

9521/24

I-9082/24



पश्चिम बंगाल WEST BENGAL

96AB 439581

31-05-24

C-2/1285307

certified that the document is admitted for registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

District Sub-Register - III
Alipore, South 24-pargana

31 MAY 2024

BOUNDARY DECLARATION

(K.M.C.)

I, Sri Attreyo Das, son of Sri Arghya Das, (PAN- BSFPD3919R), (Aadhaar No. 7768 1604 9301), by faith- Hindu, by Nationality- Indian, by Occupation – Business, residing at 132, Madurdaha, 4th Floor, “ Seva Purnima Apartment, Post Office – E.K.T., Police Station – Tiljala now Anandapur, Kolkata – 700 107, District South 24 Parganas, as a sole proprietor of M/S. Aparnita Realty, a proprietorship Firm having its office at 132, Madurdaha, Post Office – E.K.T., Police Station – Tiljala now Anandapur, Kolkata – 700 107, District South 24 Parganas do hereby solemnly affirm and declare as follows :-

5016

Advocate
A. K. SINGH, Advocate
Address : High Court, Calcutta
Kolkata - 700001

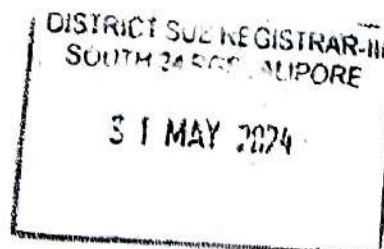
Kolkata Collectorate
11, Netaji Subhas Rd.,
Kolkata-1

18 APR 2024

Amal K. Saha
Licensed Stamp
Vendor



Raleincha Porelhan
S/O Late A. K. Porelhan
Village - Meloncha, P.O
Mashkabsar, P.S - Raning,
Dist: Purba Medinipur
P. n. : 721453



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1. That the said SMT. IBHA BHATTACHARYYA alias IBHA BHATTACHARYA, owner therein by a registered Deed of Conveyance executed on 16th day of April, 2024 and recorded before D.S.R-V, at Alipore, District South 24 Parganas, recorded in Vide Book No. 1, Volume No. 1630-2024, pages from 32868 to 32887, being No. 163001198, for the year 2024, the said owner sold, transferred and conveyed against valuable consideration of the said property of ALL THAT the piece and parcel of land measuring about 3(Three) Cottahs 2(Two) Chattaks 41 (Forty One) Sq.ft. more or less being a portion of Scheme Plot No. 29, Comprised in Mouza – Kalikapur, J.L. No.20, R.S. Khatian Nos. 353,356,361 and 362, under R.S. Dag No. 356/406, corresponding to L.R. Khatian No. 293, under L.R. Dag No. 356/406, within the limits of the Kolkata Municipal Corporation being premises No. 35, Kalikapur, Police Station – Purba Jadavpur, Kolkata – 700 099, Assessee NO. 31-109-06-0035-0, District South 24 Parganas, under Ward No. 109, in favour of M/s. Aparnita Realty represented by its sole proprietor Sri Attreyo Das became the sole and absolute owner of the scheduled land together with all easement right of common passage and pathways and enjoyed peaceful possession of the same and absolutely seized and possessed of the same or otherwise became sufficiently entitled to the scheduled property in its entirety;

2. That the M/s. Aparnita Realty represented by its sole proprietor Sri Attreyo Das herein became the absolute owner of the aforesaid property and while seized and possessed of the same mutated his own name in the record of Kolkata Municipal Corporation which became known and numbered as premises No.35, Kalikapur, P.S. —Purba Jadavpur, Kolkata – 700 099, District – South 24 Parganas, within Ward No. 109, having Assessee No.31-109-06-0035-0 as morefully described in schedule hereunder written and has been enjoying the same free from all encumbrances by paying taxes and revenue thereof.

3. That I am the owner of the as per physical measurement of Net land measuring about 3(Three) Cottahs 2(Two) Chittaks 10.009(Ten Point zero zero Nine) Sq.ft. more or less equivalent to 209.960 Sq. Mt. more or less within the limits of Kolkata Municipal Corporation Ward No. 109, lying and situated at being premises No. 35, Kalikapur, P.S. —Purba Jadavpur, Kolkata – 700 099, District – South 24 Parganas, within Ward No. 109, having Assessee No.31-109-06-0035-0, Borough –XII, District South 24 Parganas as more fully described and delineated in the plan annexed hereto and thereon coloured in RED and bounded by boundary walls.

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DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS. ALIPORE
31 MAY 2024

4. That I am propose to construct a building in the aforesaid premises. The actual boundary line of the property which is fully mentioned below and demarcated by RED border and road width as per attached site plan and I shall be liable for dispute of any with my neighbours of this said land in future. The Kolkata Municipal Corporation will not be liable for any litigation over the said land and the K.M.C. will revoke the plan.

5. That we shall submitted the building plan for the construction of the building in the said premises for sanction vides our application.

6. That we are the owners of premises No. 35, Kalikapur, P.S. —Purba Jadavpur, Kolkata — 700 099, District — South 24 Parganas, within Ward No. 109, having Assessee No.31-109-06-0035-0 Borough —XII, District South 24 Parganas within the Municipal limits of the Kolkata Municipal Corporation comprising land measuring about 209.960 Sq. Mt. = 3(Three) Cottahs 2(Two) Chittaks 10.009(Ten Point zero zero nine) Sq.ft. be the same a little more or less with more fully described and delineated in the plan annexed hereto and thereon coloured in RED and bounded by boundary walls.

7. That there are no Civil or Criminal suit pending against the said land. The said land is free from all encumbrances.

8. That the measurement of the four sides of the land of the premises No. 35, Kalikapur, P.S. —Purba Jadavpur, Kolkata — 700 099, District — South 24 Parganas, within Ward No. 109, having Assessee No.31-109-06-0035-0, Borough —XII, District South 24 Parganas within my ownership is as which is butted and bounded as follows :-

<u>ON THE NORTH BY</u>	: By Scheme Plot No.28;
<u>ON THE SOUTH BY</u>	: By 20'-0" wide Municipal Road;
<u>ON THE EAST BY</u>	: By portion of Scheme Plot No.29;
<u>ON THE WEST BY</u>	: Scheme Plot No.21.

The four sides of the land actual measurement as follows :-

<u>ON THE NORTH BY</u>	: 12893 MM;
<u>ON THE SOUTH BY</u>	: 12550 MM;
<u>ON THE EAST BY</u>	: 16517 MM;
<u>ON THE WEST BY</u>	: 16538 MM.



DISTRICT SUB-REGISTRAR-III
SOUTH 24 P.W.S. ALIPORE
31 MAY 2024

9. That the enclosed site plan is also a part of Declaration.
10. That the above statement are true to the best of my knowledge and belief.

Signed on this 31st day of May, 2024.

WITNESSES:

1. Rubendu Dasgupta
12, Old Post Office Street
Kolkata - 700001.

APARNITA KUMAR

Attorney at Law
Proprietor

2. Anshu Kamila
10, Old Post Office Street
Kolkata - 700001.

DECLARANT

Drafted as per K.M.C. Proforma.

Priyanka Ghosh

Advocate,
High Court, Calcutta,
Kolkata - 700 001.

F/1838/2013



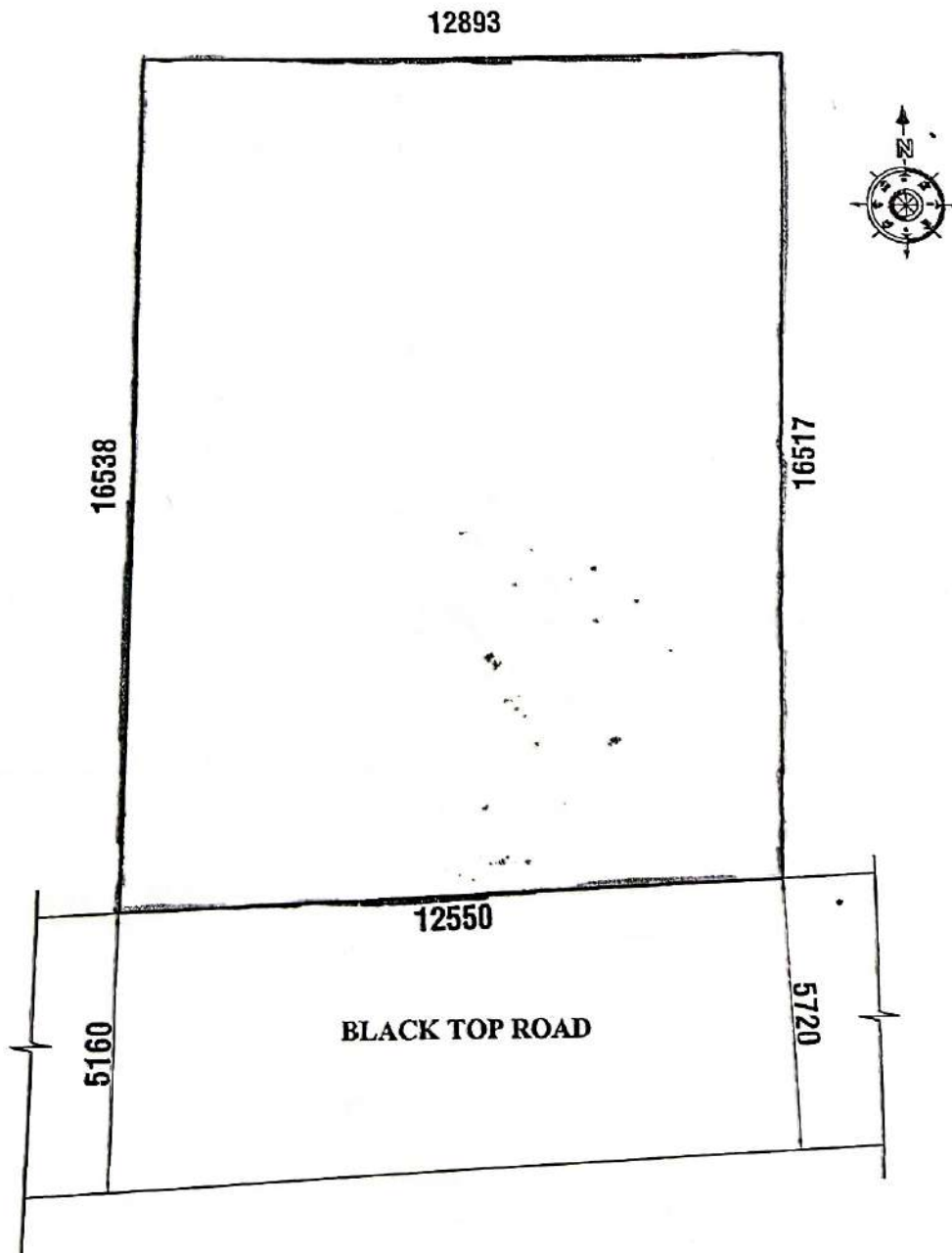
DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS ALIPORE
31 MAY 2024

**SITE PLAN SHOWING THE BOUNDARY OF PREMISES NO.-
35, KALIKAPUR, WARD-109, BR-XII, P.S.-PURBA JADAVPUR,
KOLKATA - 700099.**

AREA OF LAND :- 209.960 Sqm.(03 K-02 CH - 10.009 Sqft.)

(SHOWN IN RED BORDER.)

SCALE-1:125



APARNITA REALTY

Attn: Das
Proprietor



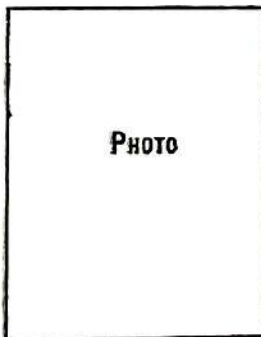
DISTRICT SUB REGISTRAR-III
SOUTH 24 PARGANAS ALIPORE
31 MAY 2024

SPECIMEN FORM FOR TEN FINGERPRINTS



Attneyo Das		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND						

Signature Attneyo Das



		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND						

Signature _____



		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND						

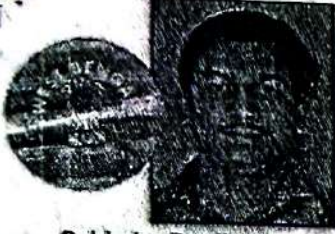
Signature _____



DISTRICT SUB REGISTRAR-III
SOUTH ARKOT DISTRICT
31 MAY 2024


ELECTION COMMISSION OF INDIA
ভারতের নির্বাচন কমিশন
IDENTITY CARD
পরিচয় পত্র

CID1823921



Elector's Name Rabindra Pradhan

নির্বাচকের নাম রবীন্দ্র প্রধান

Father's Name Achintya

পিতার নাম অচিন্তা

Sex M

লিঙ্গ পুরুষ

Age as on 1.1.2001 24

১.১.২০০১-এ বয়স ২৪

Address

Mauja-Malancho J.L.No.-137 4 No.-Kadua
Ramnagar Midnapore-721453

ঠিকানা

মৌজা-মালাঞ্চ জে.এল.নং-১৩৭ ৪ নং-কাডুয়া
রামনগর মেদিনীপুর ৭২১৪৫৩


Facsimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন আধিকারিক

For 242-Ramnagar

Assembly Constituency

২১২-রামনগর

বিধানসভা নির্বাচন কেন্দ্র

Place Midnapore

স্থান মেদিনীপুর

Date 24.03.2001

তারিখ ২৪.০৩.২০০১

Rabindra Pradhan

Major Information of the Deed

Deed No :	I-1603-09082/2024	Date of Registration	31/05/2024
Query No / Year	1603-2001285307/2024	Office where deed is registered	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas
Query Date	23/05/2024 7:46:18 PM	Applicant Name, Address & Other Details	U Halder Sonarpur, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 700150, Mobile No. : 7439340973, Status : Solicitor firm
Transaction	[0901] Declaration, Declaration relating to immovable property		
Set Forth value	Additional Transaction		
Stamp duty Paid(SD)	Market Value		
Rs. 10/- (Article:4)	Rs. 84,75,034/-		
Remarks	Registration Fee Paid		
	Rs. 39/- (Article:E, M(b), H)		
	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

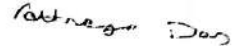
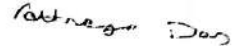
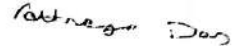
District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kalikapur, Road Zone : (Kalikapur – Kalikapur) , Premises No: 35, , Ward No: 109 Pin Code : 700099

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 2 Chatak 10.009 Sq Ft		84,75,034/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
Grand Total :				5.1792Dec	0 /-	84,75,034 /-	

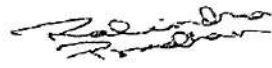
Declarant Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Aparnita Realty 132, Madurdaha Now PS Anandapur, City:- , P.O:- EKT, P.S:-Tiljala, District:-South 24-Parganas, West Bengal. India, PIN:- 700107 .Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative. Executed by: Representative

Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature								
1	<table><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr><tr><td>Mr Attreyo Das (Presentant) Son of Mr Arghya Das Date of Execution - 31/05/2024, , Admitted by: Self, Date of Admission: 31/05/2024, Place of Admission of Execution: Office</td><td> May 31 2024 11:35AM</td><td> Captured LTI 31/05/2024</td><td> 31/05/2024</td></tr></table>	Name	Photo	Finger Print	Signature	Mr Attreyo Das (Presentant) Son of Mr Arghya Das Date of Execution - 31/05/2024, , Admitted by: Self, Date of Admission: 31/05/2024, Place of Admission of Execution: Office	 May 31 2024 11:35AM	 Captured LTI 31/05/2024	 31/05/2024
Name	Photo	Finger Print	Signature						
Mr Attreyo Das (Presentant) Son of Mr Arghya Das Date of Execution - 31/05/2024, , Admitted by: Self, Date of Admission: 31/05/2024, Place of Admission of Execution: Office	 May 31 2024 11:35AM	 Captured LTI 31/05/2024	 31/05/2024						
132, Madurdaha, 4th Floor, Seva Purnima Apartment Now PS Anandapur, City:- , P.O:- EKT, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.: bsxxxxxx9r, Aadhaar No: 77xxxxxxxx9301 Status : Representative, Representative of : Aparnita Realty (as PROPRIETOR)									

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Rabindra Pradhan Son of Late A K Pradhan Malancha, City:- , P.O:- Manik Abasan, P.S:-Ramnagar, District:-Purba Midnapore, West Bengal, India, PIN:- 721453	 31/05/2024	 Captured 31/05/2024	 31/05/2024

Identifier Of Mr Attreyo Das

Endorsement For Deed Number : I - 160309082 / 2024

On 31-05-2024

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 11:32 hrs on 31-05-2024, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr
Attreyo Das .

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

Execution is admitted on 31-05-2024 by Mr Attreyo Das, PROPRIETOR, Aparnita Realty (Sole Proprietorship), 132,
Madurdaha Now PS Anandapur, City:- , P.O:- EKT, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:-

700107

Indetified by Mr Rabindra Pradhan, , , Son of Late A K Pradhan, Malancha, P.O: Manik Abasan, Thana: Ramnagar, .
Purba Midnapore, WEST BENGAL, India, PIN - 721453, 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

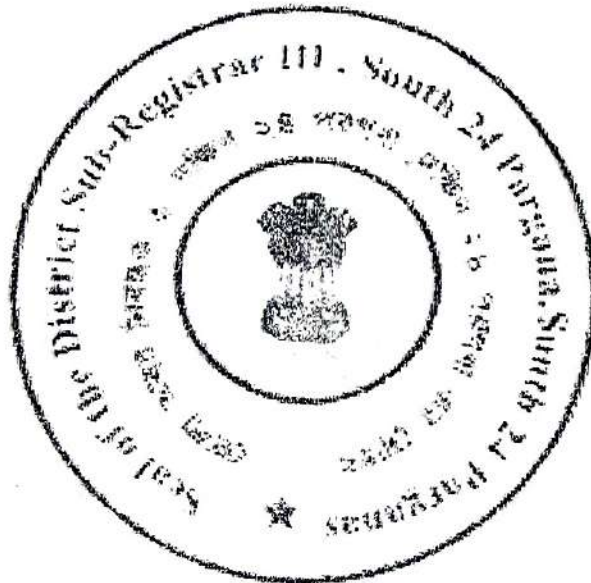
Certified that required Stamp Duty payable for this document is Rs. 10/- and Stamp Duty paid by Stamp Rs 10.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 16016, Amount: Rs.10.00/-, Date of Purchase: 18/04/2024, Vendor name: A K
SAHA



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 2
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1603-2024, Page from 229111 to 229122
being No 160309082 for the year 2024.



Digitally signed by Debasish Dhar
Date: 2024.05.31 11:59:45 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 31/05/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.