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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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18/11/24
Q-2/2904/12/24

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

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

18 NOV 2024

BOUNDARY DECLARATION (K.M.C.)

Re: Premises no. 98, Chander Village Road, Police Station-
Haridevpur, Kolkata-700082, K.M.C. Ward No. 115, Borough-
XIII, District South 24-Parganas.

04 OCT 2024

7235

No. ₹10/- Date.....

Name : Souvik Das

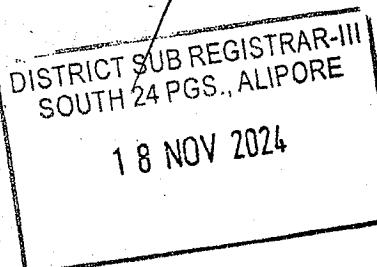
Address : Alipore Judge's Court
Kolkata - 27

Vendor :
Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, KOL-27



Identified by me :

Souvik Das

Advocate

Alipore Judge's Court

Kolkata - 27

son of late Sanil Kumar Das

We, (1) **SMT. PRATIMA MUKHERJEE**, (PAN: AIRPM6484F), (AADHAAR No. 7211 7022 4176), wife of Late Surojit Kumar Mukhopadhyay alias Late Suranjit Mukherjee alias Late Suranjit Mukhopadhyay, by religion - Hindu, by occupation - Housewife, by Nationality: Indian, residing at 51/5, Chander Village, P. O. and P.S.: Haridevpur, Kolkata 700082, District: South 24-Parganas, (2) **SRI BISWAJIT MUKHERJEE**, (PAN: AUTPM0325P), (AADHAAR No. 3191 7831 3725), son of Late Surojit Kumar Mukhopadhyay alias Late Suranjit Mukherjee alias Late Suranjit Mukhopadhyay, by religion - Hindu, by occupation - service, by Nationality: Indian, residing at 51/5, Chander Village, P. O. and P. S.: Haridevpur, Kolkata 700082, District: South 24-Parganas, (3) **SRI BISWAROOP MUKHERJEE**, (PAN: ALZPM4693B), (AADHAAR No. 8436 3542 5956), son of Late Surojit Kumar Mukhopadhyay alias Late Suranjit Mukherjee alias Late Suranjit Mukhopadhyay, by religion - Hindu, by occupation - Service, by Nationality: Indian, residing at 51/5, Chander Village, P.O. and P.S. : Haridevpur, Kolkata 700082, District: South 24-Parganas, (4) **SRI BIPLAB MUKHERJEE**, (PAN: ADNPM5625M), (AADHAAR No. 3128 6122 0624), son of Late Ranjit Kumar Mukhopadhyay alias Late Ranjit Mukherjee, by religion - Hindu, by occupation - Service., by Nationality: Indian, residing at 51/5, Chander Village, P.O. and P.S. : Haridevpur, Kolkata 700082, District: South 24-Parganas and presently at Flat No. 2042, Appaswami Greensville, 142, Rajib Gandhi Salai, ORM, Sholingenallur, Uthandi, P.O. Sholingenallur, P.S. Semmencherry, Pin-600119, District: Kancheepuram, Tamil Nadu hereinafter called the **OWNERS/DECLARANTS** being represented by their Constituted attorney, **MR. PANNALAL CHAKRABORTY**, (PAN: AEIPC4787N), (AADHAAR No. 6199 1873 0772), (Mobile No. 9903099481), son of Late Makhanlal Chakraborty, by faith Hindu, by occupation: Business, by nationality: Indian, residing at 115/1, Karunamoyee Ghat Road, Post Office & Police Station - Haridevpur, Kolkata -700082,

District: South 24-Parganas, Sole Proprietor of CALCUTTA COTTAGE CONSTRUCTION COMPANY, having its office at 44/122; Raja Ram Mohan Roy Road, (Metro Park), Post Office & Police Station- Haridevpur, Kolkata -700082, District: South 24-Parganas by virtue of a registered Power of Attorney dated 03.07.2022, registered at the Office of District Sub-Registrar-III, Alipore, South 24-Parganas and recorded in Book No. I, Volume No. 1603-2022, Pages 267346 to 267368 being No. 160309528 for the year 2022 do hereby solemnly affirm and declare as follows:

1. That the property which is fully mentioned in the schedule below belongs to me.
2. That we are the absolute owners of the Premises no. 98, Chander Village Road, Police Station- Haridevpur, Kolkata-700082, K.M.C. Ward No. 115, Borough- XIII, District South 24-Parganas.
3. That we have propose to construct a new building in the above-mentioned premises. The actual boundary line of the said property in mentioned below and shown in the plan annexed and demarcated with the red border.
4. That the measurement of the land as per deed is 03 Catthas 08 Chittaks 21 Sq. Ft. and at present as per physical measurement of the said land is 03 Cottahs 04 Chittaks 40.318 SQ. FT. = 2380.318 SQ.FT. i.e. 221.137 SQM.
5. That we are going to submit a plan for construction of a new building in the said premises for sanction vide an application. The site plan of our title deed could not be submitted as on actual survey measurement is different. The property which is fully mentioned in the schedule below is demarcated by the boundary wall.
6. That we shall be liable for any dispute with our neighbours in any manner whatsoever regarding the boundary wall of the

said land in future. However, the Kolkata Municipal Corporation will not be liable for any litigation of the said land. In case of any dispute the Kolkata Municipal Corporation have every right revoke the sanctioned plan.

7. That there is no civil or criminal suit pending against the said land and the said land is free from all encumbrances.
8. A site plan showing the actual physical measurement of 03 Cottahs 04 Chittaks 40.318 SQ. FT. = 2380.318 SQ.FT. i.e. 221.137 SQM the boundary is attached herewith at Premises no. 98, Chander Village Road, Police Station- Haridevpur, Kolkata-700082, K.M.C. Ward No. 115, Borough- XIII, District South 24-Parganas.
9. The measurement of the four side of the municipal Premises no. 98, Chander Village Road, Police Station- Haridevpur, Kolkata-700082, K.M.C. Ward No. 115, Borough- XIII, District South 24-Parganas are as follow:

On the North by : 11071MM,

On the South by : 3684 MM. wide K.M.C. Black Top Road,
(806MM, 10070MM, 1295MM).

On the East by : 4633MM, 1590MM, 7938MM, 5174MM,

On the West by : 1533MM, 2406MM, 2416MM, 3071MM,
2090MM, 1348MM, 1591MM, 2384MM,
2179MM

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Bastu land measuring 03 Catthas 08 Chittaks 21 Sq. Ft. and at present as per physical measurement of the said land is 03 Cottahs 04 Chittaks 40.318 SQ. FT. = 2380.318 SQ.FT. i.e. 221.137 SQM at Premises no. 98, Chander Village Road, Police Station- Haridevpur, Kolkata-700082, K.M.C. Ward No. 115, Borough- XIII, Assessee No. 411150200986, District South 24-Parganas together with all right,

title interest and right of easement attached thereto and the same is butted and bounded as follows:-

That the above statement is true to our knowledge and this declaration will be filed to the Kolkata Municipal Corporation.

Signed this 18th day of November 2024.

WITNESSES:

1. Soy vidas

Ad hoc
Alipore Judges' Court
Kolkata - 700027

2. Bien chalcaboly
Alipus police color
hol- 27


PANNALAL CHAKRABORTY
PROPRIETOR OF
CALCUTTA COTTAGE
CONSTRUCTION COMPANY
Constituted Attorney of
PRATIMA MUKHERJEE
BISWAJIT MUKHERJEE
BISWAROOP MUKHERJEE
BIPLAB MUKHERJEE

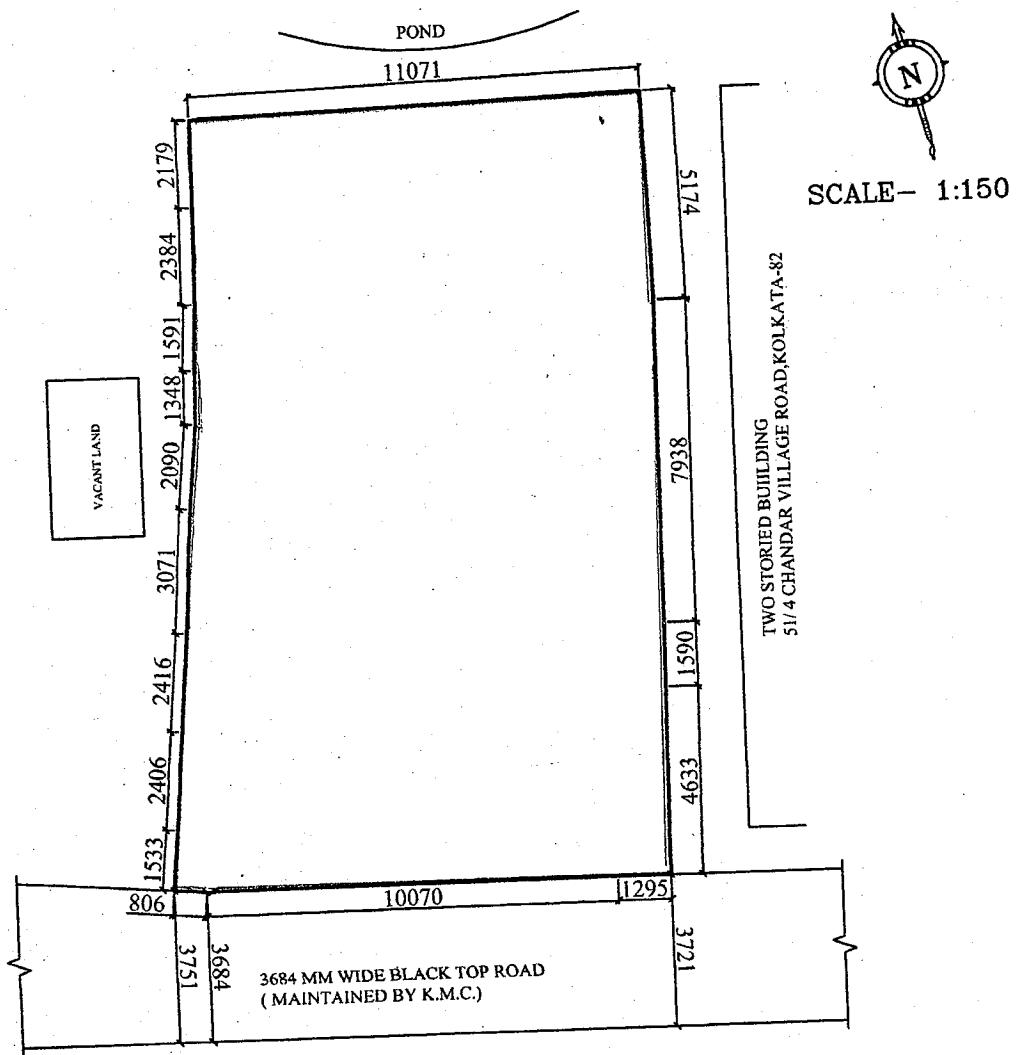
**SIGNATURE OF OWNERS
DECLARANTS**

Prepared by me as per K.M.C. Proforma
and typed in my office:

Souvik Das
SOUVIK DAS
Advocate
Alipore Judges' Court.
Kolkata-700027.
(Enrollment No. : WB/593/2001).

SITE PLAN AT K.M.C. PREMISES NO.- 98, CHANDER VILLAGE, WARD NO - 115, BOROUGH NO - XIII, UNDER K.M.C OF MOZA - SIRITI, J.L. NO - III, DAG NO - 753, KH. NO- 176, L.R. PLOT NO (DAG NO) - 753, L.R. KH. NOS.- 1975,1977,1976 & 680, P.S. - HARIDEVPUR, KOLKATA - 700082.

TOTAL LAND AREA =03 KH. - 04 CH. - 40.318 SQ.FT. = 2380.318 SQ.FT. i.e. 221.137 SQ.M.
LAND AREA SHOWN IN RED BORDER LINE



P. Chakraborty
PANNALAL CHAKRABORTY
PROPRIETOR OF
CALCUTTA COTTAGE
CONSTRUCTION COMPANY
Constituted Attorney of
PRATIMA MUKHERJEE
BISWAJIT MUKHERJEE
BISWAROOP MUKHERJEE
BIPLAB MUKHERJEE

SIGNATURE OF OWNER / APPLICANT

Biplab Kumar Bose
Biplab Kumar Bose
L. B. S.
Class - I, Regd. No. 1168
The Kolkata Municipal Corporation
36/25, Chander Village Road,
P. O. - Haridevpur, Kolkata - 700 082

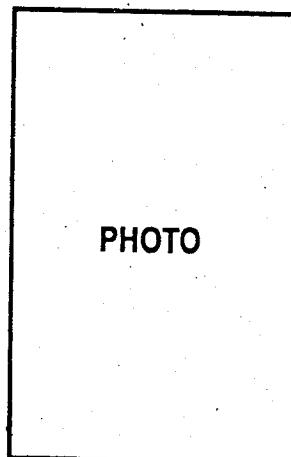
SIGNATURE OF LBS



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name PANAYAAL CHAKRABORTY

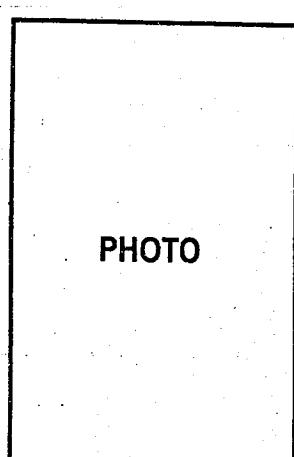
Signature



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right hand					

Name

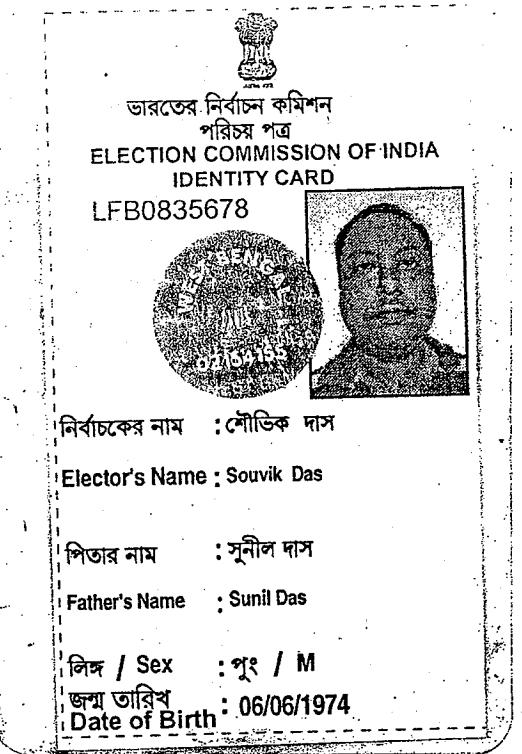
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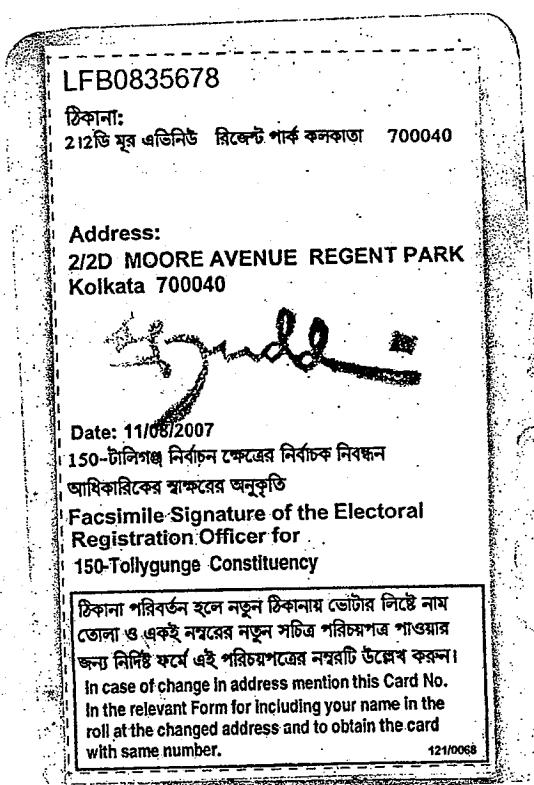
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left hand					
right hand					

Name

Signature



SouvikDas



Major Information of the Deed

Deed No.:	I-1603-19067/2024	Date of Registration:	18/11/2024
Query No / Year:	1603-2002904617/2024	Office where deed is registered:	
Query Date:	17/11/2024 12:22:34 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SOUVIK DAS ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9051446481, Status : Advocate		
Transaction:	Additional Transaction: [0901] Declaration, Declaration relating to immovable property		
Set Forth value:	Market Value:		
Rs. 1/-	Rs. 26,44,795/-		
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:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Chander Village Road, , Premises No: 98, , Ward No: 115 Pin Code : 700082

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 4 Chatak 40.318 Sq Ft	1/-	26,44,795/-	Width of Approach Road: 13 Ft.,
	Grand Total :			5.4549Dec	1/-	26,44,795/-	

Declarant Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mrs PRATIMA MUKHERJEE Wife of Late SUROJIT KUMAR MUKHOPADHYAY 51/5, Chander Village Road, City:- , P.O:- HARIDEVPUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX7 , PAN No.: Alxxxxxx4F, Aadhaar No: 72xxxxxxxx4176, Status :Individual, Executed by: Attorney, Executed by: Attorney
2	Mr BISWAJIT MUKHERJEE Son of Late SUROJIT KUMAR MUKHOPADHYAY 51/5, Chander Village Road, City:- , P.O:- HARIDEVPUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX4 , PAN No.: AUxxxxxx5P, Aadhaar No: 31xxxxxxxx3725, Status :Individual, Executed by: Attorney, Executed by: Attorney
3	Mr BISWAROOP MUKHERJEE Son of Late SUROJIT KUMAR MUKHOPADHYAY 51/5, Chander Village Road, City:- , P.O:- HARIDEVPUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX9 , PAN No.: ALxxxxxx3B, Aadhaar No: 84xxxxxxxx5956, Status :Individual, Executed by: Attorney, Executed by: Attorney

Endorsement For Deed Number : I - 160319067 / 2024

On 18-11-2024

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 15:20 hrs on 18-11-2024, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr PANNALAL CHAKRABORTY ..

Executed by Attorney

Execution by Mr PANNALAL CHAKRABORTY, SOLE PROPRIETOR, CALCUTTA COTTAGECONSTRUCTION COMPANY (Sole Proprietorship), HARIDEVPUR, 44/122, Raja Ram Mohan Roy Road, City:-, P.O:- HARIDEVPUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082 as constituted attorney for 1. Mrs PRATIMA MUKHERJEE 51/5, Road: Chander Village Road, , P.O: HARIDEVPUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700082, 2. Mr BISWAJIT MUKHERJEE 51/5, Road: Chander Village Road, , P.O: HARIDEVPUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700082, 3. Mr BISWAROOP MUKHERJEE 51/5, Road: Chander Village Road, , P.O: HARIDEVPUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700082, 4. Mr BIPLAB MUKHERJEE 51/5, Road: Chander Village Road, , P.O: HARIDEVPUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700082 is admitted by him

Identified by Mr SOUVIK DAS, , Son of Late SUNIL KUMAR DAS, ALIPORE JUDGES 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 7235, Amount: Rs.10.00/-, Date of Purchase: 04/10/2024, Vendor name: S DAS



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1603-2024, Page from 485200 to 485212
being No 160319067 for the year 2024.**



Digitally signed by Debasish Dhar
Date: 2024.11.18 17:31:48 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 18/11/2024

DISTRICT SUB-REGISTRAR

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

West Bengal.