

3652/2024

2-35/6/2024



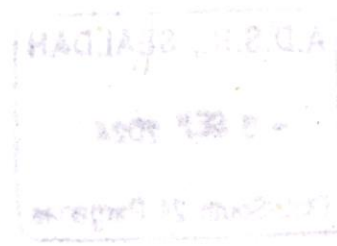
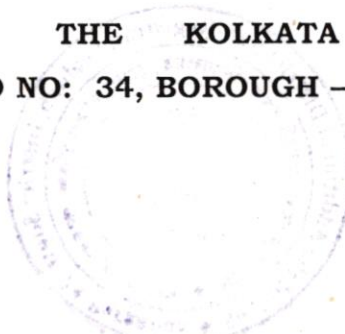
पश्चिम बंगाल WEST BENGAL

Certified that this document is admitted to Registration. The signature and the Endorsement sheet attached to the document are part of this document.

Additional Dist. Sub Registrar
Sealdan

BOUNDARY DECLARATION

Re: PREMISES NO: 141, RAJA RAJENDRA LAL MITRA ROAD,
KOLKATA - 700 010, P. O. & P. S: BELIAGHATA, WITHIN
THE LIMITS OF THE KOLKATA MUNICIPAL
CORPORATION, WARD NO: 34, BOROUGH - III, ASSESSEE
NO: 11034160952.



Handwritten notes in Bengali script at the bottom right of the page.

02 SEP 2024

ক্রমিক নং 364 তার

মূল্য 10. ক্রেতার নাম

স্ট্যাম্প ডেভার শ্রী বিশ্বজিত চক্রবর্তী
এ.ডি.এস.আর. অফিস চাকদহ, নদীয়া

Sennalya Ghosh Adv.
High Court
Calcutta



A.D.S.R., SEALDAH

- 5 SEP 2024

Dist-South 24 Parganas

Identified by me:
Sennalya Ghosh
Advocate
S/o Sri Subir Ghosh
High Court, Calcutta.

WE, (1a) **SMT. LAXMI SARKAR**(PAN : **OKCPS2831F**)(AADHAR NO. **8227 62387735**), widow of late Sudhir Sarkar, by occupation- Housewife, (1b) **SMT. KAKALI SARKAR**(PAN : **OLDPS8192H**)(AADHAR NO. **3519 8135 0838**), daughter of late Sudhir Sarkar and wife of Sri Bablu Sarkar, by occupation- Housewife, (1c) **SRI SANJIB SARKAR** (PAN : **GYHPS4172N**)(AADHAR NO. **6169 0119 2122**), son of late Sudhir Sarkar, by occupation- Service, (2) **SRI BABLU SARKAR**(PAN : **EUGPS6778M**)(AADHAR NO. **7546 1071 8388**), son of Late Pranballav Sarkar, by occupation- Service, (3) **SRI NITAI SARKAR**(PAN : **BBDPS4447Q**)(AADHAR NO. **3519 8135 0838**), son of Late Pranballav Sarkar, by occupation- Housewife, (4) **SRI .GOUR SARKAR**(PAN : **AUCPS5955L**)(AADHAR NO. **5216 3090 2022**), son of Late Pranballav Sarkar, by occupation- Business, (5) **SMT. MINA MALLICK**(PAN : **DTVPM1791R**)(AADHAR NO. **7431 9078 1059**), wife of Sri Shyamal Mallick and daughter of Late Pranballav Sarkar, by occupation- Housewife, (6) **SMT. SABITA SARKAR** (PAN : **IFKPS4049G**)(AADHAR NO. **2094 4361 5469**), wife of Sri Subhas Sakar and daughter of Late Pranballav Sarkar, by occupation- Housewife, all by Nationality Indian, all by Faith Hindu, all residing at 141, Raja Rajendra Lal Mitra Road, Kolkata – 700 010, Post Office & Police Station Beliaghata are represented by their Constituted Attorney **SRI GOUR SARKAR**(PAN : **AUCPS5955L**)(AADHAR NO. **5216 3090 2022**), son of Late Pranballav Sarkar, residing at 141, Raja Rajendra Lal Mitra Road, Kolkata – 700 010, Post Office & Police Station Beliaghata, by occupation Business, by nationality Indian, by religion Hinduism, Police Station Beliaghata, Post Office Beliaghata, Proprietor of **M/S NIRMAN**

CONSTRUCTION, having its registered office at 141, Raja Rajendra Lal Mitra Road, Kolkata – 700 010, Post Office & Police Station Beliaghata, Ward No. 34, by virtue of the Power of Attorney registered in the office of **A. D. S. R. Sealdah dated 22nd August, 2024 and recorded in Book No. 1, Volume No. 1606-2024, Pages 104214 to 104231, being No. 160603390** of **2024** do hereby solemnly declare as follows:-

- 1) That We are the absolute owners and well seized and possessed in respect of **ALL THAT** piece and parcel of Bastu Land, measuring area about **04** (Four) Cottah **08** (Eight) Chittak **00** (Zero) Sq ft in actual measurement as per the Deed, i.e. **301.003** Sq. meter **BUT** the physical measurement is area about **04** (Four) Cottah **12** (Twelve) Chittak **29** (Twenty Nine) Sq ft, i.e. **320.376** Sq meter and the Excess Land area is 209.0Sq. ft i.e. **19.376** Sq. mt. be the same a little more or less, lying and situated at premises No: 141, Raja Rajendra Lal Mitra Road, Kolkata – 700 010, Post Office & Police Station Beliaghata, within the limit of the Kolkata Municipal Corporation, Ward No. 34, Borough – III, Assessee No: 11034160952, within the jurisdiction of the Additional District Sub-Registrar at Sealdah, District: South 24 – Parganas, together with all rights of easements, appendages and appurtenances thereof.
- 2) That we proposed to construct a building at the said premises being No: 141, Raja Rajendra Lal Mitra Road, Kolkata – 700 010, Post Office

& Police Station Beliaghata with the prior permission and plan to be sanctioned by the Kolkata Municipal Corporation in respect of the said premises, morefully described and with four side boundary measurement of the said premises also described in the schedule below and delineated in the plan annexed herewith which is a part of this Declaration.

- 3) That we shall be solely liable for all disputes with any neighbour in respect of the total boundary line as mentioned and described in **RED BORDER** in the annexed plan and we further declare and undertake that in any case The Kolkata Municipal Corporation will not be liable or responsible for any dispute or litigation whatsoever over the said land.
- 4) That for any dispute relating to the said land with anybody else we will be solely responsible for the same and on that event the Kolkata Municipal Corporation will have every right to revoke the BS Plan.
- 5) That there is no civil and / or criminal suit pending or running against the said premises and the said premises is free from all encumbrances.

- 6) That the schedule of the aforementioned premises No: 141, Raja Rajendra Lal Mitra Road, Kolkata – 700 010, Post Office & Police Station Beliaghata, K. M. C. Ward No: 34, is as follows:-

On the North : By premises No: 140, Raja Rajendra Lal Mitra Road, Kolkata – 700 010.

On the South : By premises No : 142, Raja Rajendra Lal Mitra Road, Kolkata – 700 010.

On the East : By premises No: 140, Raja Rajendra Lal Mitra Road, Kolkata – 700 010.

On the West : By Raja Rajendra Lal Mitra Road.

- 7) That the measurement of the Boundary Line of the said premises No: 141, Raja Rajendra Lal Mitra Road, Kolkata – 700 010, Post Office & Police Station Beliaghata, K. M. C. Ward No: 34 is as follows :-

On the North : 26.150 M.

On the South : 26.525 M.

On the East : 12.700 M.

On the West : 11.650 M.

- 8) That this Declaration will be filed in the Office of the Kolkata Municipal Corporation.
- 9) That statements and declarations made above are true to the best of our knowledge and belief and we have not concealed anything.

IN WITNESS WHEREOF We, the Declarants herein put our signatures on
this the 5th day of September, 2024.

WITNESSES:

- 1) Edna Majumdar
140, CST Road
Kolkata - 700015

Gourav Kumar

SIGNATURE OF THE DECLARANT
(CONSTITUTED ATTORNEY ON
BEHALF OF THE OWNERS)

- 2) Pooja Saha
Advocate
Siddhant Writ,
Kolkata - 14.

Drafted by me as per the K. M. C. Performa
and explained in Bengali the contents to
the Declarant and typed in my chamber

Sounalya Ghosh
Advocate

High Court, Calcutta

(A/1125/957/2015)

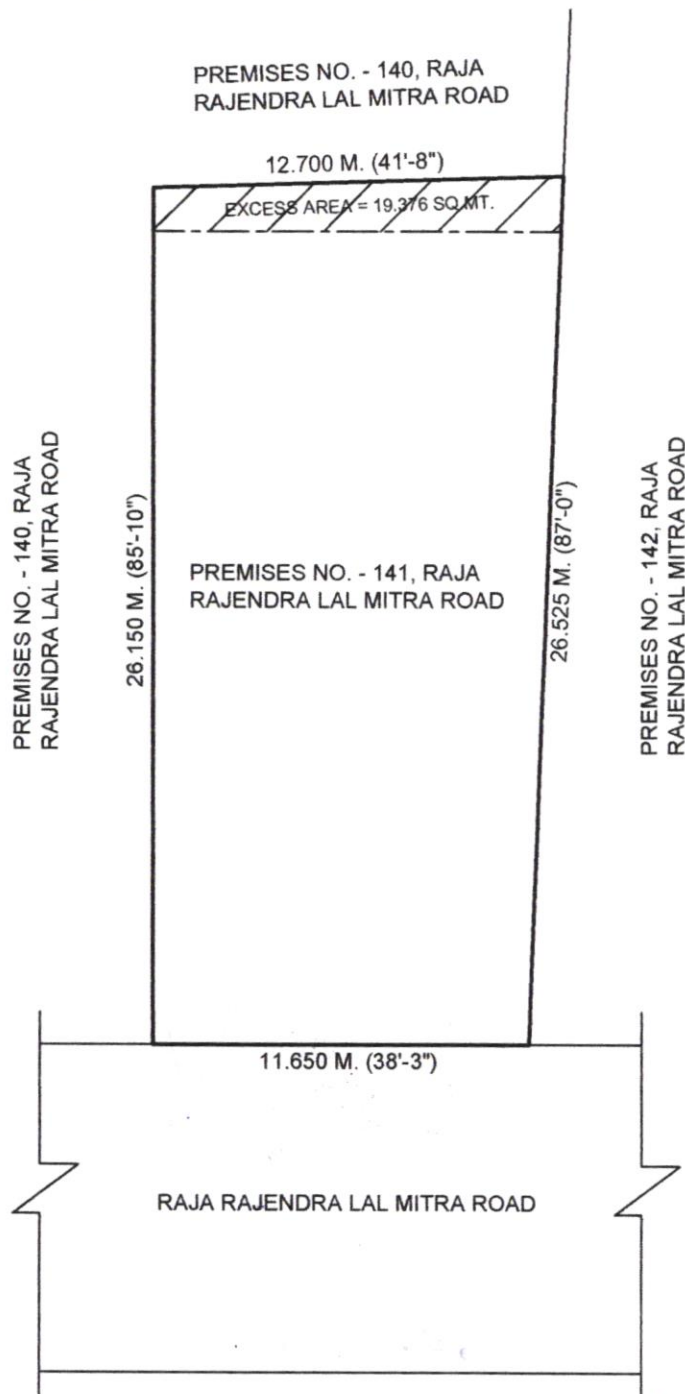
* As per the K. M. C. Performa *

SHOWN IN BOUNDARY PLAN AT PREMISES NO. - 141, RAJA RAJENDRA LAL MITRA ROAD, KOLKATA - 700010, WARD NO. - 34, BOROUGH - III, P.S. - BELIAGHATA, UNDER KOLKATA MUNICIPAL CORPORATION.

AREA OF LAND = 301.003 SQ.MT. / 4 K - 8 CH - 00 SQ.FT. (AS PER DEED)

AREA OF LAND = 320.376 SQ.MT. / 4 K - 12 CH - 29 SQ.FT. (AS PER PHYSICAL)

EXCESS LAND AREA = 19.376 SQ.MT. / 209.0 SQ.FT.



SITE PLAN
SCALE = 1:150

Gouri Pandey

SIGNATURE OF OWNER

Probab Majumder
P. MAJUMDER
Licensed Building Surveyor
Class-I, No-1685
The Kolkata Municipal Corporation

SIGNATURE OF L.B.S.

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of
Executants /
Presentants



Gauri Borkar



Little



Ring



Middle



Fore



Thumb

LEFT HAND



Thumb



Fore



Middle



Ring



Little

RIGHT HAND

PHOTO

Little

Ring

Middle

Fore

Thumb

LEFT HAND

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Ring

Little

RIGHT HAND

Major Information of the Deed

Deed No :	I-1606-03516/2024	Date of Registration	05/09/2024
Query No / Year	1606-2002358477/2024	Office where deed is registered	
Query Date	04/09/2024 2:13:06 PM	A.D.S.R. SEALDAH, District: South 24-Parganas	
Applicant Name, Address & Other Details	Soumalya Ghosh H C Court, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 7278691069, Status : Advocate		
Transaction	Additional Transaction		
[0901] Declaration, Declaration relating to immovable property			
Set Forth value	Market Value		
	Rs. 2,87,41,670/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10/- (Article:4)	Rs. 7/- (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:- Beliaghata, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raja Rajendralal Mitra Road, Road Zone : ((W-34,35) Off Road -- Off Road) , , Premises No: 141, , Ward No: 034 Pin Code : 700010

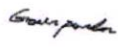
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha 12 Chatak 29 Sq Ft		2,87,41,670/-	Property is on Road
Grand Total :				7.904Dec	0 /-	287,41,670 /-	

Declarant Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mrs Laxmi Sarkar Wife of Late Sudhir Sarkar 141, Raja Rajendralal Mitra Road, City:- Not Specified, P.O:- Beliaghata, P.S:- Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.: okxxxxxx1f, Aadhaar No: 82xxxxxxxx7735, Status :Individual, Executed by: Attorney, Executed by: Attorney
2	Mrs Kakali Sarkar Daughter of Late Sudhir Sarkar 141, Raja Rajendralal Mitra Road, City:- Not Specified, P.O:- Beliaghata, P.S:- Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.: olxxxxxx2h, Aadhaar No: 35xxxxxxxx0838, Status :Individual, Executed by: Attorney, Executed by: Attorney
3	Shri Sanjib Sarkar Son of Late Sudhir Sarkar 141, Raja Rajendralal Mitra Road, City:- Not Specified, P.O:- Beliaghata, P.S:- Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.: gyxxxxxx2n, Aadhaar No: 61xxxxxxxx2122, Status :Individual, Executed by: Attorney, Executed by: Attorney

4	Mr Bablu Sarkar Son of Late Pran Ballav Sarkar 141, Raja Rajendralal Mitra Road, City:- Not Specified, P.O:- Beliaghata, P.S:- Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX4 , PAN No.:: euxxxxxx8m, Aadhaar No: 75xxxxxxx8388, Status :Individual, Executed by: Attorney, Executed by: Attorney
5	Mr Nitai Sarkar Son of Late Pran Ballav Sarkar 141, Raja Rajendralal Mitra Road, City:- Not Specified, P.O:- Beliaghata, P.S:- Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX0 , PAN No.:: bbxxxxxx7q, Aadhaar No: 35xxxxxxx0838, Status :Individual, Executed by: Attorney, Executed by: Attorney
6	Mrs Mina Mallick Wife of Shri Shyamal Mallick 141, Raja Rajendralal Mitra Road, City:- Not Specified, P.O:- Beliaghata, P.S:- Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX4 , PAN No.:: dbxxxxxx1r, Aadhaar No: 74xxxxxxx1059, Status :Individual, Executed by: Attorney, Executed by: Attorney
7	Mrs Sabita Sarkar Wife of Shri Subhas Sarkar 141, Raja Rajendralal Mitra Road, City:- Not Specified, P.O:- Beliaghata, P.S:- Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX1 , PAN No.:: ifxxxxxx9g, Aadhaar No: 20xxxxxxx5469, Status :Individual, Executed by: Attorney, Executed by: Attorney
8	MS. NIRMAL CONSTRUCTION 141, Raja Rajendralal Mitra Road, City:- Not Specified, P.O:- Beliaghata, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010 Date of Incorporation:XX-XX-1XX6 , PAN No.:: auxxxxxx5l, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Shri Gour Sarkar (Presentant) Son of Late Pran Ballav Sarkar Date of Execution - 05/09/2024, , Admitted by: Self, Date of Admission: 05/09/2024, Place of Admission of Execution: Office	Photo  Sep 5 2024 1:05PM	Finger Print  Captured LTI 05/09/2024	Signature  05/09/2024
	141, Raja Rajendralal Mitra Road, City:- Not Specified, P.O:- Beliaghata, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.:: AUxxxxxx5L, Aadhaar No: 52xxxxxxx2022 Status : Attorney, Attorney of : Mrs Laxmi Sarkar, Mrs Kakali Sarkar, Shri Sanjib Sarkar, Mr Bablu Sarkar, Mr Nitai Sarkar, Mrs Mina Mallick, Mrs Sabita Sarkar			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri Gour Sarkar Son of Late Pran Ballav Sarkar Date of Execution - 05/09/2024, , Admitted by: Self, Date of Admission: 05/09/2024, Place of Admission of Execution: Office	Photo 	Finger Print  Captured Sep 5 2024 1:05PM	Signature  05/09/2024
141, Raja Rajendralal Mitra Road, City:- Not Specified, P.O:- Beliaghata, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.: AUxxxxxx5L, Aadhaar No: 52xxxxxxxx2022 Status : Representative, Representative of : MS. NIRMAN CONSTRUCTION (as Proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Soumalya Ghosh Son of Shri Subir Ghosh High Court, Calcutta, City:- Kolkata, P.O:- Gpo, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001		 Captured 05/09/2024	 05/09/2024
Identifier Of Shri Gour Sarkar, Shri Gour Sarkar			

Endorsement For Deed Number : I - 160603516 / 2024

On 05-09-2024

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 05-09-2024, at the Office of the A.D.S.R. SEALDAH by Shri Gour Sarkar ,.

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

Execution is admitted on 05-09-2024 by Shri Gour Sarkar, Proprietor, MS. NIRMAN CONSTRUCTION (Others), 141, Raja Rajendralal Mitra Road, City:- Not Specified, P.O:- Beliaghata, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010

Indetified by Mr Soumalya Ghosh, , Son of Shri Subir Ghosh, High Court, Calcutta, P.O: Gpo, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Executed by Attorney

Execution by Shri Gour Sarkar, , Son of Late Pran Ballav Sarkar, 141, Road: Raja Rajendralal Mitra Road, , P.O: Beliaghata, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by profession Business as constituted attorney for 1. Mrs Laxmi Sarkar 141, Road: Raja Rajendralal Mitra Road, , P.O: Beliaghata, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, 2. Mrs Kakali Sarkar 141, Road: Raja Rajendralal Mitra Road, , P.O: Beliaghata, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, 3. Shri Sanjib Sarkar 141, Road: Raja Rajendralal Mitra Road, , P.O: Beliaghata, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, 4. Mr Bablu Sarkar 141, Road: Raja Rajendralal Mitra Road, , P.O: Beliaghata, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, 5. Mr Nitai Sarkar 141, Road: Raja Rajendralal Mitra Road, , P.O: Beliaghata, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, 6. Mrs Mina Mallick 141, Road: Raja Rajendralal Mitra Road, , P.O: Beliaghata, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, 7. Mrs Sabita Sarkar 141, Road: Raja Rajendralal Mitra Road, , P.O: Beliaghata, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010 is admitted by him

Indetified by Mr Soumalya Ghosh, , Son of Shri Subir Ghosh, High Court, Calcutta, P.O: Gpo, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 7.00/-

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 364, Amount: Rs.10.00/-, Date of Purchase: 02/09/2024, Vendor name: Biswajit Chakrabartty



Amitava Ghosal

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1606-2024, Page from 107682 to 107696
being No 160603516 for the year 2024.**



Amitava Ghosal.

Digitally signed by AMITAVA GHOSAL
Date: 2024.09.05 13:52:33 +05:30
Reason: Digital Signing of Deed.

(Amitava Ghosal) 05/09/2024

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SEALDAH

West Bengal.