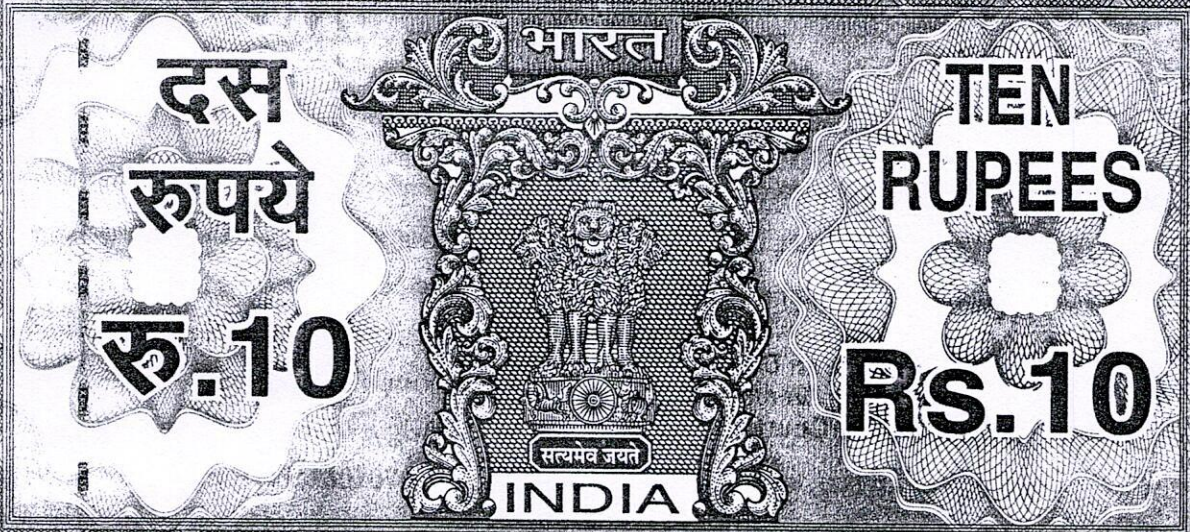


013934/24

I-13785/2024

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL Registration. The signature sheets and the  
 प्रोसेसमेंट शीट्स एन्वेलेप 95AB 638040  
 document are the part of this document.

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

01 OCT 2024

K.M.C. BOUNDARY DECLARATION

Reg: - Premises No. 62/1, Janak Long Sarani,  
 Ward No. 144, Borough - XVI, Post Office -  
 Joka, Police Station - Thakurp. sub, District  
 South 24 - Parganas.

I, SRI BISWAJIT SARKAR, (PAN - ATFPS978411) (Aadhaar - 5206 6268 0341), son of  
 Late Sunil Sarkar, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing  
 at 41, Tapati Apartment, 8, Galtala Lane, P.O. - Parnasree Pally, P.S. - Parnasree, Kolkata -  
 700060, represented by his Lawful Constituted Attorney namely M/S. RADIANT UDYOG,  
 (PAN - ABJFR5559D), a Partnership Firm, having its office at Premises No. 41, Sudha  
 Banerjee Road, P.O. - Parnasree Pally, P.S. - Parnasree, Kolkata - 700060 and mailing address  
 41B, Tapati Apartment, 42, Galtala Lane, P.O. - Parnasree Pally, P.S. - Parnasree, Kolkata -  
 700060, represented by its Partners namely (1) SRI SURAJIT SARKAR, (PAN -  
 BGNPS0667P) (Aadhaar - 4293 9797 0585), son of Late Sunil Chandra Sarkar, residing at 42,  
 Galtala Lane, "Tapati Apartment", Flat No. 8, P.O. - Parnasree Pally, P.S. - Parnasree, Kolkata -  
 700060, (2) SRI SUJIT DAS, (PAN - ACNPD3657J) (Aadhaar - 8135 4117 5531), son of  
 Late Asit Das, residing at 1/6B, Mahendra Banerjee Road, P.O. - Parnasree Pally, P.S. -  
 Parnasree, Kolkata - 700060, (3) SRI UPAMANYU DAS, (PAN - AHYPD1217D) (Aadhaar -



5793 1663 4996), son of Sri Amit Kumar Das, residing at 1/8D, Mahendra Banerjee Road, P.O.

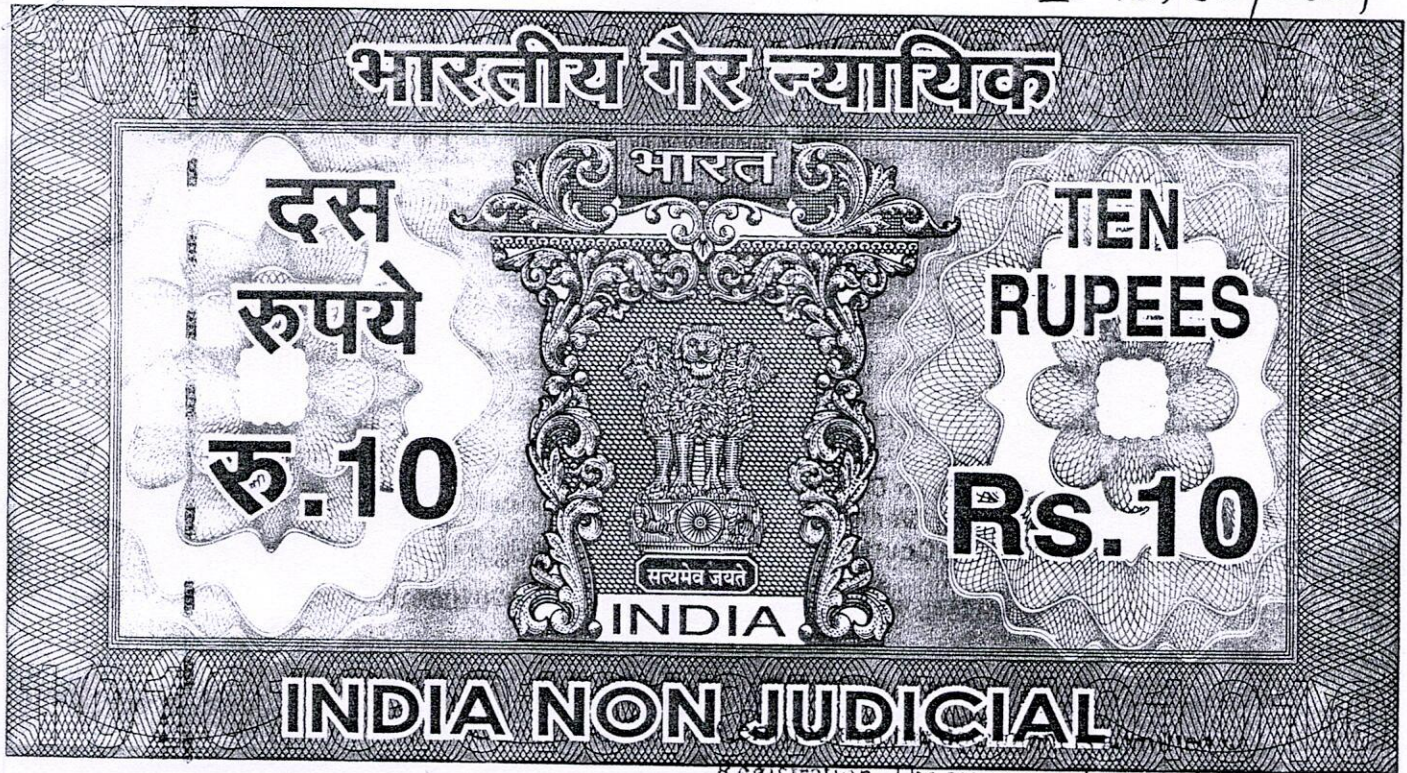
Parnasree Pally, P.S. – Parnasree, Kolkata – 700060 and (4) **SRI SOUVIK ROY**, (PAN – CGJPR5467D) (Aadhaar – 8560 4079 3152), son of Late Pradip Roy, residing at 282, Parnasree Pally, P.O. Parnasree Pally, P.S. – Parnasree, Kolkata – 700060, all by faith – Hindu, by occupation – Business, by Nationality – Indian, by virtue of registered Development Power of Attorney, which was duly registered in the office of the A.D.S.R. at Behala and recorded in Book No. I, Being No. 160707616, for the year 2024, do hereby declare as follows:-

1. That we are the Constituted Attorneys of Owner of Premises No. 62/1, James Long Sarani, Ward No. 144, Borough – XVI, Post Office – Joka, Police Station – Thakurpukur, District South 24 - Parganas, being Land measuring about **202.549** Square Meter (**03** Cottahs, **00** Chittack & **20.237** Square Feet) more or less, along with R.T. shed structure thereon and we proposed to construct a Building as Constituted Attorneys, at the above premises the Total Boundary Line of the property which is fully mentioned and described in **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 we are submit a Building Plan as Constituted Attorneys of the Owner at the above Premises No. 62/1, James Long Sarani, Ward No. 144, Borough – XVI, Post Office – Joka, Police Station – Thakurpukur, District South 24 - Parganas, for sanctioned.
3. That we are the Constituted Attorneys of Owner of Premises No. 62/1, James Long Sarani, Ward No. 144, Borough -- XVI, Post Office – Joka, Police Station – Thakurpukur, District South 24 - Parganas, within the Municipal limits of Kolkata Municipal Corporation comprising land measuring about **202.549** Square Meter (**03** Cottahs, **00** Chittack & **20.237** Square Feet) more or less, along with structure standing thereon more fully described and delineated in the **Map** or **Plan** annexed hereto and thereon coloured in **RED** Verge line.
4. That there is no Civil or Criminal suit pending against the Said Land and the Said Land is free from all encumbrances.
5. That the measurement of four side of Premises No. 62/1, James Long Sarani, Ward No. 144, Borough – XVI, Post Office – Joka, Police Station – Thakurpukur, District South 24 - Parganas.



013934/24

I-13785/2024



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL Registration. The signature sheets and the  
 95AB 638040  
 document are the part of this document.

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

01 OCT 2024

### K.M.C. BOUNDARY DECLARATION

Reg: - Premises No. 62/1, James Long Sarani,  
 Ward No. 144, Borough - XVI, Post Office -  
 Joka, Police Station - Thakurp. sub, District  
 South 24 - Parganas.

L. SRI BISWAJIT SARKAR. (PAN - ATEPS9784H) (Aadhaar - 5206 6268 0341), son of  
 Late Sunil Sarkar, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing  
 at 41, Tapati Apartment, 8, Galtala Lane, P.O. - Parnasree Pally, P.S. - Parnasree, Kolkata -  
 700060, represented by his Lawful Constituted Attorney namely M/S. RADIANT UDYOG,  
 (PAN - ABJFR5559D), a Partnership Firm, having its office at Premises No. 44, Sudha  
 Banerjee Road, P.O. - Parnasree Pally, P.S. - Parnasree, Kolkata - 700060 and mailing address  
 41/8, Tapati Apartment, 42, Galtala Lane, P.O. - Parnasree Pally, P.S. - Parnasree, Kolkata -  
 700060, represented by its Partners namely (1) SRI SURAJIT SARKAR, (PAN -  
 BGNPS0667P) (Aadhaar - 4293 9797 0585), son of Late Sanku Chandra Sarkar, residing at 42,  
 Galtala Lane, "Tapati Apartment", Flat No. 8, P.O. - Parnasree Pally, P.S. - Parnasree, Kolkata  
 700060, (2) SRI SUJIT DAS, (PAN - ACMPD5657J) (Aadhaar - 8133 4117 6231), son of  
 Late Asit Das, residing at 1/6B, Mahendra Banerjee Road, P.O. - Parnasree Pally, P.S. -  
 Parnasree, Kolkata - 700060, (3) SRI UPAMANYU DAS, (PAN - AHYPD12175) (Aadhaar -



5793 1663 4996), son of Sri Amit Kumar Das, residing at 1/8D, Mahendra Banerjee Road, P.O.

Parnasree Pally, P.S. – Parnasree, Kolkata – 700060 and (4) **SRI SOUVIK ROY**, (PAN – CGJPR5467D) (Aadhaar – 8560 4079 3152), son of Late Pradip Roy, residing at 282, Parnasree Pally, P.O. Parnasree Pally, P.S. – Parnasree, Kolkata – 700060, all by faith – Hindu, by occupation – Business, by Nationality – Indian, by virtue of registered Development Power of Attorney, which was duly registered in the office of the A.D.S.R. at Behala and recorded in Book No. I, Being No. 160707616, for the year 2024, do hereby declare as follows:-

1. That we are the Constituted Attorneys of Owner of Premises No. 62/1, James Long Sarani, Ward No. 144, Borough – XVI, Post Office – Joka, Police Station – Thakurpukur, District South 24 - Parganas, being Land measuring about **202.549** Square Meter (**03** Cottahs, **00** Chittack & **20.237** Square Feet) more or less, along with R.T. shed structure thereon and we proposed to construct a Building as Constituted Attorneys, at the above premises the Total Boundary Line of the property which is fully mentioned and described in **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 we are submit a Building Plan as Constituted Attorneys of the Owner at the above Premises No. 62/1, James Long Sarani, Ward No. 144, Borough – XVI, Post Office – Joka, Police Station – Thakurpukur, District South 24 - Parganas, for sanctioned.
3. That we are the Constituted Attorneys of Owner of Premises No. 62/1, James Long Sarani, Ward No. 144, Borough – XVI, Post Office – Joka, Police Station – Thakurpukur, District South 24 - Parganas, within the Municipal limits of Kolkata Municipal Corporation comprising land measuring about **202.549** Square Meter (**03** Cottahs, **00** Chittack & **20.237** Square Feet) more or less, along with structure standing thereon more fully described and delineated in the **Map** or **Plan** annexed hereto and thereon coloured in **RED** Verge line.
4. That there is no Civil or Criminal suit pending against the Said Land and the Said Land is free from all encumbrances.
5. That the measurement of four side of Premises No. 62/1, James Long Sarani, Ward No. 144, Borough – XVI, Post Office – Joka, Police Station – Thakurpukur, District South 24 - Parganas.



### SCHEDULE

Premises No. 62/1, James Long Sarani, Ward No. 144, Borough – XVI, Post Office – Joka, Police Station – Thakurpukur, District South 24 - Parganas, within the Municipal limits of Kolkata Municipal Corporation comprising land measuring about **341.463 Square Meter (05 Cottahs, 01 Chittack & 30.508 Square Feet)** more or less, along with structure thereon, lying at Mouza Joka, J.L. No. 121, under L.R. Dag Nos. 740/847 & 741, being Butted and Bounded as follows:

ON THE NORTH : 8.839 M, 6.553 M, 13.930 M & 16.892 M;  
 ON THE SOUTH : 14.173 M, 1.596 M, 15.289 M & 14.783;  
 ON THE EAST : 3.910 M, 9.449 M, 0.811 M & 20.422 M Wide James Long Sarani;  
 ON THE WEST : 4.267 M & 2.996 M, ~~3.200 M~~.

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

That we are the Constituted Attorneys of Owner of said plot of land and if in future any dispute arises against the said landed property the Kolkata Municipal Corporation will not be liable for any litigation over the said land and on the event of Kolkata Municipal Corporation has every right to revoke the B.S. Plan.

IN WITNESS WHEREOF the executants put this respective signature on this 30th day of September, 2024

WITNESSES:-

① Parina Sarkar  
 Alipore police court  
 Kol-27

② Snigyan Dutta  
 Alipore police court  
 Kol-27

Type In  
 PRINT ZONE  
 Alipore Police Court

Sarfraz Ahmed.

*Surajit Sarkar*  
*Shrinidhi*  
*Pamona*  
*Sourav*

**DECLARANTS**  
 Drafted as per K.M.C. Proforma

*Surajit Sarkar*



SITE PLAN OF A LAND AT MOUZA - JOKA, J.L. NO.- 121, L.R. DAG NO. 740/847

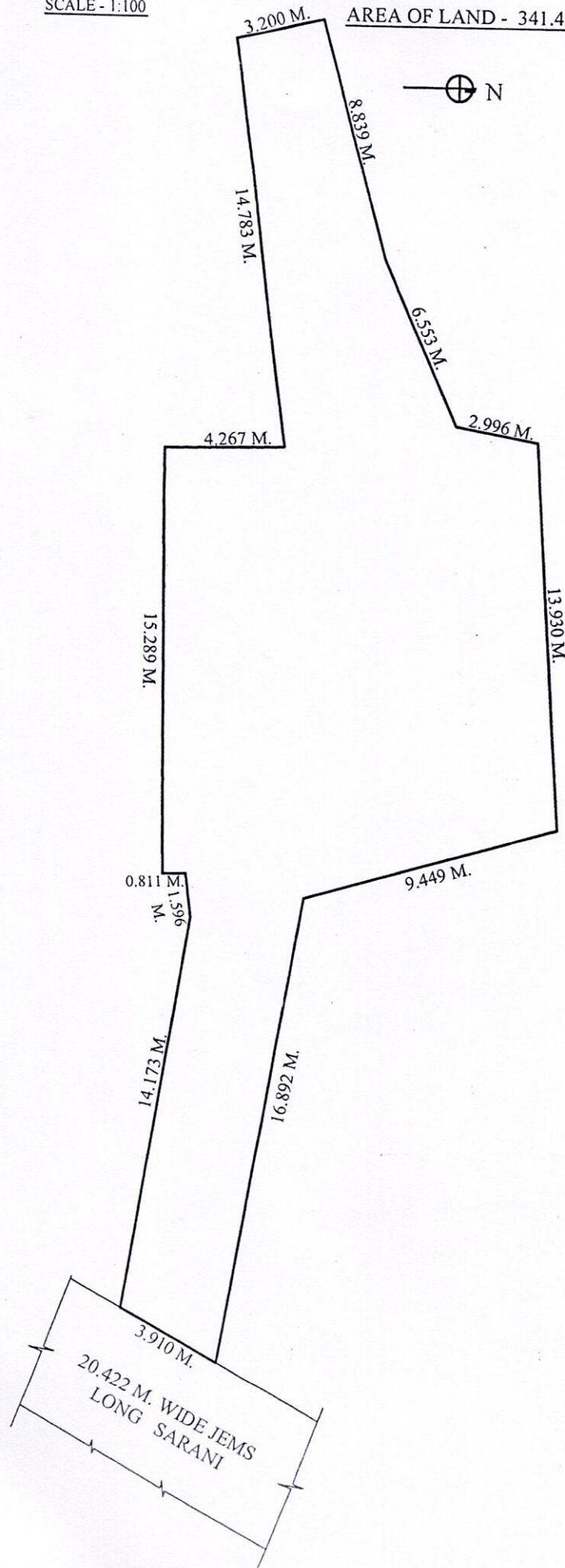
AND 741, AT PREMISES NO. - 62/1, JAMES LONG SARANI, WARD NO.- 144,

BOROUGH - XVI, UNDER K. M.C.,

P.O. - JOKA & P.S. - THAKURPUKUR.

SCALE - 1:100

AREA OF LAND - 341.463 SQM. (05 K - 01 CH - 30.508 SFT)



*Sanjit Sarkar*  
*Minister*  
*Manaya Sm.*  
*Sowik*

*Krishnendu Ray*  
KRISHNENDU RAY  
LBS OF K.M.C  
LBS No : 1085. CLASS-I





Signature Surjit Sarkar

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



Name .....

Signature Surjit Sarkar

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



Name .....

Signature Saurav Sr.

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



Name .....

Signature Saurav Sr.

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



### Major Information of the Deed

Deed No :	I-1602-13785/2024	Date of Registration	01/10/2024
Query No / Year	1602-2002597538/2024	Office where deed is registered	
Query Date	30/09/2024 5:58:41 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	MM NOORUZAMAN ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9903735373, Status : Deed Writer		
Transaction	Additional Transaction		
[0901] Declaration, Declaration relating to immovable property			
Set Forth value	Market Value		
Rs. 1/-	Rs. 91,56,608/-		
Stamp duty 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:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: James Long Sarani, Road Zone : (Ward No. 124,143, 144 (Premises located on J.L Sarani) -- ) , , Premises No: 62/1, , Ward No: 144 Pin Code : 700104



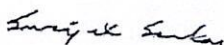


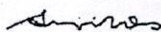


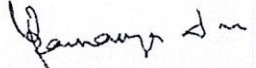
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	5 Katha 1 Chatak 30.508 Sq Ft	1/-	91,56,608/-	Property is on Road
Grand Total :				8.423Dec	1 /-	91,56,608 /-	

### Declarant Details :



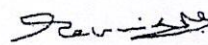
Sl No	Name,Address,Photo,Finger print and Signature
1	<b>BISWAJIT SARKAR</b> Son of Late SUNIL SARKAR 8, GABTALA LANE, City:- , P.O:- PARNASREE PALLY, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , Aadhaar No: 52xxxxxxx0341, Status :Individual, Executed by: Attorney, Executed by: Attorney





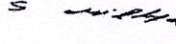
**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>SURAJIT SARKAR</b> Son of Late SUNIL CHANDRA SARKAR Date of Execution - 30/09/2024, , Admitted by: Self, Date of Admission: 01/10/2024, Place of Admission of Execution: Office	<b>Photo</b>  Oct 1 2024 1:33PM	<b>Finger Print</b>  Captured LTI 01/10/2024	<b>Signature</b>  01/10/2024
PARTNER, RADIANT UDYOG , 44, SUDHA BANERJEE ROAD, City:- , P.O:- PARNASREE PALLY, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 , 42, GABTALA LANE, 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, , Aadhaar No: 42xxxxxxx0585 Status : Attorney, Attorney of : BISWAJIT SARKAR				
2	<b>Name</b> <b>SUJIT DAS</b> Son of Late ASIT DAS Date of Execution - 30/09/2024, , Admitted by: Self, Date of Admission: 01/10/2024, Place of Admission of Execution: Office	<b>Photo</b>  Oct 1 2024 1:34PM	<b>Finger Print</b>  Captured LTI 01/10/2024	<b>Signature</b>  01/10/2024
PARTNER, RADIANT UDYOG , 44, SUDHA BANERJEE ROAD, City:- , P.O:- PARNASREE PALLY, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 , 1/6B, MAHENDRA BANERJEE ROAD, 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, , Aadhaar No: 84xxxxxxx8561 Status : Attorney, Attorney of : BISWAJIT SARKAR				
3	<b>Name</b> <b>UPAMANYU DAS</b> Son of AMIT KUMAR DAS Date of Execution - 30/09/2024, , Admitted by: Self, Date of Admission: 01/10/2024, Place of Admission of Execution: Office	<b>Photo</b>  Oct 1 2024 1:34PM	<b>Finger Print</b>  Captured LTI 01/10/2024	<b>Signature</b>  01/10/2024
PARTNER, RADIANT UDYOG , 44, SUDHA BANERJEE ROAD, City:- , P.O:- PARNASREE PALLY, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 , 1/8D, MAHENDRA BANERJEE ROAD, 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, , Aadhaar No: 57xxxxxxx4996 Status : Attorney, Attorney of : BISWAJIT SARKAR				



4	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
<b>SOUVIK ROY (Presentant)</b> Son of Late PRADIP ROY Date of Execution - 30/09/2024, , Admitted by: Self, Date of Admission: 01/10/2024, Place of Admission of Execution: Office		 Oct 1 2024 1:35PM	 Captured LTI 01/10/2024	 01/10/2024
PARTNER, RADIANT UDYOG , 44, SUDHA BANERJEE ROAD, City:- , P.O:- PARNASREE PALLY, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 , 282, 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, , Aadhaar No: 85xxxxxxxx3152 Status : Attorney, Attorney of : BISWAJIT SARKAR				

**Identifier Details :**

<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
<b>SHYAMASHRI MIDDYA</b> Wife of Late HARAN MIDDYA 24A, HOGAL BARI PATHWAY, City:- , P.O:- NEW ALIPORE, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700038	 01/10/2024	 Captured 01/10/2024	 01/10/2024
Identifier Of SURAJIT SARKAR, SUJIT DAS, UPAMANYU DAS, SOUVIK ROY			



**Endorsement For Deed Number : I - 160213785 / 2024**

**On 01-10-2024**

**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 13:28 hrs on 01-10-2024, at the Office of the D.S.R. -I I SOUTH 24-PARGANAS by SOUVIK ROY ,,

**Executed by Attorney**

1. Execution by SURAJIT SARKAR, PARTNER, RADIANT UDYOG (Partnership Firm), 44, SUDHA BANERJEE ROAD, City:- , P.O:- PARNASREE PALLY, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 as constituted attorney for BISWAJIT SARKAR 8, GABTALA LANE, P.O: PARNASREE PALLY, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060 is admitted by him

Indetified by SHYAMASHRI MIDDYA, , , Wife of Late HARAN MIDDYA, 24A, HOGAL BARI PATHWAY, P.O: NEW ALIPORE, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700038, by caste Hindu, by profession Law Clerk

2. Execution by SUJIT DAS, PARTNER, RADIANT UDYOG (Partnership Firm), 44, SUDHA BANERJEE ROAD, City:- , P.O:- PARNASREE PALLY, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 as constituted attorney for BISWAJIT SARKAR 8, GABTALA LANE, P.O: PARNASREE PALLY, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060 is admitted by him

Indetified by SHYAMASHRI MIDDYA, , , Wife of Late HARAN MIDDYA, 24A, HOGAL BARI PATHWAY, P.O: NEW ALIPORE, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700038, by caste Hindu, by profession Law Clerk

3. Execution by UPAMANYU DAS, PARTNER, RADIANT UDYOG (Partnership Firm), 44, SUDHA BANERJEE ROAD, City:- , P.O:- PARNASREE PALLY, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 as constituted attorney for BISWAJIT SARKAR 8, GABTALA LANE, P.O: PARNASREE PALLY, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060 is admitted by him

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4. Execution by SOUVIK ROY, PARTNER, RADIANT UDYOG (Partnership Firm), 44, SUDHA BANERJEE ROAD, City:- , P.O:- PARNASREE PALLY, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 as constituted attorney for BISWAJIT SARKAR 8, GABTALA LANE, P.O: PARNASREE PALLY, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060 is admitted by him

Indetified by SHYAMASHRI MIDDYA, , , Wife of Late HARAN MIDDYA, 24A, HOGAL BARI PATHWAY, P.O: NEW ALIPORE, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700038, by caste Hindu, by profession Law Clerk

**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 638040, Amount: Rs.10.00/-, Date of Purchase: 12/09/2024, Vendor name:  
SAMIRAN DAS



**Suman Basu**

**DISTRICT SUB-REGISTRAR**

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

**South 24-Parganas, West Bengal**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2024, Page from 468291 to 468303  
being No 160213785 for the year 2024.



*Suman*

Digitally signed by Suman Basu  
Date: 2024.10.24 15:33:11 +05:30  
Reason: Digital Signing of Deed.

(Suman Basu) 24/10/2024

DISTRICT SUB-REGISTRAR

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

West Bengal.