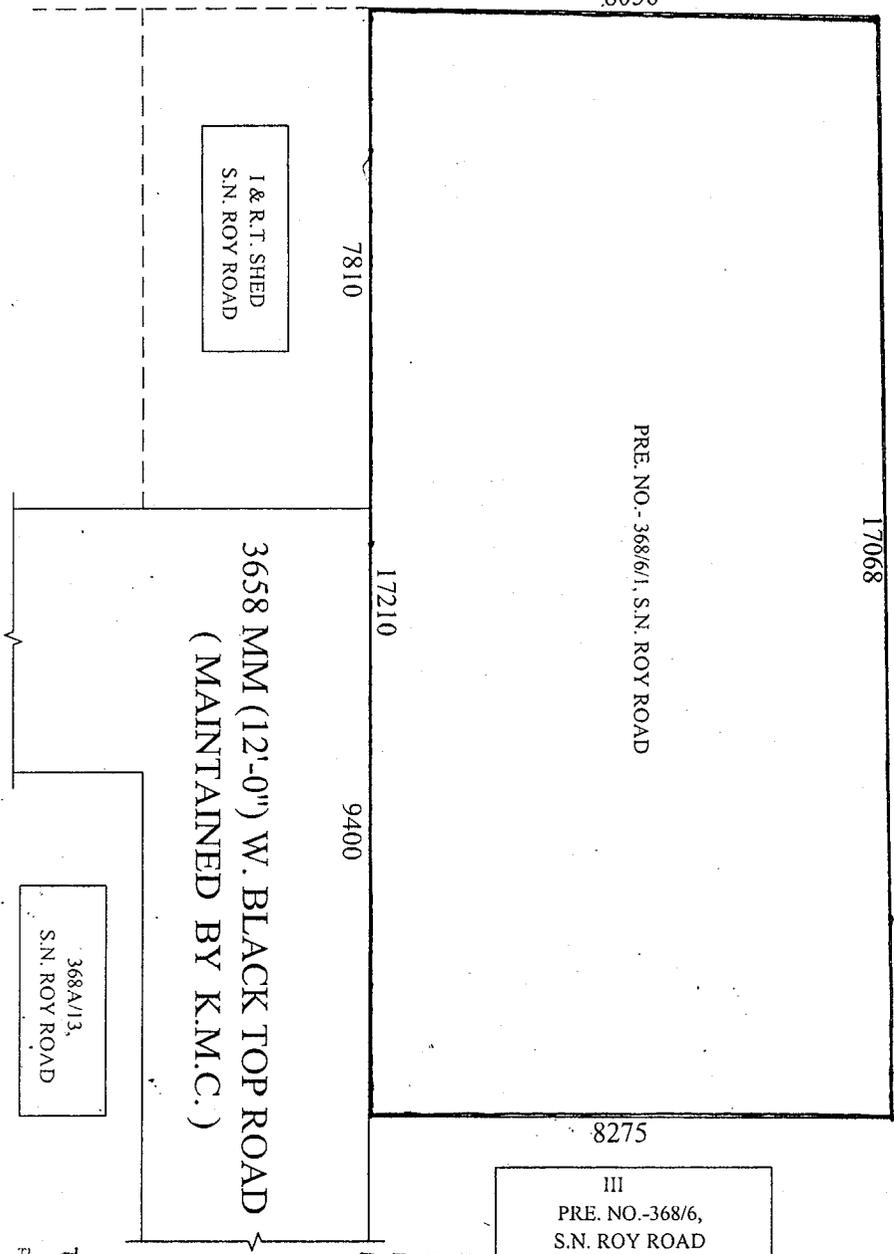
TWO STORIED
 RESIDENTIAL BUILDING
 RAJANI MUKHERJEE ROAD
 LAND & HOUSE OF SRI. PRASANTA GUHAROY

G.H.V
 PRE. NO - 368H, S.N. ROY ROAD
 LAND & HOUSE OF SRI. SUBHOMANDAR

III
 PRE. NO.-368/6,
 S.N. ROY ROAD
 LAND & HOUSE
 OF DULAL SUR



SCALE - 1:100



HIRON KUMAR BAIDYA
 PROPRIETOR OF MEGHA CONSTRUCTION
 LAWFUL CONSTITUTE ATTORNEY OF
INDIRA SHAW
 SIGNATURE OF APPLICANT

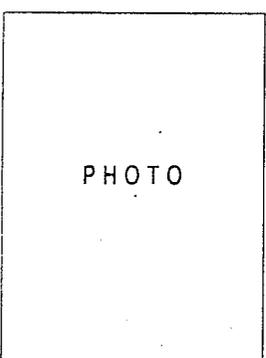
Biplab Kumar Bose
 Biplab Kumar Bose
 L. B. S.
 Class - I Regd. No. 1768
 The Kolkata Municipal Corporation
 36/25, Chandra Village Road,
 P.O. ... SIGNATURE OF T.E.B.S.2

SPECIMEN FORM FOR TEN FINGERPRINTS

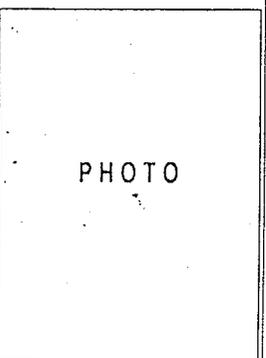


Him Kumar Baiya

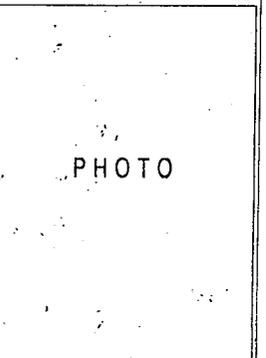
		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand						
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand						



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



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



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

Major Information of the Deed

Deed No :	I-1602-12706/2024	Date of Registration	09/09/2024
Query No / Year	1602-2002378896/2024	Office where deed is registered	
Query Date	06/09/2024 5:26:50 PM	D.S.R. - II SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Debashis Mandal Alipore Judges Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9231302991, Status :Advocate		
Transaction	Additional Transaction		
[0901] Declaration, Declaration relating to immovable property			
Set Forth value	Market Value		
	Rs. 53,63,378/-		
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 :

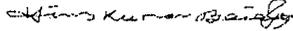
District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: S. N. Roy Road, Road Zone : (Buro Shibtala Main Road -- Rest) , , Premises No: 38/6/1, , Ward No: 118 Pin Code : 700038

Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	2 Katha 1 Chatak 20.51 Sq Ft		53,63,378/-	Width of Approach Road: 12 Ft.,
Grand Total :				3.4501Dec	0 /-	53,63,378 /-	

Declarant Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Smt Indira Shaw Wife of Shri Om Prakash Shaw 27/2, Tollygunge Circular Road, City:- , P.O:- New Alipore, P.S:-Behala, District:- South 24-Parganas, West Bengal, India, PIN:- 700053 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX5 , PAN No.:: alxxxxx7e, Aadhaar No: 34xxxxxxx0352, 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
	Shri Hiron Kumar Baidya (Presentant) Son of Shri Haripada Baidya Date of Execution - 09/09/2024, , Admitted by: Self, Date of Admission: 09/09/2024, Place of Admission of Execution: Office	 <small>Sep 9 2024 1:02PM</small>	 Captured <small>LTI 09/09/2024</small>	 09/09/2024
47B, Banku Behari Chatterjee Road, City:- , P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.:: aixxxxxx1l, Aadhaar No: 90xxxxxxxx3836 Status : Attorney, Attorney of : Smt Indira Shaw				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Debashis Mandal Son of Late N K Mandal Alipore Judge Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West,Bengal, India, PIN:- 700027	 09/09/2024	 Captured 09/09/2024	 09/09/2024

Identifier Of Shri Hiron Kumar Baidya

Endorsement For Deed Number : I - 160212706 / 2024

On 09-09-2024

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 12:51 hrs on 09-09-2024, at the Office of the D.S.R. -II SOUTH 24-PARGANAS by Shri Hiron Kumar Baidya .

Executed by Attorney

Execution by Shri Hiron Kumar Baidya, , Son of Shri Haripada Baidya, 47B, Banku Behari Chatterjee Road, P.O: Kusba, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by profession Business as constituted attorney for Smt Indira Shaw 27/2, Tollygunge Circular Road, P.O: New Alipore, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700053 is admitted by him

Indetified by Mr Debashis Mandal, , Son of Late N K Mandal, Alipore Judge Court, 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 39.00/- (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 949416, Amount: Rs.10.00/-, Date of Purchase: 09/08/2024, Vendor name: Partha Sarathi Chowdhury


Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II 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 430817 to 430830

being No 160212706 for the year 2024.



Digitally signed by Suman Basu
Date: 2024.09.12 15:23:56 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 12/09/2024

DISTRICT SUB-REGISTRAR

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

West Bengal.