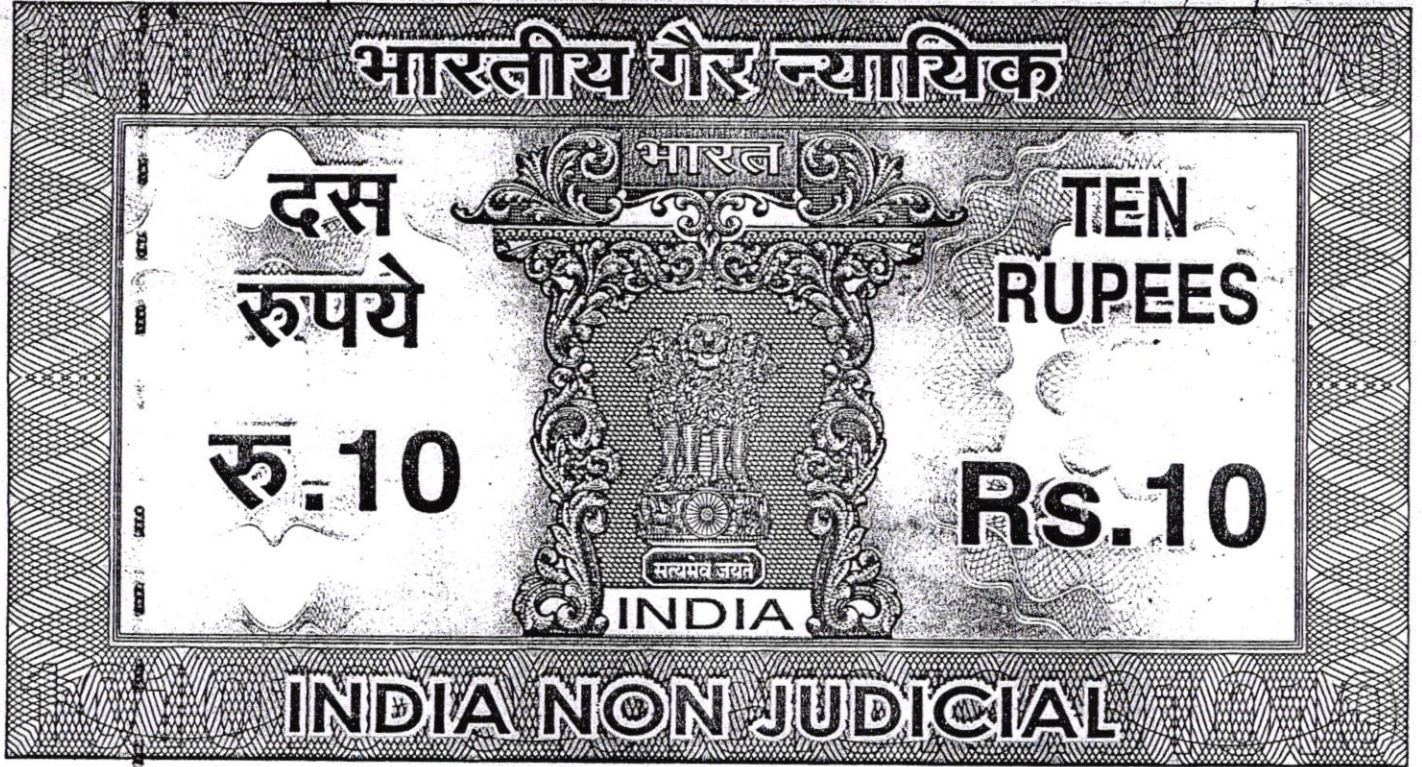


13224/24

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पश्चिम बंगाल WEST BENGAL

95AB 829490

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

District Sub-Registrar-III
Alipore, South 24-parganas

BOUNDARY DECLARATION

(For the Kolkata Municipal Corporation)

01 AUG 2024

I, **SRI SAMIR SENGUPTA**, PAN : **BKCPS1176C**, Aadhaar No. **8498 9809 6462**, son of Late Nripendra Chandra Sengupta, by Nationality - Indian, by faith - Hindu, by occupation - Retired Person, residing at D/31, Baghajatin, P.O. Jadavpur University, P.S. Jadavpur, Kolkata - 700032, represented by his Constituted Attorney namely **SRI SALIL SAHA**, PAN : **AMAPS2207F**, Aadhaar No. **9569 4987 7573**, son of Late Chittaranjan Saha, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at P-158, Regent Estate, P.O. Regent Estate, P.S. Jadavpur, Kolkata - 700092, appointed by a General

006658

12 JUL 2024

Sl. No.Rs.Date.....
Sold to - BINOY CHAKRABORTY (Adv.)
of-Alipore Police Court, Kolkata-27


Samiran Das
Stamp Vendor
Alipore Police Court, Kolkata-27



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
01 AUG 2024

Identified:-
Surya Prasad Datta Ray
Adv.
Alipore Judges' Court,
Kolkata - 700027.

Power of Attorney, executed on 17/05/2024 and registered at the office of the D.S.R.-III at Alipore, South 24-Parganas and recorded in Book No. I, Volume No. 1603-2024, Pages from 205265 to 205280, being No. 160308194, for the year 2024, do hereby solemnly affirm and declare as follows :-

1. That I am the sole owner of one piece and parcel of land measuring about 03 Cottahs 10 Chittacks 00 Sq.ft. more or less but physically possess on 230.318 Sq.M. equivalent to 03 Cottahs 07 Chittacks 4.14 Sq.ft. more or less within the Kolkata Municipal Corporation (K.M.C.) area, being the K.M.C. Premises No. 30, Baghajatin Block 'D', within the K.M.C. Ward No. 102, Borough No. XII, Kolkata - 700032, more fully described and delineated in the Map annexed hereto and thereon demarcated in RED Border, by a duly registered Deed of Gift dated 17/11/1988, registered in the Office of the Additional District Registrar at Alipore, South 24-Parganas and recorded in Book No. I, Volume No. 47, Pages 257 to 260, being No. 3515, for the year 1988. I mutated my name with the Kolkata Municipal Corporation (K.M.C.) and said property subsequently came to be known and numbered as the K.M.C. Premises No. 30, Baghajatin Block 'D', Assessee No. 31-102-02-0030-7, in the K.M.C. Ward No. 102, P.S. Jadavpur, Kolkata - 700032.

2. That I propose to construct a building in the said premises, actual boundary line of the said premises which is fully mentioned in below schedule and demarcated by RED Border line at annexed Map herewith and I shall be liable for any dispute with its neighbors of the said premises in future. The Kolkata Municipal Corporation will not be liable for any litigation over the said premises.

3. That I shall submit the plan for the construction of building in the said premises, for sanction.

4. That there is no Civil or Criminal Suit is pending against the said premises.

5. That the said premises is free from all encumbrances.

6. That the measurement of the four sides of the said premises being the K.M.C. Premises No. 30, Baghajatin Block 'D', in the K.M.C. Ward No. 102, P.S. Jadavpur, Kolkata - 700032, within the Declarant's ownership are as follows:-

NORTH : 3162 mm., 4120 mm., 4720 mm. and 4150 mm.

SOUTH : 4176 mm., 3956 mm., 2680 mm., 2850 mm. and 1390 mm.

EAST : 820 mm., 10869 mm. and 2053 mm.

WEST : 16182 mm.

SCHEDULE

ALL THAT piece and parcel of homestead land measuring about 230.318 Sq.M. equivalent to 03 Cottahs 07 Chittacks 4.14 Sq.ft. more or less, lying and situated in E/P No. 485, S.P. No. 300, in C.S. Plot Nos. 9(P) and 10(P), of Mouza : Bademasur, J.L. No. 31, Sub-Registry Office at Alipore, Police Station - Jadavpur, District : South 2nd Parganas, also within jurisdiction of the Kolkata Municipal Corporation (K.M.C.), in the K.M.C. Ward No. 102, being the K.M.C. Premises No. 30, Baghajatin Block 'D', Assessee No. 31-102-02-0030-7, and postal address D/31, Baghajatin, P.O. Jadavpur University, Kolkata - 700032.

7. The boundary of the four sides of the said land is as follows:-

ON THE NORTH : By D/32, Baghajatin Block 'D' in E/P No. 484;

ON THE SOUTH : By D/30, Baghajatin Block 'D' in E/P No. 486;

ON THE EAST : By D/47, Baghajatin Block 'D';

ON THE WEST : By Minimum 3550 mm. wide Black Top Road.

8. That the enclosed Map/Plan is also a part of this Declaration.

9. That each and every statement made hereinabove in paragraphs Nos. 1 to 8 are true to my knowledge.

Signed this 01st day of August, 2024.

WITNESSES :-

1. *Surya Prasad Datta Roy,*
Alipore Judges' Court, Adv.
Kolkata - 700027.

2. *Snehasish Chakraborty*
Alipore Judges' Court
Kol - 27.

Sami Saha.

As Constituted Attorney of
Sri Samir Sengupta.

Signature of the Declarant

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

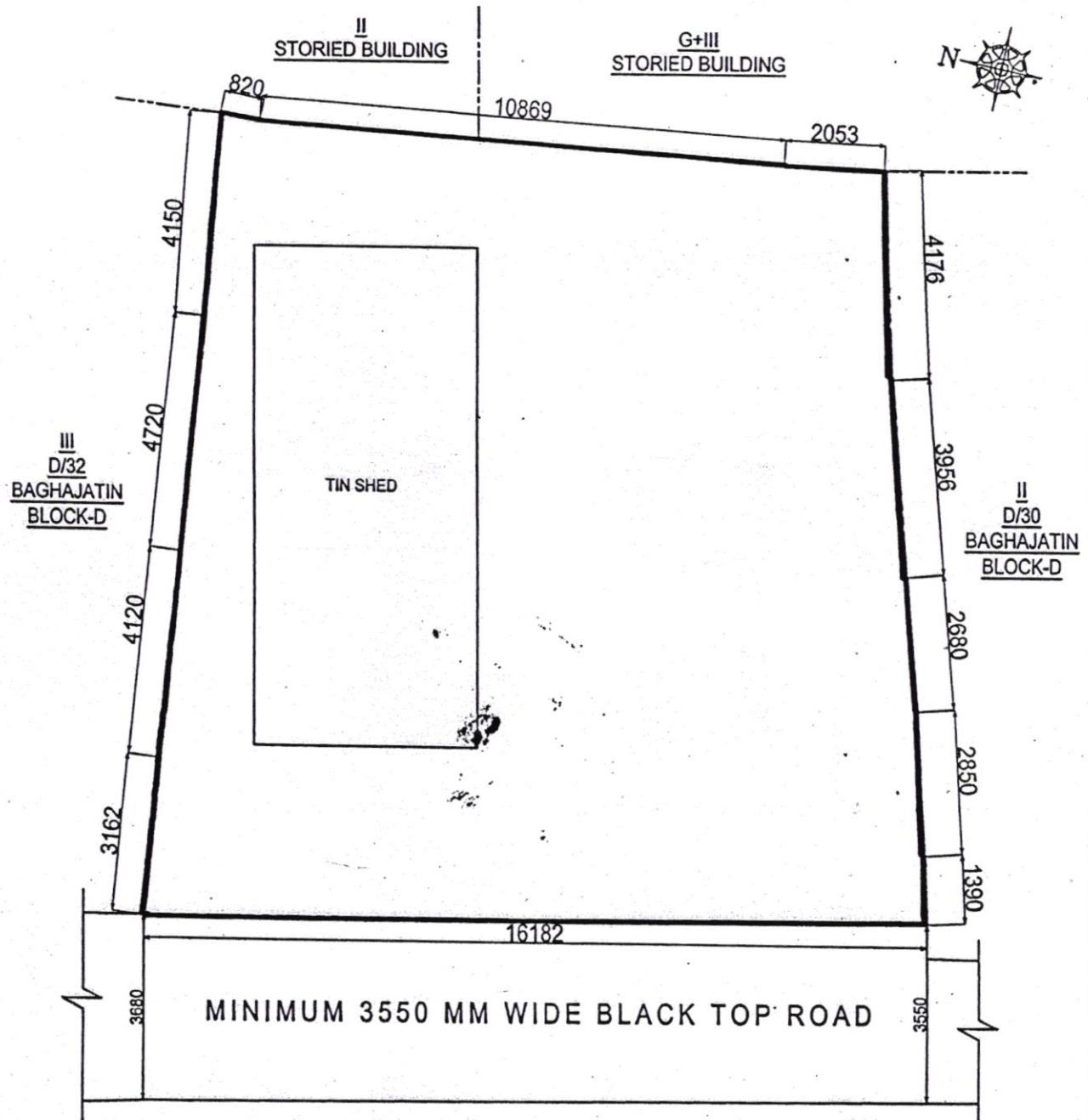
Surya Prasad Datta Roy
20/7/24

Surya Prasad Datta Roy,
Advocate

Alipore Judges' Court,
Kolkata - 700027.

- SITE PLAN OF THE PLOT OF LAND AT PREMISES NO. 30, BAGHAJATIN BLOCK-D, E.P NO.- 485, S.P NO.- 300, MOUZA - BADEMASUR, J.L. NO. 31, UNDER THE JURISDICTION OF K.M.C., WARD - 102, BOROUGH - XII, P.S.- JADAVPUR, KOLKATA - 700032.

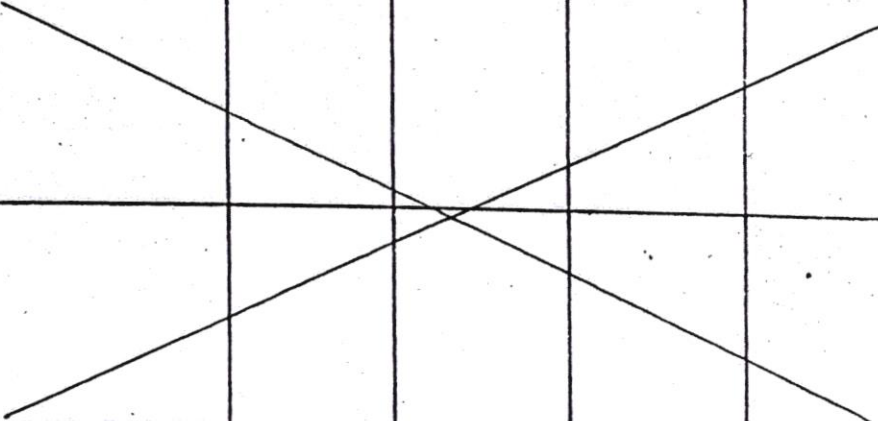
TOTAL AREA OF THE PLOT = 230.318 M² = EQUIVALENT TO = 3 KATA - 07 CHATTACK - 4.14 SFT
(MORE OR LESS) MARKED IN RED BORDER LINE



Sau Saha.












As Constituted Attorney of
Sri Samir Sengupta

SIGNATURE OF THE OWNER

		Thumb	1st finger	middle finger	ring finger	small finger
<div style="border: 1px solid black; width: 100px; height: 100px; margin: 0 auto; text-align: center; line-height: 100px;"> PHOTO </div>	left hand					
	right hand					

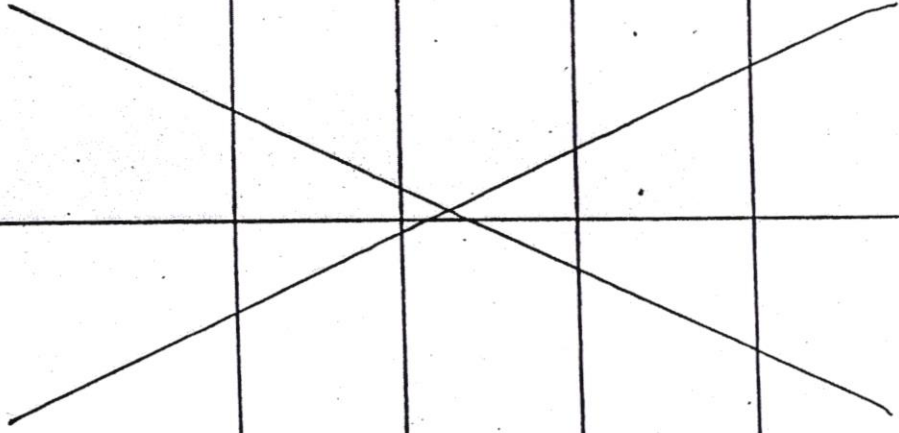
Name.....

Signature.....

		Thumb	1st finger	middle finger	ring finger	small finger
<div style="border: 1px solid black; width: 100px; height: 100px; margin: 0 auto; text-align: center;">  </div>	left hand					
	right hand					

Name..... SALIL SAHA

Signature..... Sali Saha.

		Thumb	1st finger	middle finger	ring finger	small finger
<div style="border: 1px solid black; width: 100px; height: 100px; margin: 0 auto; text-align: center; line-height: 100px;"> PHOTO </div>	left hand					
	right hand					

Name.....

Signature.....



IDENTITY CARD

ALIPORE BAR ASSOCIATION

(AFFILIATED UNDER BAR COUNCIL OF WEST BENGAL)

KOLKATA - 700 027

PHONE : CIVIL : 2479-9335/7330, CRIMINAL : 2479-1477

Card No. : I/C/846



Name : SURYA PRASAD DATTA ROY Advocate

Father's/Husband's name : Late Samir Kumar Datta Roy

Address : Datta - Villa : 63, Baghajatin E Block East

Baghajatin Station Road Kolkata-700 086

Ph. No. : 98318 32151/94332 13723/2425-9830

W.B. Bar Council Enrolment No. : WB/753/2002

SECRETARY

Surya Prasad Datta Roy

Major Information of the Deed

Deed No :	I-1603-12879/2024	Date of Registration	01/08/2024
Query No / Year	1603-2002052802/2024	Office where deed is registered	
Query Date	31/07/2024 12:51:32 PM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	SURYA PRASAD DATTA ROY Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9831832151, Status : Advocate		
Transaction	Additional Transaction		
[0901] Declaration, Declaration relating to immovable property			
Set Forth value	Market Value		
	Rs. 39,25,304/-		
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 :



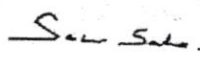
District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bagha Jatin Colony D Block, , Premises No: 30, , Ward No: 102 Pin Code : 700032

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 7 Chatak 4.14 Sq Ft		39,25,304/-	Width of Approach Road: 12 Ft.,
Grand Total :					5.6814Dec	0 /-	39,25,304 /-	




Declarant Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri SAMIR SENGUPTA Son of Late Nripendra Chandra Sengupta D/31, Baghajatin, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.:: BKxxxxxx6C, Aadhaar No: 84xxxxxxxx6462, Status:Individual, Executed by: Attorney, Executed by: Attorney

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri SALIL SAHA (Presentant) Son of Late Chittaranjan Saha Date of Execution - 01/08/2024, , Admitted by: Self, Date of Admission: 01/08/2024, Place of Admission of Execution: Office	Photo  Aug 1 2024 11:45AM	Finger Print  Captured LTI 01/08/2024	Signature  01/08/2024
P-158, Regent Estate, City:- , P.O:- Regent Estate, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.:: AMxxxxxx7F, Aadhaar No: 95xxxxxxxx7573 Status : Attorney, Attorney of : Shri SAMIR SENGUPTA				

Identifier Details :

Name	Photo	Finger Print	Signature
Shri SURYA PRASAD DATTA ROY Son of Late S K DATTA ROY Alipore Judges Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24- Parganas, West Bengal, India, PIN:- 700027	 01/08/2024	 Captured 01/08/2024	 01/08/2024
Identifier Of Shri SALIL SAHA			

Endorsement For Deed Number : I - 160312879 / 2024

On 01-08-2024

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 11:36 hrs on 01-08-2024, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Shri SALIL SAHA ,.

Executed by Attorney

Execution by Shri SALIL SAHA, , Son of Late Chittaranjan Saha, P-158, Regent Estate, P.O: Regent Estate, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by profession Business as constituted attorney for Shri SAMIR SENGUPTA D/31, Baghajatin, P.O: Jadavpur University, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN-- 700032 is admitted by him

Indetified by Shri SURYA PRASAD DATTA ROY, , , Son of Late S K DATTA ROY, 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 6658, Amount: Rs.10.00/-, Date of Purchase: 12/07/2024, 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 334966 to 334977
being No 160312879 for the year 2024.



Dhar

Digitally signed by Debasish Dhar
Date: 2024.08.01 17:31:34 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 01/08/2024

DISTRICT SUB-REGISTRAR

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

West Bengal.