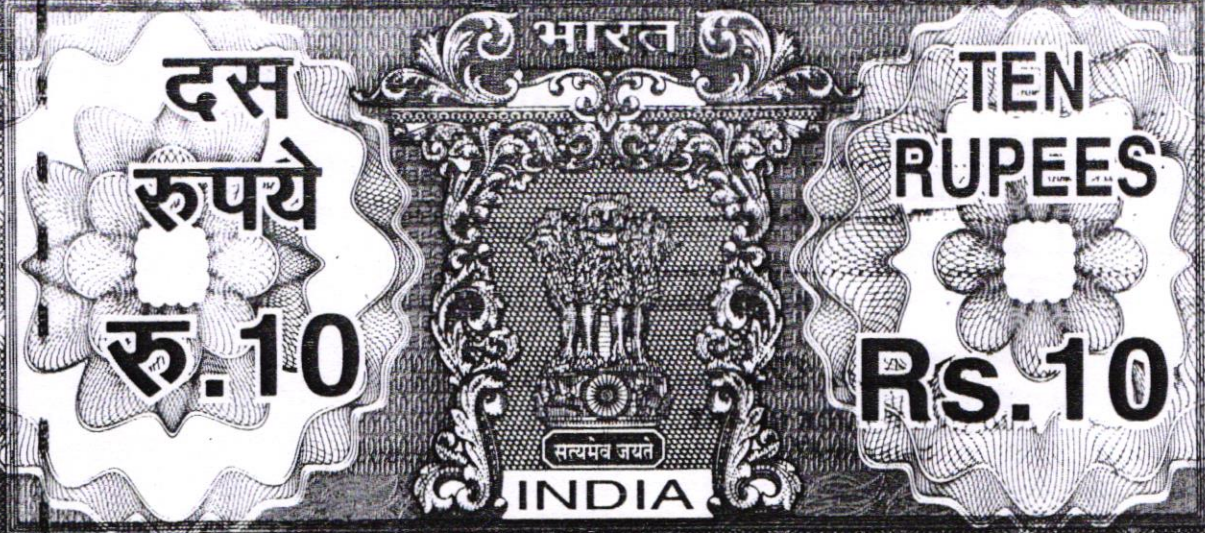


0539/2025

I - 489/25

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

99AB 254261

Certified that the document is admitted to registration. The signature sheet/s and the endorsement sheets attached with this document are the part of this document

Dist. Sub-Registrar-1
Alipore, South 24 Parganas.

10 MAR 2025

BOUNDARY DECLARATION TO K.M.C.

Ref : Premises No.951, Nayabad, Kolkata-700099, Borough No. XII, Mouza-Nayabad, J.L. No.25, R.S. Dag No.188, R.S. Khatian No.72, L.R. Khatian No.2305 & 2306, lying and situated within the ward No.109, of the Kolkata Municipal Corporation P.S. Panchasayar, Sub-Registry office A.D.S.R. Schaldah, in the District 24-Parganas now South 24-Parganas.

Land measuring about 295.564 sqm (04 KA- 06 CH- 31 sq.ft.) more or less.

Attest Manda

...

11:12
10/03/25
B = 2/694503/25

003306

28 JAN 2025

Sl. No.....Dt.....Rupees- 10/-

Address.....

P.O.....P.S.....

Vendor.....

Sunith Kumar Roy
Advocate

F/638/430/2018
Alipore, Kolkata - 700 027

Sunith Kumar Roy
ALIPORE POLICE COURT
Kolkata-27

2805 2025 01



District Sub-Registrar-I
Alipore, South 24 Parganas

10 MAR 2025

*W Bank Jan
Plot. Satish Saha
A/29, Bagha jatin Pathy,
P.O. Requet Estate, P.S.
Jadugram, Kot 9
Business.*

We, 1. **SRI BHUPENDRA MOHAN SAHA**, Son of Late Abinash Chandra Saha, Pan No.EGBPS0302A, Aadhaar No.5868 1861 4867, Date of Birth 08.03.1938, 2 **SRI NETAI MUKHERJEE**, Son of Late Sushil Mukherjee, Pan No.CGXPM3723R, Aadhaar No.8186 0078 9250, Date of Birth 01.01.1976, both by faith-Hindu, by occupation-Retired Person, by Nationality-Indian, both are residing at-4, Shatipath, Santoshpur, P.O. Santoshpur, P.S. Survey Park, Kolkata-700075, District South 24-parganas, represented their constituted Attorney **SRI ALOK MONDAL**, Pan No.AGKPM1345A, Aadhaar No.3609 2238 0563, Voter Card no.SCG3178522, Mobile No. 7980795685, Son of Late Jiban Krishna Mondal, faith-Hindu, by occupation-Business, by Nationality-Indian, residing at-93, Ananda Pally, Jadavpur University, P.O.Jadavpur University,P.S.Jadavpur, Kolkata-700032,District South 24-Parganas, do hereby solemnly affirm and declare as follows :-

By virtue of registered General Power of Attorney dated 20.01.2025 registered at office of the D.S.R.-III Alipore, and duly recorded in Book No- I, Volume No.1603-2025, Pages from 36593 to 36604, Being No.160300929, in the year 2025.

WHEREAS That 1. **SRI BHUPENDRA MOHAN SAHA**, Son of Late Abinash Chandra Saha, and 2 **SRI NETAI MUKHERJEE**, Son of Late Susil Mukherjee, both are residing at-4, Shatipath, Santoshpur, P.O. Santoshpur, P.S. Survey Park, Kolkata-700075, District South 24-parganas, Purchase two separate Deed of Conveyance dated 09.07.1998 vide Book No.I, Volume No.32. Page No.155 to 168, Being No.4548, for the year 1998 and Deed of Conveyance dated 30.04.2012

Alok Mondal

vide Book No.I, C.D. Volume No.8. Page No.8429 to 8445, Being No.03732, for year 2012 Purchase of total Land 04 Cottahs 07 Chittacks 12 sq.ft. more or less at present physical land measuring about 295.564 sqm (04 KA- 06 CH- 31 sq.ft.) more or less at Premises No.951, Nayabad, Kolkata-700099, Borough No. XII, Mouza-Nayabad, J.L. No.25, R.S. Dag No.188, R.S. Khatian No.72, L.R. Khatian No.2305 & 2306, lying and situated within the ward No.109, of the Kolkata Municipal Corporation P.S. Panchasayar, Sub-Registry office A.D.S.R. Sehaldah, in the District 24-Parganas now South 24-Parganas.

1. That We are the owners of the Premises No.951, Nayabad, Kolkata-700099, Borough No.XII, Mouza-Nayabad, J.L.No.25, R.S.Dag No.188, R.S. Khatian No.72, L.R. Khatian No.2305 & 2306, lying and situated within the ward No.109, of the Kolkata Municipal Corporation P.S. Panchasayar, Sub-Registry office A.D.S.R. Sehaldah, in the District 24-Parganas now South 24-Parganas land measuring about 295.564 sqm (04 KA- 06 CH- 31 sq.ft..) more or less and propose to construct a building in the aforesaid Premises. The total boundary line in the property is fully mentioned below and described in the RED colour and We shall be liable for dispute if arises with neighbour in respect of this said land in future. The K.M.C. will not be liable for any litigation arises in future over the said land due to false statements and has liberty to revoke the Plan in accordance with law.

2. That We shall submit the plan for the construction of a building in the said premises for obtaining sanction vide application.

Alex R. Mondal

3. That we are the owners of Premises No.951, Nayabad, Kolkata-700099, Borough No. XII, Mouza-Nayabad, J.L. No.25, R.S. Dag No.188, R.S. Khatian No.72, L.R. Khatian No.2305 & 2306, lying and situated within the ward No.109, of the Kolkata Municipal Corporation P.S. Panchasayar, Sub-Registry office A.D.S.R. Sehaldah, in the District 24-Parganas now South 24-Parganas land measuring about 295.564 sqm (04 KA-06 CH-31 sq.ft.) more or less thereon morefully described and delineated in the Plan annexed hereto and thereon colored in 'RED' verge line.

4. That No Positional change of properties has been occurred due to this declaration.

5. That there in no civil or criminal suit pending ever the said land and the land is free from all encumbrances.

6. The measurement of the four sides of the land Premises No.951, Nayabad, Kolkata-700099, Borough No. XII, Mouza-Nayabad, J.L. No.25, R.S. Dag No.188, R.S. Khatian No.72, L.R. Khatian No.2305 & 2306, lying and situated within the ward No.109, of the Kolkata Municipal Corporation P.S. Panchasayar, Sub-Registry office A.D.S.R. Sehaldah, in the District 24-Parganas now South 24-Parganas within our ownership are as follows :-

ON THE NORTH : 9080MM+7648MM.

ON THE SOUTH : 10500MM and 6.100M

(20'-00") wide Common Passage.

ON THE EAST : 20930MM+160MM.

ON THE WEST : 23900MM.

Asok Mondal

6. That the width of Road in the Southern side abutting the said Premises has been measured at different Points by Sri Suranjan Dutta L.B.S.Class-1 No.143 in Presence of us and the minimum width of the Road within a stretch upto nearest junction with main Road subject to a maximum of 50.00M on either side of the said Premises is found as 6.100M (20'-00") wide Common Passage on the Southern side.

SCHEDULE

ALL THAT that piece and parcel of land measuring about 295.564 sqm (04 KA- 06 CH- 31 sq.ft.) more or less at Premises No.951, Nayabad, Kolkata-700099, Borough No. XII, Mouza-Nayabad, J.L. No.25, R.S. Dag No.188, R.S. Khatian No.72, L.R. Khatian No.2305 & 2306, lying and situated within the ward No.109, of the Kolkata Municipal Corporation P.S. Panchasayar, Sub-Registry office A.D.S.R. Sehaldah, in the District 24-Parganas now South 24-Parganas (Now south 24-parganas) butted and bounded as follows :-

ON THE NORTH : 9080MM+7648MM and G+III Storied Building
Plot No.31 and G+III Storied Building Plot No.32.

ON THE SOUTH : 10500MM and 6.100M
(20'-00") wide Common Passage.

ON THE EAST : 20930MM+160MM and II Storied Building
Plot No.42 and Premises No.1475, Nayabad. ✓

ON THE WEST : 23900MM and Vacant Land R.S. Dag No.135.

Deed 12/2/17

Signed this 10th day of March, 2025.

WITNESSES :-

1. Snehasis Moulik
A/21 Baghajatin
KOL-700092

Alok Mondal

2. Debansu Sanyal
A/29, Baghajatin
KOL, KOL-92.

**ALOK MONDAL
C.A. OF
BHUPENDRA MOHAN SAHA
NITAI MUKHERJEE**

DECLARANTS

Drafted by me as per
K.M.C. Performa.

Sunith Kr. Roy
Sunith Kumar Roy
Advocate
F/638/430/2018
Alipore, Kolkata - 700 027

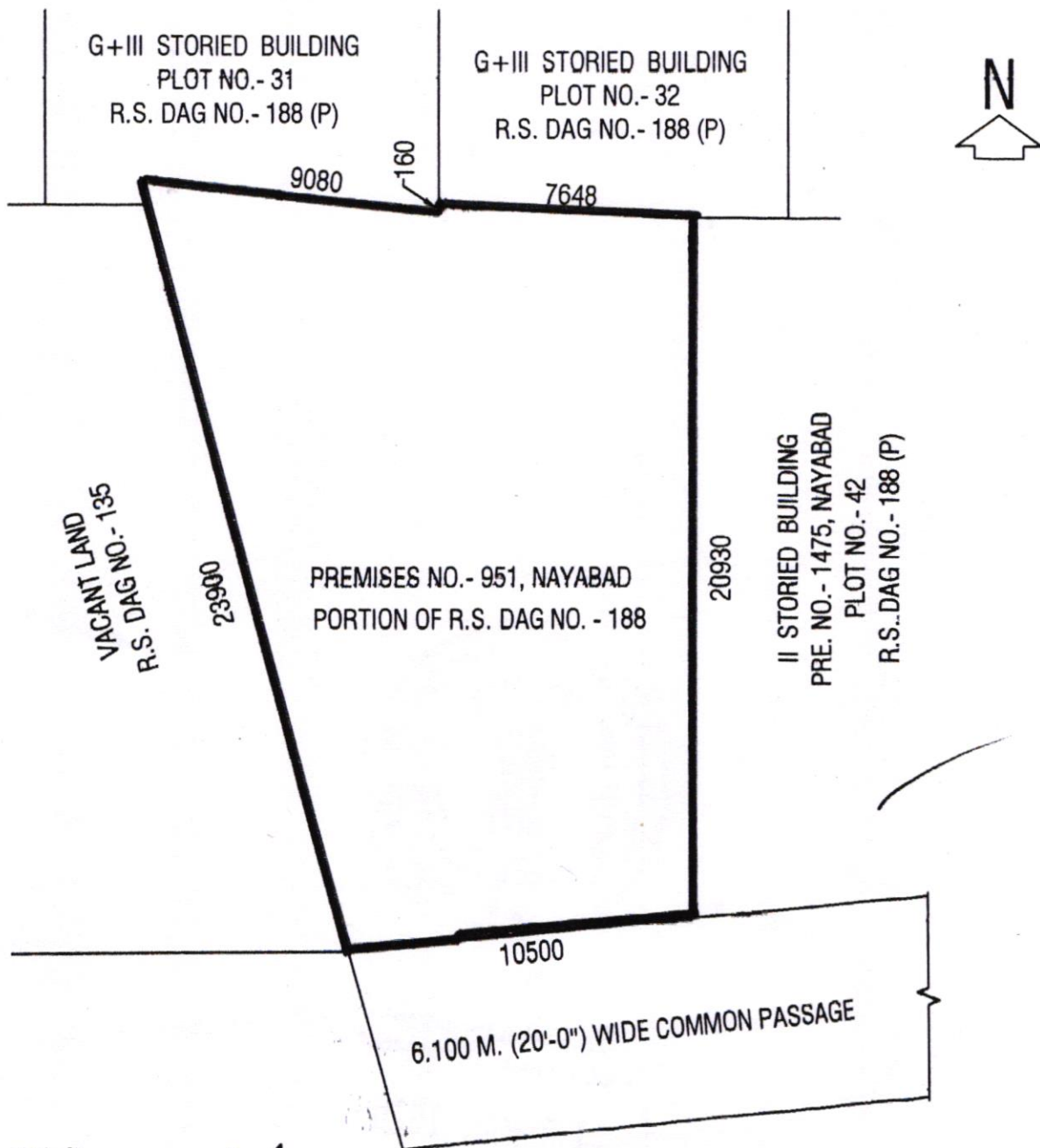
Typed by me :-

Basu Das
Alipore Police Court,
Kolkata-27.

SITE PLAN AT PREMISES NO.- 951, NAYABAD IN WARD NO.- 109, BOROUGH NO.- XII,
KOLKATA - 700 099, P.S. PANCHASAYAR OF R.S. DAG NO.- 188 (P), R.S. KHATIAN
NO.- 72, L.R. KHATIAN NO. - 2305 & 2306, MOUZA - NAYABAD, J.L. NO.- 25.
SCALE :- 1 : 200

AREA OF THE PLOT OF LAND :- 295.564 Sqm. (04 K. - 6 CH. - 31 Sqft.)

AREA SHOWING IN RED MKD. 



Alok Mondal

ALOK MONDAL
C.A. Of
BHUPENDRA MOHAN SAHA
NITAI MUKHERJEE

SIGNATURE OF OWNER'S / C.A

Samir Kumar Dutta












Samir Kumar Dutta
L.B.S. Class-I/1303
114C/1 Garfa Main Road
Kolkata-75

DRAWN BY:- SAMIR KUMAR DUTTA,
K.M.C / L.B.S. NO.- 1303 / I

		Thumb	1 st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name

Signature.....

		Thumb	1 st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name Alok Mandal

Signature Alok Mandal

		Thumb	1 st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name

Signature.....

Major Information of the Deed

Deed No :	I-1601-00489/2025	Date of Registration	10/03/2025
Query No / Year	1601-2000694503/2025	Office where deed is registered	
Query Date	09/03/2025 4:59:25 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	DEBASISH SARKAR ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830181619, Status : Advocate		
Transaction	Additional Transaction		
[0901] Declaration, Declaration relating to immovable property			
Set Forth value	Market Value		
Rs. 1/-	Rs. 88,36,110/-		
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:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 951, , Ward No: 109 Pin Code : 700099

Sch No	Plot Number	Khatlan Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha 6 Chatak 31 Sq Ft	1/-	88,36,110/-	Width of Approach Road: 20 Ft.,
Grand Total :				7.2898Dec	1 /-	88,36,110 /-	



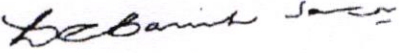
Declarant Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr BHUPENDRA MOHAN SAHA Son of Late ABINASH CHANDRA SAHA 4, SHATIPATH, SANTOSHPUR, P.S. SURVEY PARK,, Village:- KOLKATA, P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India Date of Birth:XX-XX-1XX8 , PAN No.:: EGxxxxxx2A, Aadhaar No: 58xxxxxxx4867, Status :Individual, Executed by: Attorney, Executed by: Attorney
2	Mr NETAI MUKHERJEE Son of Late SUSHIL MUKHERJEE 4, SHATIPATH, SANTOSHPUR, P.S. SURVEY PARK,, Village:- KOLKATA, P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India Date of Birth:XX-XX-1XX6 , PAN No.:: CGxxxxxx3R, Aadhaar No: 81xxxxxxx9250, Status :Individual, Executed by: Attorney, Executed by: Attorney

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr ALOK MONDAL (Presentant) Son of Late JIBAN KRISHNA MONDAL Date of Execution - 10/03/2025, , Admitted by: Self, Date of Admission: 10/03/2025, Place of Admission of Execution: Office	 <small>Mar 10 2025 11:20AM</small>	 Captured <small>LTI 10/03/2025</small>	 <small>10/03/2025</small>
93, ANANDA PALLY,, Village:- KOLKATA, P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700032, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.:: AGxxxxxx5A, Aadhaar No: 36xxxxxxxx0563 Status : Attorney, Attorney of : Mr BHUPENDRA MOHAN SAHA, Mr NETAI MUKHERJEE				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr DEBASISH SARKAR Son of Late SATYEN SARKAR A/29, BAGHA JATIN PALLY, Village:- KOLKATA, P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092	 <small>10/03/2025</small>	 Captured <small>10/03/2025</small>	 <small>10/03/2025</small>
Identifier Of Mr ALOK MONDAL			

Endorsement For Deed Number : I - 160100489 / 2025

On 10-03-2025

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 11:12 hrs on 10-03-2025, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Mr ALOK MONDAL ,.

Executed by Attorney

Execution by Mr ALOK MONDAL, , Son of Late JIBAN KRISHNA MONDAL, 93, ANANDA PALLY,, P.O: JADAVPUR UNIVERSITY, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by profession Business as constituted attorney for 1. Mr BHUPENDRA MOHAN SAHA 4, SHATIPATH, SANTOSH PUR, P.S. SURVEY PARK,, P.O: SANTOSH PUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, 2. Mr NETAI MUKHERJEE 4, SHATIPATH, SANTOSH PUR, P.S. SURVEY PARK,, P.O: SANTOSH PUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075 is admitted by him

Indetified by Mr DEBASISH SARKAR, , , Son of Late SATYEN SARKAR, A/29, BAGHA JATIN PALLY, P.O: REGENT ESTATE, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by profession Business

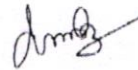
Payment of Fees

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 003306, Amount: Rs.10.00/-, Date of Purchase: 28/01/2025, Vendor name: Jayanta Dey



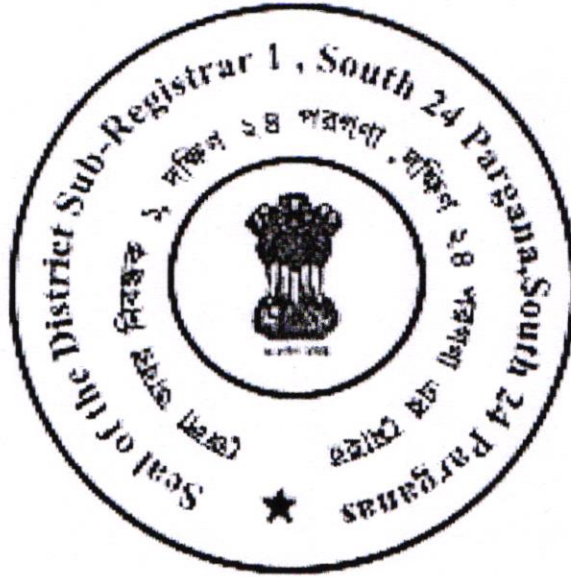
Md Tabis Ansari
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1601-2025, Page from 19643 to 19656

being No 160100489 for the year 2025.



Md Tabis Ansari

Digitally signed by MD TABIS ANSARI
Date: 2025.03.11 13:53:13 +05:30
Reason: Digital Signing of Deed.

(Md Tabis Ansari) 11/03/2025
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS
West Bengal.