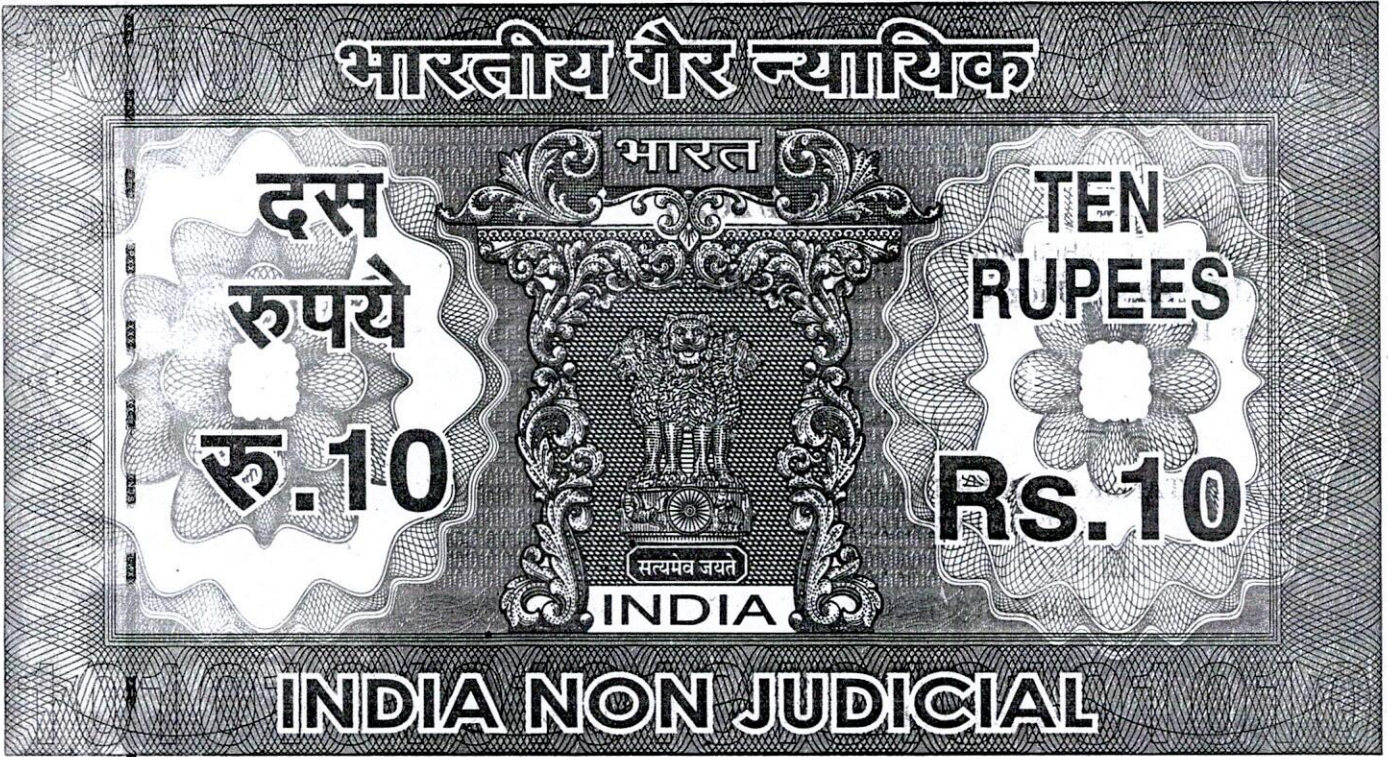


05350/23

T-5369/2023



पश्चिम बंगाल WEST BENGAL

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

85AB 314515

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

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

19 APR 2023

Ref. :- Premises No.37, Maharani Indira Devi Road, Ward No.131, P.S. Behala now Parnasree, Br.-XIV, being Assessee No.41-131-10-0037-1, Kolkata- 700 060.

**"J.B. COMIDA PRIVATE LIMITED"**, having PAN-AABCJ3223A, a Company incorporated under the Provisions of the Companies Act, 1956, having its Registered Office at 483, Parnashree Pally, P.O. Parnasree Pally, P.S. formerly Behala now Parnasree, Kolkata-700060, West Bengal, India, represented by its authorized signatory **SRI NAVIN TAHLANI**, having PAN-ABVPT0544J, Aadhaar No. 4933 2075 2789, Son of Sri Thakurdas Tahlani, by faith-Hindu, by



nationality-Indian, by occupation-Business, residing at 483, Parnasree Pally P.O. Parnasree, P.S. Behala now Parnasree, Kolkata-700060, District South 24-Parganas, West Bengal, India, do hereby declare and undertake as follows :-

1. That I am the Owner of land measuring **15 Cottahs 03 Chittaaks 22.504 Sft.**, equivalent to **1017.977 Sq.m.**, be the same a little more or less, (as per physical measurement) with structure standing thereon, being the **Premises No.37, Maharani Indira Devi Road**, having its Mailing Address 56/1, Maharani Indira Devi Road, Ward No.131, P.S. formerly Behala now Parnasree, Br.-XIV, being Assessee No.41-131-10-0037-1, Kolkata-700060, District 24-Parganas (South).
2. That I propose to construct a building on the said land. The actual boundary line of the property which is fully mentioned below and demarcated by **RED** border and I shall be liable for dispute of any with my neighbours of the said land in future. The Kolkata Municipal Corporation or the L.B.S., of the K.M.C. will not be liable for any litigation over the said land.
3. That I shall submit the application for construction of the said land vide my application.
4. That I am the Owner of the said property measuring **15 Cottahs 03 Chittaaks 22.504 Sft.**, equivalent to **1017.977 Sq.m.**, be the same a little more or less, (as per physical measurement) fully described and delineated in the Plan annexed hereto.
5. That there is no Civil or Criminal Suit pending against the said land.
6. That the said land is free from all encumbrances.

7. That the measurement of the Four Sides of the said land measuring **15 Cottahs 03 Chittaaks 22.504 Sft.**, equivalent to **1017.977 Sq.m.**, be the same a little more or less (as per physical measurement) are as follows :-

On the North : 2862 MM., 2422 MM., 7279 MM., 6090 MM.,  
7092 MM., 2722 MM., 4775 MM. & 16790 MM.

On the South : 2849 MM., 12080 MM., 12183 MM., 2132 MM., 2841  
MM., 4504 MM., 5126 MM., 4932 MM., 2403 MM. &  
3111 MM.

On the East : 1494 MM., 9795 MM. & 8874 MM..

On the West : 2182 MM., 5168 MM., 4609 MM. & 7732 MM.

8. The Boundary of the Site :-

On the North : 10' ft. Wide Common Passage.

On the South : Premises of Radhika Roy, Dhiren Nath and  
K.L. Chowdhury.

On the East : 25' ft. Wide K.M.C. Road.

On the West : Land of Kishori Mohan Nath.

9. That the enclosed Site Plan is also a Part of Declaration.

10. **SCHEDULE** :- land measuring **15 Cottahs 03 Chittaaks 22.504 Sft.**, equivalent to **1017.977 Sq.m.**, be the same a little more or less, (as per physical measurement) with structure standing thereon, lying and situate at Mouza – Behala, J.L. No.2, R.S. No.83, Touzi No.346 comprising C.S. Dag No.683 corresponding to R.S. Dag No.683/2540 appertaining to C.S. Khatian No.2233 corresponding to R.S. Khatian No.7031, P.S. formerly Behala now Parnasre, Sub-Registry/A.D.S.R. Office Behala, within the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No.131, Br.XIV, being the **Municipal Premises No.37, Maharani Indira Devi Road**, having its Mailing Address 56/1, Maharani Indira Devi Road, Kolkata – 700060, District 24-Parganas (South).

Signed on this the 19<sup>th</sup> day of April  
(2023).

Two Thousand Twenty Three

**WITNESSES :-**

1) Kalyan Mr. Banerjee  
Adv.  
Alipore Judges' Court  
KOL-22

2) Joydev Ghara  
Alipore Police Court  
KOL-22.

N. T. ...  
Authorised Signatory  
J. B. COMIDA PVT. LTD.

---

OWNER/DECLARANT

Drafted and Prepared  
In my Office as per the  
K.M.C. Proforma :

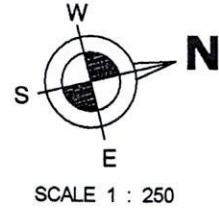
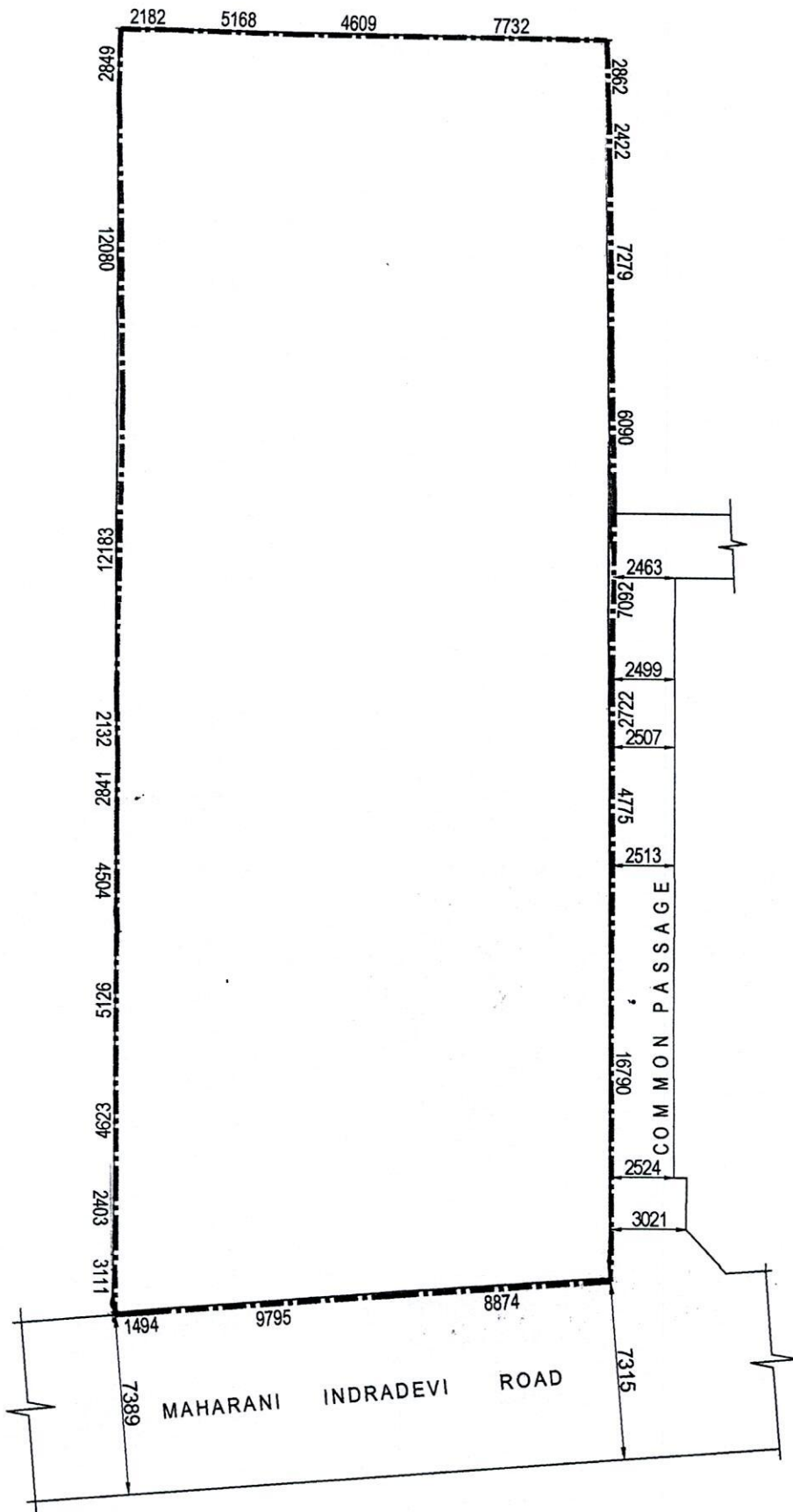
Kalyan Mr. Banerjee  
Advocate.  
Alipore Judges' Court,  
Kolkata-700 027.  
WMA/880/03

Typed by :  
Jayanta Sinha.  
Jayanta Sinha.



SITE PLAN FOR M/S J.B. COMIDA PVT. LTD. AUTHORISED SIGNATORY MR. NAVIN TAHLANI, AT PREMISES NO. - 37, MAHARANI INDIRA DEVI ROAD, WARD :- 131, BOROUGH - XIV, KOLKATA - 700 060.

AREA OF LAND 15 K - 03 CH - 22.504 SFT (CORROSPONDING TO 1017.977 SQM )



*Navin Tahlani*  
Authorised Signatory  
J. B. COMIDA PVT. LTD.












SIGNATURE OF OWNER

SIGNATURE OF ARCHITECT

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name .....

Signature .....

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name ..... NAVIN TAHANI

Signature ..... *Nav Tahani*

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name .....

Signature .....



## Major Information of the Deed

Deed No :	I-1602-05369/2023	Date of Registration	19/04/2023
Query No / Year	1602-2000976722/2023	Office where deed is registered	
Query Date	17/04/2023 3:47:09 PM	D.S.R. - I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	KALYAN KUMAR BASU ALIPORE POLICE COURT,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830236152, Status :Advocate		
Transaction		Additional Transaction	
[0901] Declaration, Declaration relating to immovable property			
Set Forth value		Market Value	
Rs. 1/-		Rs. 1,28,31,382/-	
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: Maharani Indira Devi Road, , Premises No: 37, , Ward No: 131 Pin Code : 700060



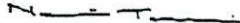
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	15 Katha 3 Chatak 22.504 Sq Ft	1/-	1,28,31,382/-	Width of Approach Road: 25 Ft.,
Grand Total :				25.111Dec	1 /-	128,31,382 /-	

### Declarant Details :




SI No	Name,Address,Photo,Finger print and Signature
1	<b>J B COMIDA PRIVATE LIMITED</b> 483, Parnashree Pally, City:- , P.O:- Parnashree Pally, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 , PAN No.:: AAxxxxxx3A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative



### Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr NAVIN TAHLANI</b> <b>(Presentant )</b> Son of Mr Thakurdas Tahlani Date of Execution - 19/04/2023, , Admitted by: Self, Date of Admission: 19/04/2023, Place of Admission of Execution: Office	<b>Photo</b>  Apr 19 2023 11:28AM	<b>Finger Print</b>  LTI 19/04/2023	<b>Signature</b>  19/04/2023
483, Parnasree Pally, City:- , P.O:- Parnasree Pally, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: abxxxxxx4j, Aadhaar No: 49xxxxxxxx2789 Status : Representative, Representative of : J B COMIDA PRIVATE LIMITED (as Authorised Signatory)				

### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr Kalyan Kumar Basu</b> Son of Late N K Basu Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 19/04/2023	 19/04/2023	 19/04/2023
Identifier Of Mr NAVIN TAHLANI			



On 19-04-2023

**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 11:24 hrs on 19-04-2023, at the Office of the D.S.R. -I I SOUTH 24-PARGANAS by Mr NAVIN TAHLANI ,.

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

Execution is admitted on 19-04-2023 by Mr NAVIN TAHLANI, Authorised Signatory, J B COMIDA PRIVATE LIMITED (Private Limited Company), 483, Parnashree Pally, City:- , P.O:- Parnashree Pally, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060

Identified by Mr Kalyan Kumar Basu, , Son of Late N K Basu , Alipore Police 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 314515, Amount: Rs.10.00/-, Date of Purchase: 13/04/2023, Vendor name: Tanmoy Kar Purakayastha



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

