

016351/23

I-16274/2023



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL Certified that the document is ~~dated~~ 174894  
Registration. The signature sheets and the  
endorsement sheets attached with the  
document are the part of this document.

2/11  
8-2826851

District Sub-Register-II  
Alipore, South 24-Parganas  
21 NOV 2023

**BOUNDARY DECLARATION TO K.M.C.**

Ref. : K.M.C. Premises No. 114/1, Satyendra Nath  
Majumder Sarani, P.O. Kalighat, P.S.  
Tollygunge, Kolkata- 700026, District-  
South 24 Parganas, being K.M.C. Ward  
No. 084 vide Assessee No. 11-084-11-0138-  
8, Borough No. VIII.

Contd/P2

**I, SRI TARUN KUMAR GANGULI (PAN AFVPG5328R) (AADHAAR No. 8609 3540 2017)**, son of Late Nabani Kumar Ganguli, by Faith- Hindu, by Nationality- Indian, by Occupation- Service, residing at 114/1, Monohor Pukur Road, P.O. Kalighat, P.S. Tollygunge, Kolkata- 700026, District- South 24 Parganas, being represented by my Lawful Constituted Attorney namely **"M/S. E SQUARE DEVELOPER"**, a Proprietorship Concern, having its Office at 2/2, Siddhinath Chatterjee Road, P.O. Behala, P.S. Parnasree, Kolkata- 700034, District- South 24 Parganas, represented by its sole Proprietor **SRI ANJAN DUTTA (PAN AEIPD1170Q) (AADHAAR No. 5882 4555 6253)**, son of Late Ashim Kumar Dutta, by Faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at **"PRERONA"**, 211E, Unique Park, P.O. Behala, P.S. Parnasree, Kolkata- 700034, District- South 24 Parganas, nominated and appointed by virtue of a Registered Development Power Of Attorney dated 22<sup>nd</sup> day of June, 2022, registered at the Office of D.S.R- II. Alipore, South 24 Parganas and duly entered in Book No. I, Volume No. 1602-2022, Page from 310969 to 310987, Being No. 160208171 for the year 2022, do hereby solemnly affirm and declare as follows:

- 1) That I am the Owner of Municipal Premises No. 114/1, Satyendra Nath Majumder Sarani, P.O. Kalighat, P.S. Tollygunge, Kolkata- 700026, District- South 24 Parganas, within the limits of the Kolkata Municipal Corporation, Ward No. 084 vide Assessee No. 11-084-11-0138-8, Borough No. VIII, A.D.S.R. Alipore, South 24 Parganas, being land measuring more or less 3 (Three) Cottahs 10 (Ten) Chittacks 15.727 (Fifteen point Seven Two Seven) Square feet which is equivalent to 243.936 SQM be the same a little more or less of vacant Land and Land with Structure and I proposed to construct a Multistoried Building at the above Premises. The total boundary line of the property which is fully mentioned and described in Annexed Plan and coloured with RED Verge line and there is no Civil or Criminal suit pending against the said land and the said land is free from all encumbrances.
- 2) That I am going to submit a Building Plan at the above

Municipal Premises No. 114/1, Satyendra Nath Majumder Sarani, P.O. Kalighat, P.S. Tollygunge, Kolkata- 700026, District- South 24 Parganas, within the limits of the Kolkata Municipal Corporation, Ward No. 084 vide Assessee No. 11-084-11-0138-8, Borough No. VIII, A.D.S.R. Alipore, South 24 Parganas, for sanction.

**3)** That the measurement of four side of Municipal Premises No. 114/1, Satyendra Nath Majumder Sarani, P.O. Kalighat, P.S. Tollygunge, Kolkata- 700026, District- South 24 Parganas, within the limits of the Kolkata Municipal Corporation, Ward No. 084 vide Assessee No. 11-084-11-0138-8, Borough No. VIII, A.D.S.R. Alipore, South 24 Parganas, are as follows:

**ON THE NORTH** : By 26250 MM;

**ON THE SOUTH** : By 26600 MM;

**ON THE EAST** : By 9180 MM and 10.700 M (30'- 00") wide K.M.C. Road;

**ON THE WEST** : By 8460 MM;

**4)** That I am the Owner of said plot of land and if in future any dispute arise against the said landed property the Kolkata Municipal Corporation will not be liable for any litigation over the said property and on that event of Kolkata Municipal Corporation has every right to revoke the Building Sanction Plan.

**5)** The enclosed site plan is also one of the parts of this declaration.

#### **SCHEDULE**

Municipal Premises No. 114/1, Satyendra Nath Majumder Sarani, P.O. Kalighat, P.S. Tollygunge, Kolkata- 700026, District- South 24 Parganas, at **Zone- Basusree Cinema to Sarat Bose Road (Premises Nos. 1 to 18/2, 107**

**to rest**), within the limits of the Kolkata Municipal Corporation, Ward No. 084 vide Assessee No. 11-084-11-0138-8, Borough No. VIII, A.D.S.R. Alipore, South 24 Parganas, being land measuring more or less 3 (Three) Cottahs 10 (Ten) Chittacks 15.727 (Fifteen point Seven Two Seven) Square feet which is equivalent to 243.936 SQM be the same a little more or less, being butted and bounded as follows:-

**ON THE NORTH** : By 26250 MM;

**ON THE SOUTH** : By 26600 MM;

**ON THE EAST** : By 9180 MM and 10.700 M (30'- 00") wide K.M.C.  
Road;

**ON THE WEST** : By 8460 MM;

Signed on this the 21<sup>st</sup> day of November, 2023.

**WITNESSES:-**

1. Manish Adhikary  
31, M.F.D. Road  
Behala, Kol-6

E SQUARE DEVELOPER

Anandm

Proprietor

As Constituted Attorney of SRI  
TARUN KUMAR GANGULI

-----  
SIGNATURE OF THE DECLARANT

2. Malay Pal  
Begorekhul  
Kol-700141

*As per K.M.C. proforma drafted and prepared by me:*

Avishek Guha

AVISHEK GUHA  
ADVOCATE  
HIGH COURT, CALCUTTA

AVISHEK GUHA  
Advocate  
High Court, Calcutta  
130/A, Sagar Manna Road  
Parnasree, Kolkata - 700060  
Enrolment No. WB/206/L014

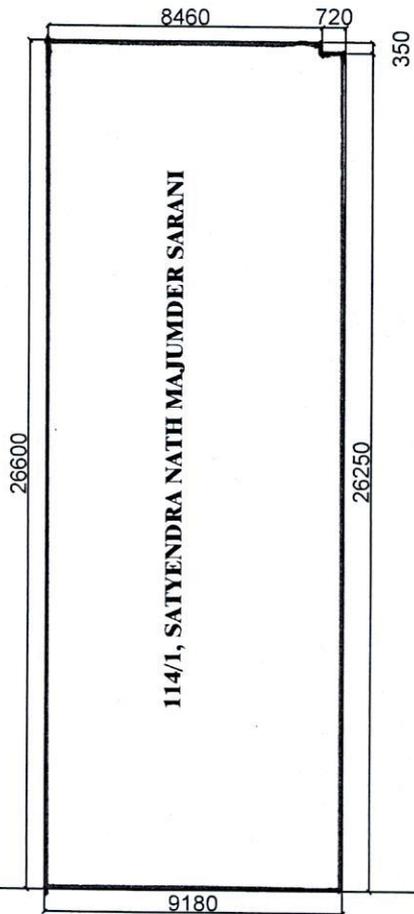
SITE PLAN OF PREMISES NO. - 114/1, SATYENDRA NATH MAJUMDAR SARANI, WARD NO.- 084,  
BOROUGH - VIII, P.S. - TOLLYGUNGE, KOLKATA - 700 026. LAND AREA - 243.936 SQM. SCALE - 1:200.  
ALL DIMENSIONS ARE IN MM.



18B, NAKULESWAR  
BHATTACHARJEE LANE

114, MONOHARPUKUR ROAD

115, MONOHARPUKUR ROAD



10.700 M. WIDE BLACK TOP K.M.C. ROAD  
SATYENDRA NATH MAJUMDER SARANI

E SQUARE DEVELOPER

*Anjan Das*

Proprietor

AS CONSTITUTED ATTORNEY  
OF TARUN KUMAR GANGULI

SIGNATURE OF OWNERS

finger

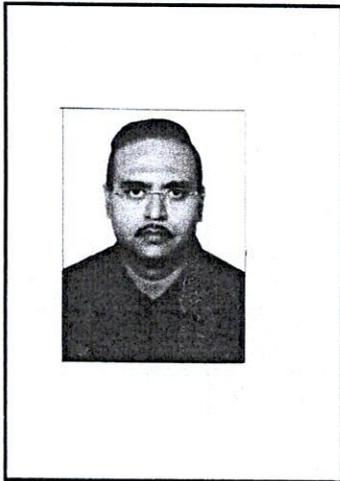
Thumb

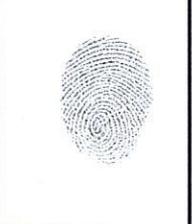
1st finger

middle finger

ring finger

small



left hand					
right hand					

Name SRI. ANJAN DUTTA

Signature Anjan Dutta

### Major Information of the Deed

Deed No :	I-1602-16274/2023	Date of Registration	21/11/2023
Query No / Year	1602-2002826851/2023	Office where deed is registered	
Query Date	17/11/2023 1:47:46 PM	D.S.R. -II SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Avishek Guha High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9831225973, Status :Advocate		
Transaction	Additional Transaction		
[0901] Declaration, Declaration relating to immovable property			
Set Forth value	Market Value		
	Rs. 2,58,46,999/-		
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:- Tollygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Satyendra Nath Majumder Sarani, Road Zone : (Basusree Cinema -- Sarat Bose Road (Premises Nos. 1 to 18/2, 107 to rest)) , , Premises No: 114/1, , Ward No: 084 Pin Code : 700026

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	3 Katha 10 Chatak 15.727 Sq Ft		2,58,46,999/-	Width of Approach Road: 30 Ft.,
<b>Grand Total :</b>				<b>6.0173Dec</b>	<b>0 /-</b>	<b>258,46,999 /-</b>	

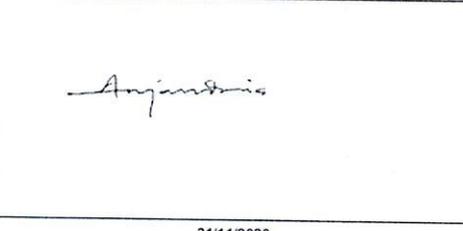
### Declarant Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr TARUN KUMAR GANGULI</b> Son of Late NABANI KUMAR GANGULI 114/1, MONOHOR PUKUR ROAD, City:- Not Specified, P.O:- KALIGHAT, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AFxxxxxx8R, Aadhaar No: 86xxxxxxx2017, Status :Individual, Executed by: Attorney, Executed by: Attorney
2	<b>E SQUARE DEVELOPER</b> 2/2, Sidhi Nath chatterjee Road, City:- Not Specified, P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 , PAN No.:: AExxxxxx0Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

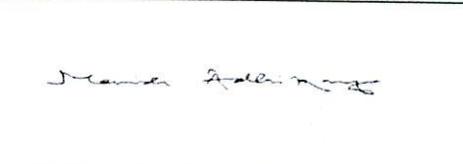
**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr ANJAN DUTTA</b> <b>(Presentant )</b> Son of Late ASHIM KUMAR DUTTA Date of Execution - 21/11/2023, , Admitted by: Self, Date of Admission: 21/11/2023, Place of Admission of Execution: Office	 Nov 21 2023 12:27PM	 LTI 21/11/2023	<b>Signature</b>  21/11/2023
PROPRIETOR, E SQUARE DEVELOPER , 2/2, Sidhi Nath chatterjee Road, City:- Not Specified, P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 , PRERONA, 211E, Unique Park, City:- Not Specified, P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx0Q, Aadhaar No: 58xxxxxxxx6253 Status : Attorney, Attorney of : Mr TARUN KUMAR GANGULI				

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr ANJAN DUTTA</b> Son of Late ASHIM KUMAR DUTTA Date of Execution - 21/11/2023, , Admitted by: Self, Date of Admission: 21/11/2023, Place of Admission of Execution: Office	 Nov 21 2023 12:27PM	 LTI 21/11/2023	<b>Signature</b>  21/11/2023
PRERONA, 211E, Unique Park, City:- Not Specified, P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx0Q, Aadhaar No: 58xxxxxxxx6253 Status : Representative, Representative of : E SQUARE DEVELOPER (as PROPRIETOR)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr MANISH ADHIKARY</b> Son of Mr BARINDAR KUMAR ADHIKARY 31, Maharani Indira Devi Road, City:- Not Specified, P.O:- Parnasree Pally, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060	 21/11/2023	 21/11/2023	<b>Signature</b>  21/11/2023
Identifier Of Mr ANJAN DUTTA, Mr ANJAN DUTTA			



Endorsement For Deed Number : I - 160216274 / 2023

On 21-11-2023

**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 11:50 hrs on 21-11-2023, at the Office of the D.S.R. - I I SOUTH 24-PARGANAS by Mr ANJAN DUTTA ,

**Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 ) [Representative]**

Execution is admitted on 21-11-2023 by Mr ANJAN DUTTA, PROPRIETOR, E SQUARE DEVELOPER (Sole Proprietorship), 2/2, Sidhi Nath chatterjee Road, City:- Not Specified, P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034

Identified by Mr MANISH ADHIKARY, , Son of Mr BARINDAR KUMAR ADHIKARY, 31, Road: Maharani Indira Devi Road, , P.O: Parnasree Pally, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by profession Service

**Executed by Attorney**

Execution by Mr ANJAN DUTTA, PROPRIETOR, E SQUARE DEVELOPER (Sole Proprietorship), 2/2, Sidhi Nath chatterjee Road, City:- Not Specified, P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 as constituted attorney for Mr TARUN KUMAR GANGULI 114/1, MONOHOR PUKUR ROAD, P.O: KALIGHAT, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700026 is admitted by him

Identified by Mr MANISH ADHIKARY, , Son of Mr BARINDAR KUMAR ADHIKARY, 31, Road: Maharani Indira Devi Road, , P.O: Parnasree Pally, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by profession Service

**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 174894, Amount: Rs.10.00/-, Date of Purchase: 22/09/2023, Vendor name: SASANKA SEKHAR ROY CHOWDHURY



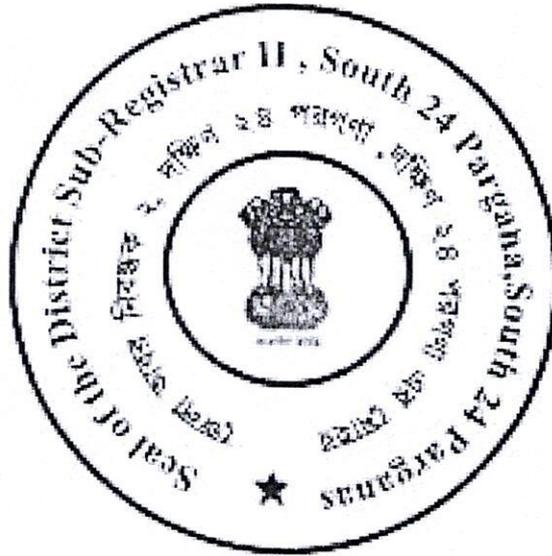
**Suman Basu**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - I I SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2023, Page from 582820 to 582833

being No 160216274 for the year 2023.



*Suman*

Digitally signed by Suman Basu  
Date: 2023.11.21 13:21:29 +05:30  
Reason: Digital Signing of Deed.

(Suman Basu) 21/11/2023

DISTRICT SUB-REGISTRAR

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

West Bengal.