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11:30 AM 28/08/23  
8-2/2176728/23  
पश्चिम बंगाल WEST BENGAL

32AA 885441

Dist. Sub-Registrar  
Kolkata, South 24 Parganas  
28 AUG 2023

Sayed Ghosh

### BOUNDARY DECLARATION TO K.M.C

389/1  
Reg.: - K.M.C Premises No. – 43/1, Saha Para, within the limits of  
the K.M.C Ward No. – 114, Borough No. – XI, Assessee No. –  
31-114-19-0114-3, P.S. – Regent Park, Dist. – South 24  
Parganas, Kolkata – 700093.



Sajal Ghosh

We, (1) SRI KANAI LAL SAHA (Aadhaar No. – 8635 1845 9752), son of Late Pyayari Mohan Saha, by Occupation – Business, residing at 43/1, Saha Para, P.O. Purba Putiary, P.S. – Regent Park, Kolkata – 700093, in the District South 24 Parganas, (2) SMT. SHILA BERA (Aadhaar No. – 6022 9414 1401), wife of Sri Sudhangshu Bera, daughter of Late Parikshit Saha, by Occupation – Housewife, Presently residing at 117/1, Saha Para, P.O. Purba Putiary, Police Station – Regent Park, Kolkata – 700093, in the District South 24 Parganas & (3) SMT. NILA SAHA (Aadhaar No. – 8240 4413 7135), wife of Sri Shankar Saha, daughter of Late Parikshit Saha, by Occupation – Housewife, Presently residing at 27/1F, M. N. Sen Lane, P.O. & Police Station – Regent Park, Kolkata – 700040, in the District South 24 Parganas, all are by Faith – Hindu, by Nationality – Indian, the OWNERS herein, are represented by our Lawful Constituted Attorney namely “S.N.S. CONSTRUCTION” (PAN – AEPFS4750Q), a partnership Firm, having its office at 143, Chakdah Purba Putiary, P.O. – Purbaputiary, P.S. – Regent Park, Kolkata – 700093, Dist. – South 24 Parganas, being represented by its partners namely (1) SRI SAJAL GHOSH (Aadhaar No. – 8263 1569 4022), son of Late Makhan Lal Ghosh, Occupation – Business, by Faith – Hindu, Nationality – Indian, residing at residing at Ambagan Chakdah Govt. Colony, P.O. – Purbaputiary, P.S. – Regent Park, Kolkata – 700093, Dist. – South 24 Parganas, (2) SRI NARAYAN SAHA (Aadhaar No. – 7198 4256 2322), son of Late Chandmohan Saha, Occupation – Business, by Faith – Hindu, Nationality – Indian, residing at 143, Chakdah Purba Putiary, P.O. – Purbaputiary, P.S. – Regent Park, Kolkata – 700093, Dist. – South 24 Parganas & (3) SRI SWAPAN BANIK (Aadhaar No. – 5051 3706 0104), son of Late Prangopal Banik, Occupation – Business, by Faith – Hindu, Nationality – Indian, residing at Sreepally, P.O. – Purbaputiary, P.S. – Regent Park, Kolkata – 700093, Dist. – South 24 Parganas; the Executants being represented the aforesaid Firm by virtue of a registered Development Power of Attorney dated 04/05/2023 and which was registered in the office of the D.S.R-I, South 24 Parganas and duly recorded in Book No. I, Volume No. 1601-2023, Pages from 37532 to 37552, Being No. 160100964 for the Year 2023; do hereby solemnly affirm and declares as follows :-

1. That we are the owners of ALL THAT piece and parcel of Bastu land measuring more or less an area of 4 Cottahs 01 Chittak 21 Sq.ft., lying and situated at Mouza – Chakdaha, J.L. No. – 44, R.S. No. – 274, Pargana – Magura, District Collectorate Touzi No. – 351, comprised in R.S. Khatian Nos. – 205 & 187, appertaining to L.R.Khatian Nos. – 1248, 2688 & 2690, in R.S & L.R. Dag Nos. – 88, 89 & 137, under Police Station – Regent Park, within the limits of the Kolkata Municipal Corporation Ward No. – 114, Borough No. – XI, being the K.M.C Premises No. – 43/1, Saha Para, Kolkata –



Sayed Ghosh

700093, vide K.M.C Assessee No. – 31-114-19-0114-3, in the District South 24 Parganas.

2. That after measurement by the Surveyor, it has been found that the present area of the said land remains 260.187 Sq.M. equivalent to 3 Cottahs 14 Chittaks 10.65 Sq.ft. at the K.M.C Premises No. – 43/1, Saha Para, within the limits of the Kolkata Municipal Corporation Ward No. – 114, Borough No. – XI, vide K.M.C Assessee No. – 31-114-19-0114-3, Kolkata – 700093, Dist. – South 24 Parganas and which is delineated in the Map or Plan annexed hereto and thereon colored in RED verge line and the shape of the land has not been changed.
3. That there is no civil or criminal case pending against the above mentioned property and the Property is free from all encumbrances.
4. That we are the owners of the said plot of land and if any dispute arises in future against the said landed property then the Kolkata Municipal Corporation will not be liable for any litigation over the said landed property and on that event the Kolkata Municipal Corporation will have every right to revoke the B.S. Plan.

**:: SCHEDULE OF THE PROPERTY ABOVE REFERRED TO ::**

ALL THAT piece and parcel of Bastu land measuring more or less an area of 260.187 Sq.M. equivalent to 3 Cottahs 14 Chittaks 10.65 Sq.ft., lying and situated at Mouza – Chakdaha, J.L. No. – 44, R.S. No. – 274, Pargana – Magura, District Collectorate Touzi No. – 351, comprised in R.S. Khatian Nos. – 205 & 187, appertaining to L.R. Khatian Nos. – 1248, 2688 & 2690, in R.S & L.R. Dag Nos. – 88, 89 & 137, under Police Station – Regent Park, within the limits of the Kolkata Municipal Corporation Ward No. – 114, Borough No. – XI, being the K.M.C Premises No. – 43/1, Saha Para, Kolkata – 700093, vide K.M.C Assessee No. – 31-114-19-0114-3, in the District South 24 Parganas, under the jurisdiction of A.D.S.R. Alipore.

The Property is butted and bounded as follows :-

ON THE NORTH	: By 1.219 M. (4'-0") wide Private Passage & Land of Shila Bera.
ON THE SOUTH	: By Land of Buddho Dhali.
ON THE EAST	: By Land of Shila Bera & Land under Dag No. 136.
ON THE WEST	: By 4.350 M. (14'-3") wide Black Top Road.



Signed on this the 28<sup>th</sup> day of August, Two Thousand and Twenty Three (2023).

**WITNESSES :**

1. Prasenjit Dey  
Talbarua  
Kolkata - 700093
2. Pratik Chakraborty  
Nadunpally  
Kolkata - 700093

S.N.S CONSTRUCTION  
Sajal Ghosh  
Partner

S.N.S CONSTRUCTION  
Narayan Saha  
Partner

S.N.S CONSTRUCTION  
Suman Bose  
Partner

(Constituted Attorney of the Owners)  
SIGNATURE OF THE DECLARANTS

Drafted by me as per K.M.C Proforma:

Prabuddha Chakraborty  
A C Pore Police Court  
Kolkata - 700027  
Pg 2 No. WD-613/89

Advocate,



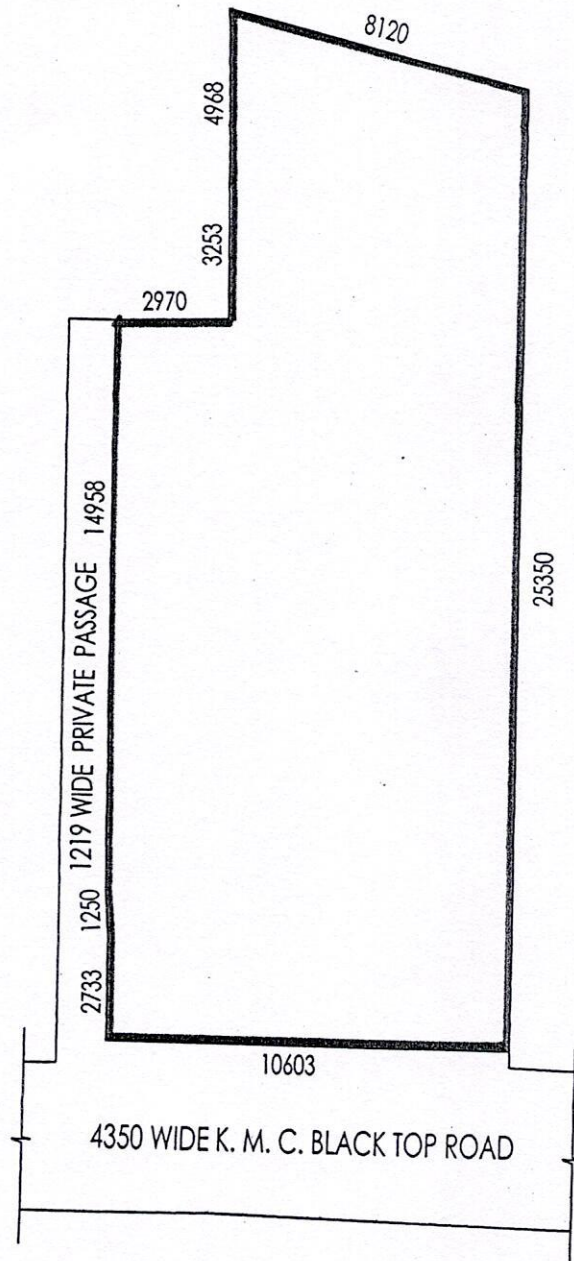
OF LAND AT K. M. C. PREMISES NO - 43/1, SAHA PARA, SAHA PARA  
RD NO - 114, BOROUGH NO - XI, KOLKATA - 700093, P. S. - REGENT PARK.

AREA OF THE LAND AS PER PHYSICAL MEASUREMENT :- 260.187 SQM. = 3 K. 14 CH. 10.65 SFT.

[ SHOWN IN RED BORDER ]

ALL DIMENSIONS ARE IN MM.

SCALE :- 1 : 200.



S.N.S CONSTRUCTION  
*Sajal Ghosh*  
Partner

S.N.S CONSTRUCTION  
*Narayan Saha*  
Partner

S.N.S CONSTRUCTION  
*S. N. S. Bose*  
Partner

*Kush Kundu*  
KUSH KUNDU (D.C.E.)  
Lbs of K.M.C.  
Lic-No. 1412/1  
90E, Jadunath Ukil Road  
Kolkata - 700 041

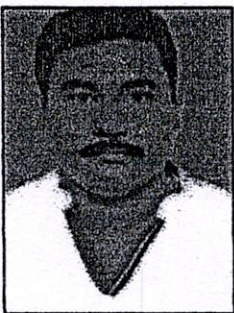










SIGNATURE OF THE OWNER



		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					

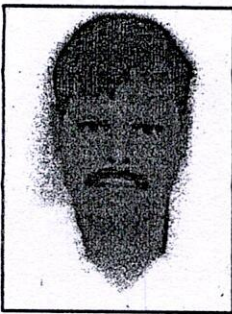










Name SAJAL GHOSH

Signature Sajal Ghosh

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

Name NARAYAN SAHA

Signature Narayan Saha

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

Name SWAPAN BANIK

Signature SWAPAN BANIK



## Major Information of the Deed

Deed No	I-1601-01946/2023	Date of Registration	28/08/2023
Query No / Year	1601-2002176728/2023	Office where deed is registered	
Query Date	24/08/2023 8:26:20 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	ANIMESH CHAKRABORTY NATUNPALLY, Thana : Regent Park, District : South24-Parganas, WEST BENGAL, PIN - 700093, Mobile No. : 9433213624, Status :Solicitor firm		
Transaction		Additional Transaction	
[0901] Declaration, Declaration relating to immovable property			
Set Forth value		Market Value	
Rs. 1/-		Rs. 33,25,775/-	
Stamp duty Paid(SD)		Registration Fee Paid	
Rs. 20/- (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:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Sahapara Road (Purba Putiary), , Premises No: 43/1, , Ward No: 114 Pin Code : 700093

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu		3 Katha 14 Chatak 10.65 Sq Ft	1/-	33,25,775/-	Width of Approach Road: 14 Ft.,
Grand Total :					6.4182Dec	1 /-	33,25,775 /-	

### Declarant Details :



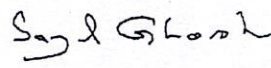


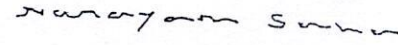


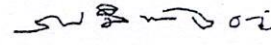
Sl No	Name,Address,Photo, Finger print and Signature
1	<b>Mr KANAI LAL SAHA</b> Son of Late PYAYARI MOHAN SAHA43/1, SAHA PARA, City:- , P.O:- PURBAPUTIARY, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700093 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No: 86xxxxxxx9752, Status :Individual, Executed by: Attorney, Executed by: Attorney
2	<b>Mrs SHILA BEAR</b> Wife of Mr SUDHANGSHU BERA 117/1, SAHA PARA, City:- , P.O:- PURBAPUTIARY, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700093 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Aadhaar No: 60xxxxxxx1401, Status :Individual, Executed by: Attorney, Executed by: Attorney



**NILA SAHA**

Wife of Mr SHANKAR SAHA 27/1F, M.N.SEN LANE, City:- , P.O:- REGENT PARK, P.S:-Regent Park, District:- South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Aadhaar No: 82xxxxxxx7135, Status :Individual, Executed by: Attorney, Executed by: Attorney



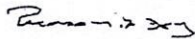
**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr SAJAL GHOSH</b> <b>(Presentant )</b> Son of Late MAKHAN LAL GHOSH Date of Execution - 28/08/2023, , Admitted by: Self, Date of Admission: 28/08/2023, Place of Admission of Execution: Office			
	Aug 28 2023 11:52AM	LTI 28/08/2023	28/08/2023	
PARTNER, S.N.S. CONSTRUCTION , 143, CHAKDAH PURBAPUTIARY, City:- , P.O:- PURBAPUTIARY, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700093 , AMBAGAN GOVT. COLONY, City:- , P.O:- PURBAPUTIARY, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700093, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 82xxxxxxx4022 Status : Attorney, Attorney of : Mr KANAI LAL SAHA, Mrs SHILA BEAR, Mrs NILA SAHA				
2	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr NARAYAN SAHA</b> Son of Late CHANDMOHAN SAHA Date of Execution - 28/08/2023, , Admitted by: Self, Date of Admission: 28/08/2023, Place of Admission of Execution: Office			
	Aug 28 2023 11:53AM	LTI 28/08/2023	28/08/2023	
PARTNER, S.N.S. CONSTRUCTION , 143, CHAKDAH PURBAPUTIARY, City:- , P.O:- PURBAPUTIARY, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700093 , 143, CHAKDAH PURBAPUTIARY, City:- , P.O:- PURBAPUTIARY, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700093, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 71xxxxxxx2322 Status : Attorney, Attorney of : Mr KANAI LAL SAHA, Mrs SHILA BEAR, Mrs NILA SAHA				
3	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr SWAPAN BANIK</b> Son of Late PRANGOPAL BANIK Date of Execution - 28/08/2023, , Admitted by: Self, Date of Admission: 28/08/2023, Place of Admission of Execution: Office			
	Aug 28 2023 11:54AM	LTI 28/08/2023	28/08/2023	



ARTNER, S.N.S. CONSTRUCTION , 143, CHAKDAH PURBAPUTIARY, City:- , P.O:-  
PURBAPUTIARY, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700093 ,  
SREEPALLY, City:- , P.O:- PURBAPUTIARY, P.S:-Regent Park, District:-South 24-Parganas, West  
Bengal, India, PIN:- 700093, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, ,  
Aadhaar No: 50xxxxxxx0104 Status : Attorney, Attorney of : Mr KANAI LAL SAHA, Mrs SHILA BEAR,  
Mrs NILA SAHA

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr PRASENJIT DEY</b> Son of Late HARABANDHU DEY TALBAGAN, City:- , P.O:- PURBAPUTIARY, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700093			
	28/08/2023	28/08/2023	28/08/2023
Identifier Of Mr SAJAL GHOSH, Mr NARAYAN SAHA, Mr SWAPAN BANIK			



On 28-08-2023

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 11:30 hrs on 28-08-2023, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Mr SAJAL GHOSH .

Executed by Attorney

1. Execution by Mr SAJAL GHOSH, PARTNER, S.N.S. CONSTRUCTION (Partnership Firm), 143, CHAKDAH PURBAPUTIARY, City:- , P.O:- PURBAPUTIARY, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700093 as constituted attorney for 1. Mr KANAI LAL SAHA 43/1, SAHA PARA, P.O: PURBAPUTIARY, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700093, 2. Mrs SHILA BEAR 117/1, SAHA PARA, P.O: PURBAPUTIARY, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700093, 3. Mrs NILA SAHA 27/1F, M.N.SEN LANE, P.O: REGENT PARK, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040 is admitted by him

Indetified by Mr PRASENJIT DEY, , , Son of Late HARABANDHU DEY, TALBAGAN, P.O: PURBAPUTIARY, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700093, by caste Hindu, by profession Others

2. Execution by Mr NARAYAN SAHA, PARTNER, S.N.S. CONSTRUCTION (Partnership Firm), 143, CHAKDAH PURBAPUTIARY, City:- , P.O:- PURBAPUTIARY, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700093 as constituted attorney for 1. Mr KANAI LAL SAHA 43/1, SAHA PARA, P.O: PURBAPUTIARY, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700093, 2. Mrs SHILA BEAR 117/1, SAHA PARA, P.O: PURBAPUTIARY, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700093, 3. Mrs NILA SAHA 27/1F, M.N.SEN LANE, P.O: REGENT PARK, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040 is admitted by him

Indetified by Mr PRASENJIT DEY, , , Son of Late HARABANDHU DEY, TALBAGAN, P.O: PURBAPUTIARY, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700093, by caste Hindu, by profession Others

3. Execution by Mr SWAPAN BANIK, PARTNER, S.N.S. CONSTRUCTION (Partnership Firm), 143, CHAKDAH PURBAPUTIARY, City:- , P.O:- PURBAPUTIARY, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700093 as constituted attorney for 1. Mr KANAI LAL SAHA 43/1, SAHA PARA, P.O: PURBAPUTIARY, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700093, 2. Mrs SHILA BEAR 117/1, SAHA PARA, P.O: PURBAPUTIARY, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700093, 3. Mrs NILA SAHA 27/1F, M.N.SEN LANE, P.O: REGENT PARK, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040 is admitted by him

Indetified by Mr PRASENJIT DEY, , , Son of Late HARABANDHU DEY, TALBAGAN, P.O: PURBAPUTIARY, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700093, by caste Hindu, by profession Others

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 20.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 7842, Amount: Rs.20.00/-, Date of Purchase: 25/08/2023, Vendor name: Samiran Das



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



