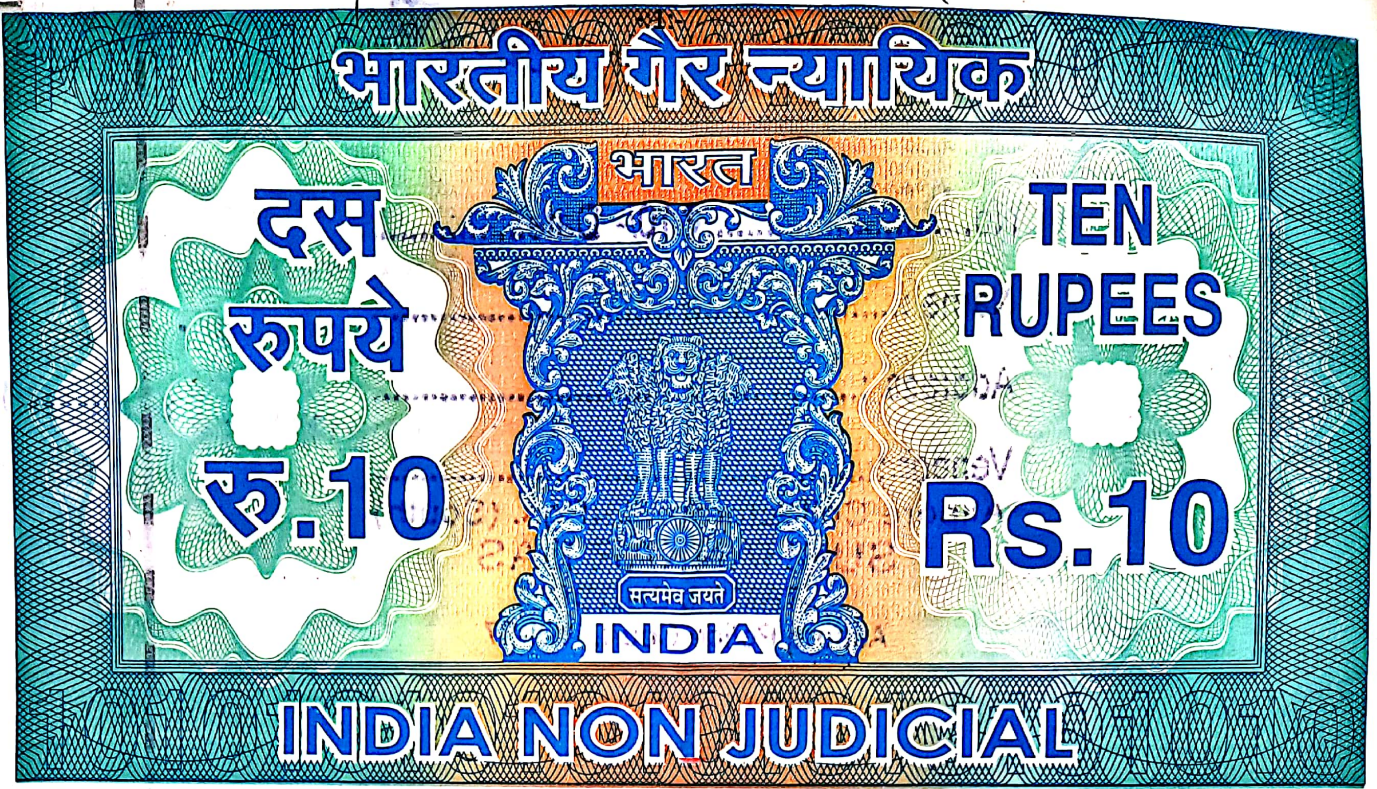


20884/23

I-20048/23



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

92AB 161048

It is stated that the document is admitted for registration. The signature sheets and the endroement sheets attached with the document are the part of this document.

[Signature]
District Sub-Register-III
Alipore, South 24-parganas

BOUNDARY DECLARATION

26 DEC 2023

Ref: Mouza-Chowhati, J.L. No. 76, Touzi No.70,71, R.S. No. 234, of C.S., R.S. & L.R. Dag No. 127, under L.O.P. No. 449, R.S. Khatian No. 457, L.R. Khatian No. 1045, within P.S. Sonarpur now Narendrapur, under Rajpur Sonarpur Municipality, Holding No.125, Bidhan Block, Ward No. 23, Assessment No. 1104302146420, A.D.S.R. Sonarpur, in the District of South 24-Parganas PIN-700149, area of land measuring 6 Cottahs 4 Chittaks 00 sq.ft. equivalent to 418.060 Sqmt.

I, **SMT. KHELNA DHAR PAN BIUPD 7185C, AADHAAR NO. 5543 6296 7794**, wife of Sri Pradip Kumar Dhar, by Faith Hindu, by Occupation- Housewife, by Nationality- Indian, residing at Chowhati Bidhan Block, P.O. Chowhari, P.S. Sonarpur now Narendrapur,, District South 24-Parganas, PIN-700149, do hereby solemnly affirm and undertake as follows :-



22 DEC 2023

No. 30745 ₹10/- Date.....

Name : SMT. Khelna Dhar

Address : Chowhati Bidhan Block

P. S. Sonarpur.

KOI-149

Vendor :

Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, KOI-27



DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS., ALIPORE

26 DEC 2023

Nimai Tane
S/O Sudhir Tane
Alipore Police Court
KOI-27
Lawcham

1. That I am the owner of the land area 6 Cottahs 4 Chittaks 00 sq.ft. equivalent to 418.060 Sqmt. lying and situated at Mouza-Chowhati, J.L. No. 76, Touzi No. 70, 71, R.S. No. 234, of C.S., R.S. & L.R. Dag No. 127, under L.O.P. No. 449, R.S. Khatian No. 457, L.R. Khatian No. 1045, within P.S. Sonarpur now Narendrapur, under Rajpur Sonarpur Municipality, Holding No. 125, Bidhan Block, Ward No. 23, Assessment No. 1104302146420, A.D.S.R. Sonarpur, in the District of South 24-Parganas PIN-700149 and propose to construct a building in the aforesaid holding as mentioned above. The Total Boundary Line in the property is fully mentioned below the plan attached herewith and I shall be liable for dispute if arise, within the neighbourers in respect of the said land in future. The Rajpur Sonarpur Municipality will not be liable for any litigation arise in future over the said land due to false statement and has liberty to revoke the plan in accordance with law.
2. That I shall submit the plan for the construction of a building in the said land measuring 6 Cottahs 4 Chittaks 00 sq.ft. equivalent to 418.060 Sqmt as per physical measurement 491.775 sq.mt. after Exe Land released 73.923 sq.mt. and Corner Splayed Area 3.038 sq.mt. now net land area $491.775 - (3.038 + 73.923) = 414.814$ sqmt. = **6 Cottahs 03 Chittaks 10 Sq.ft.** for obtaining sanction vide application (net land are now).
3. That there is no civil or criminal suit pending over the said land and the land is absolutely free from all sorts of encumbrances.
4. That the measurement of the four sides of the aforesaid **land** within my ownership are as follows :-

ON THE NORTH: 19.377m,

ON THE SOUTH: 18.836m,

ON THE EAST : 24.456m

ON THE WEST: 19.910m,

The land is butted and bounded by:-

On the North : 18' ft. wide Municipal Road,

On the South: LOP NO. 452,

On the East : LOP NO. 450,

On the West : 16' ft. wide Black top Road,

5. That the above statements are true to the best of my knowledge and for any discrepancy the Rajpur Sonarpur Municipalikty, Authority, will have ever liberty and right to revoke the sanctioned plan forthwith.

SIGNED THIS 26th day of December, 2023.

WITNESSES:-

1. Piara Alhar Mondli
Jagaddal School rd, P.O. -
Jagaddal Kal - 700151

Khema Dhar

SIGNATURE OF THE DECLARANT.

2. Nimai Jana
Alipore Police Court
KOL-27

Drafted by me as per
Municipal Proforma:

Amitabha Ray
Alipore Police Court
KOL-27
23/12/2023

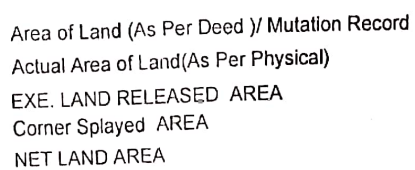
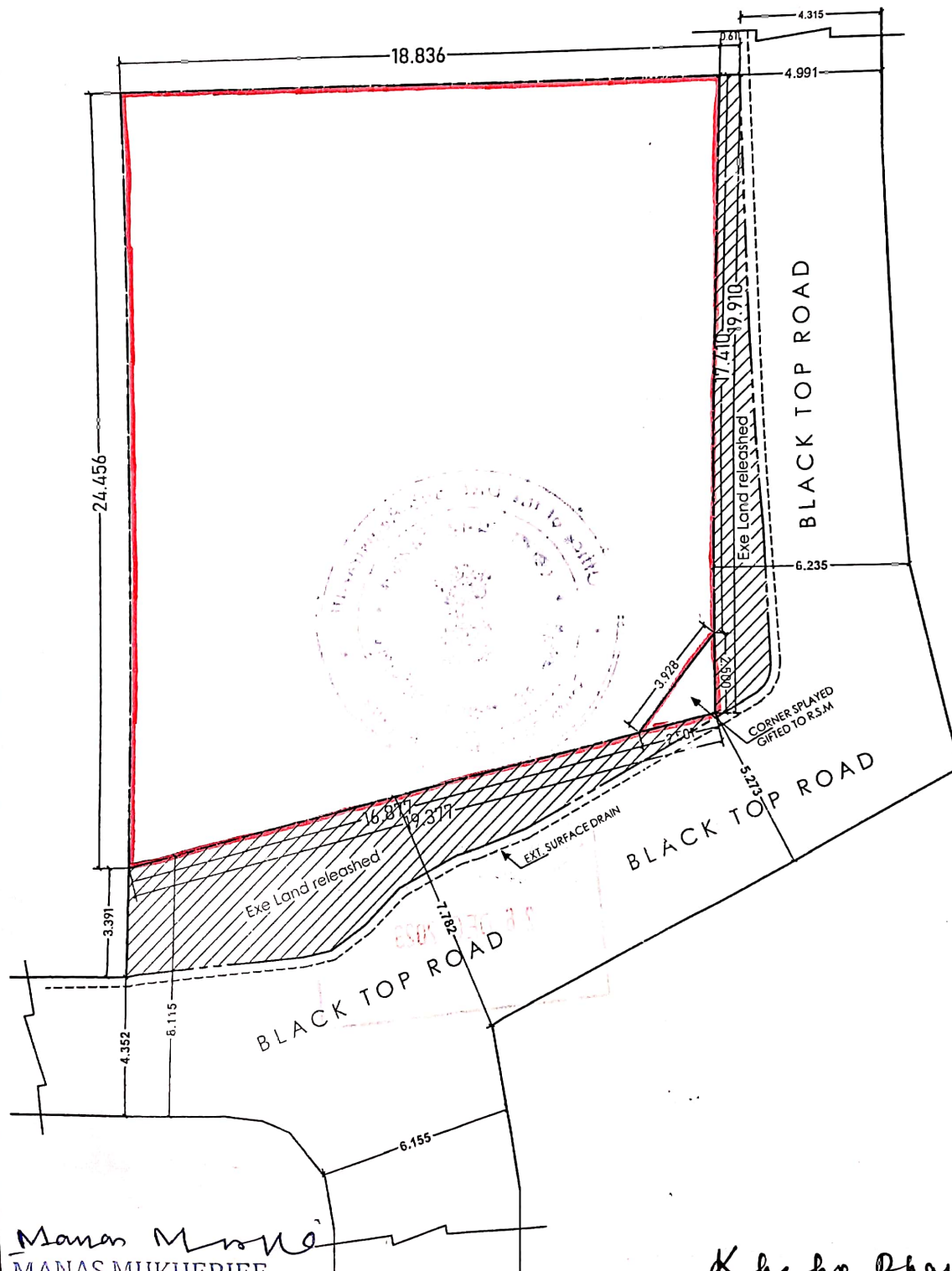
Typed by me:-

Tapas Kumar Santra

Tapas Kumar Santra.

Alipore Police Court,
Kolkata-700027.

OWNER'S NAME: SMT. KHELNA DHAR


$$\begin{aligned} &= 418.060 \text{ SQM. (C6KH-04CH-00 SQFT)} \\ &= 491.775 \text{ SQM.} \\ &= 73.923 \text{ SQM.} \\ &= 3.038 \text{ SQM.} \\ &= \{491.775 - (3.038 + 73.923)\} = 414.814 \text{ SQM.} \end{aligned}$$


No - 38 Class (1)
MANAS MUKHERJEE
CLASS-I(38) R.S.M
NAME OF E.B.S.

Khehe Phau

JAGANNATH ENTERPRISE
(1) MRS. KEYA PATRA, (2) SUBIR DAS &
(2) MAIDUL ALI MOLLA
CONSTITUTION POWER OF ATTORNEY
SMT. KHELNA DHAR
NAME OF OWNER

		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
PHOTO	left hand					
	right hand					

Name KHELNA DHAR

Signature Khelna Dhar

		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
PHOTO	left hand					
	right hand					

Name

Signature





GOVERNMENT OF WEST BENGAL
INDIAN UNION DRIVING LICENCE

Driving Licence No : WB20 20090273355

Form of Photo No. 40424

Name : NIMAI JANA

Address :

E 271 BAISHNABGHATA PATUJ
KOLKATA-1M CORP : KOLKATA-700094



SIGNATURE JANA

Date of Issue	31-12-2008
Valid Till (NT)	30-12-2029
Valid Till (TR)	01-12-2024

Blood Group : B-

Date of Birth :

05-06-1958

Licence holder's sign

Licensing Authority : J. K. JARAIANABIS

Licensing Authority Sign

[Signature]

Nimai Jana

Major Information of the Deed

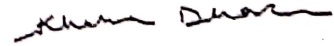
Deed No :	I-1603-20048/2023	Date of Registration	26/12/2023
Query No / Year	1603-2003147201/2023	Office where deed is registered	
Query Date	22/12/2023 2:06:03 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	NIMAI JANA ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7980406399, Status :Deed Writer		
Transaction	Additional Transaction		
[0901] Declaration, Declaration relating to immovable property			
Set Forth value	Market Value		
	Rs. 44,64,995/-		
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 :

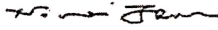
District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: BIDHAN BLOCK, Mouza: Chauhati, , Ward No: 023, Holding No:125 JI No: 76, Pin Code : 700149

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	LR-127 (RS :-)	LR-1045	Bastu	Bastu	6 Katha 3 Chatak 10 Sq Ft		44,64,995/-	Width of Approach Road: 18 Ft.,
Grand Total :					10.2323Dec	0 I/-	44,64,995 I/-	

Declarant Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt KHELNA DHAR (Presentant) Wife of Mr PRADIP KUMAR DHAR Executed by: Self, Date of Execution: 26/12/2023 , Admitted by: Self, Date of Admission: 26/12/2023 ,Place : Office	 20/12/2023	 Captured LTI 20/12/2023	 26/12/2023
CHOWHATI BIDHAN BLOCK, City:- , P.O:- CHOWHATI, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700149 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: B1xxxxxx5C, Aadhaar No: 55xxxxxxxxx7794, Status :Individual, Executed by: Self, Date of Execution: 26/12/2023 , Admitted by: Self, Date of Admision: 26/12/2023 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr NIMAI JANA Son of Mr S JANA ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027		 Captured	
	26/12/2023	26/12/2023	26/12/2023
Identifier Of Smt KHELNA DHAR			

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: BIDHAN BLOCK, Mouza: Chauhati, , Ward No: 023, Holding No:125 JI No: 76, Pin Code : 700149

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 127, LR Khatian No:- 1045	Owner:রিকিউজি রিহেবিলিটেশন ডিশার্টমেন্ট, Address:লিজ , Classification:বাস্তু, Area:0.18000000 Acre,	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 160320048 / 2023

On 26-12-2023

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 11:40 hrs on 26-12-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Smt KHELNA DHAR, Executant.

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)

Execution is admitted on 26/12/2023 by Smt KHELNA DHAR, Wife of Mr PRADIP KUMAR DHAR, CHOWHATI BIDHAN BLOCK, P.O: CHOWHATI, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700149, by caste Hindu, by Profession House wife

Indetified by Mr NIMAI JANA, , Son of Mr S JANA, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, 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 30745, Amount: Rs.10.00/-, Date of Purchase: 22/12/2023, Vendor name: Subhankar 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 1603-2023, Page from 552212 to 552222
being No 160320048 for the year 2023.**



[Handwritten signature]

Digitally signed by Debasish Dhar
Date: 2023.12.26 12:23:26 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 26/12/2023

DISTRICT SUB-REGISTRAR

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

West Bengal.