

18167/25

I-17761/25



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

12AC 246532

12/09/25
Q-2/2587720/25

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

[Signature]

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

12/9/25

BOUNDARY DECLARATION

Ref. Pre. No. 623, New Shibtala Road, P.S- Bansdroni,

under the KMC Ward No. 113, Borough No. XI,

Kolkata-700070, Dist. 24 pgs (s).

SL.No
4414

Date
04, JUN, 2025

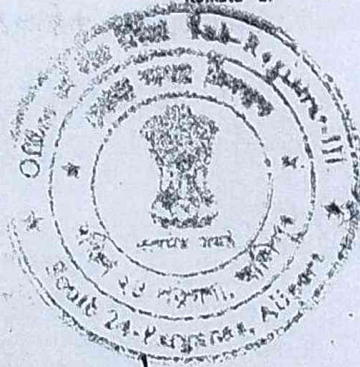
Rs.

10/-

Name
Address

ARIJIT ROY SARKAR (Advocate)
ALIPORE JUDGES COURT, KOL-700027.

SMRITI BIKASH DAS
Govt. Licence Stamp Vendor
Alipore Police Court
Kolkata - 27

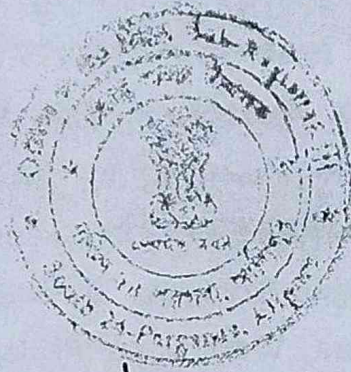


DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
12 SEP 2025

Identified by me:
Farooq Ali Gazi
S/o Ansar Ali Gazi
Alipore Police Court
Kol-27.

We, (1) **SMT. SABITA SHAW (PAN-AMAPS3837M & AADHAAR NO. 3072 5088 3887)**, wife of Sri Shankar Prasad Shaw, by faith- Hindu, Nationality- Indian, by occupation- Housewife, **residing at 1/2, Vivekananda Park, P.O. Banskroni, P.S. Regent Park now Banskroni, Kolkata-700070** (2) **SRI SANJIB THAKUR (PAN NO- AFKPT7772F) (ADHAAR NO. 8098 8366 2481)**, son of Sri Naresh Thakur, by faith-Hindu, by occupation-Business, by Nationality- Indian, residing at **P-11, Pir Pukur Road, Vidyasagar Park, P.O. Banskroni, P.S. Regent Park now Banskroni, Kolkata-700070**, Represented by our constituted attorney Represented by our constituted attorney Represented by our constituted attorney **M/S SANJIB THAKUR (PAN NO- AFKPT7772F)**, Regd. office at **62, H.L Sarkar Road, P.O. Banskroni, P.S. Regent Park now Banskroni, Kolkata-700070** Represented by its sole proprietor **SRI SANJIB THAKUR (PAN NO- AFKPT7772F)**, son of Sri Naresh Thakur, by faith-Hindu, by occupation-Business, by Nationality- Indian, residing at **P-11, Pir Pukur Road, Vidyasagar Park, P.O. Banskroni, P.S. Regent Park now Banskroni, Kolkata-700070**, by virtue of a Registered Power of attorney registered in the office of **D.S.R-III at Alipore**, recorded in **Book no. I, Volume no. 1603-2025, Pages 456247 to 456258, Being no. 16870 for the year 2025**, do here by solemnly affirm and declare as follows:-

1. That **We** are the joint owners of **ALL THAT Bastu** land measuring **5 Cottah** more or less but after physical measurement **314.021 SQM** approx equivalent to **4 Cottah 11 Chittak 5.12 Sq.ft** more or less comprised in **Mouza- Banskroni, J.L no- 45, R.S. No. 381, Touzi no. 63 with 64, Pargana- Magura, R.S & L.R Dag no. 1509, R.S Khatian No. 1009, L.R Khatian no. 5132, 5137, Under KMC Ward no. 113, P.S- Previously Regent park now Banskroni, K.M.C. Premises No. 623, New Shibtala Road, P.S- Banskroni, Kolkata- 700070, Assessee No. 311131509642**, Sub-Registry/A.D.S.R. office at Alipore, in the District of South 24-Parganas.



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
12 SEP 2025

2. That we proposed to construct a Building in the aforesaid premises. The actual boundary line of the property which is fully mentioned below and demarcated RED BORDER and we shall be liable for dispute of any with our neighbors of this said Land in future. The Kolkata Municipal Corporation or the L. B. S. of the K.M.C. will be not liable for any litigation over the said land.

3. That we shall submit the plans for the construction of a Building in the said premises for sanction vide our application.

4. That we are the owners of KMC **premises no. 623, New Shibtala Road, under the KMC Ward No. 113, Borough No. XI, P.S- Bansdrani, Kolkata-700070, Dist. 24 pgs(s)**, land measuring **314.021 SQM** approx fully described delineated in the plan annexed here to and there on colored in the RED BORDER.

5. There is no civil or Criminal Suit pending against the said land.

6. The said land is free from all encumbrances.

7. That the measurement of the four sides of the ~~land~~ of the KMC **premises no. 623, New Shibtala Road, under the KMC Ward No. 113, Borough No. XI, P.S- Bansdrani, Kolkata-700070, Dist. 24 pgs(s)**, within my ownership as follows:

North : 15196, 2250, 1092, 8350

South : 12550, 10784

East : 13404

West : 6584, 649, 2106, 2165

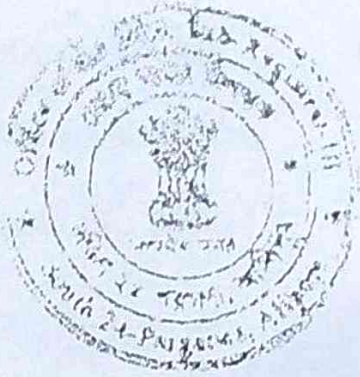


DISTRICT SUB-REGISTRAR-III
SOUTH 24 P.S., ALIPORE
12 SEP 2025

8. That enclosed site plan is also a part of this Declaration.
9. **Schedule:- KMC premises no. 623, New Shibtala Road, under the KMC Ward No. 113, Borough No. XI, P.S- Bansdroni, Kolkata-700070, Dist. 24 pgs(s), area of land measuring 314.021 SQM approx i.e. 4 Cottah 11 Chittak 5.12 Sq.ft more or less.**

Butted and bounded by-

- ON THE NORTH** - Premises No. 1/43B & 1/41, Pirpukur Road
- ON THE SOUTH** - 3509 wide KMC cement concrete road
- ON THE EAST** - 2438 wide KMC cement concrete road
- ON THE WEST** - 6096 wide KMC Road



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
12 SEP 2025

10. That each and every statement made in paragraph 1 to 9 are true to best of my knowledge and belief. If there is found any discrepancies, the K.M.C. has full authority to revoke the sanction plan.

Signed this **12th day of September 2025.**

WITNESSES.

1. *Pujan Paul*
Alipore Police Court
Kat- 27.

2. *Sonika Bhattacharya*
Alipore Police Court
Kat- 27.

Sanjit Kumar
DECLARANT

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

Rajesh Laskar
RAJESH LASKAR
 Advocate
 WB 294 / 2009

ADVOCATE



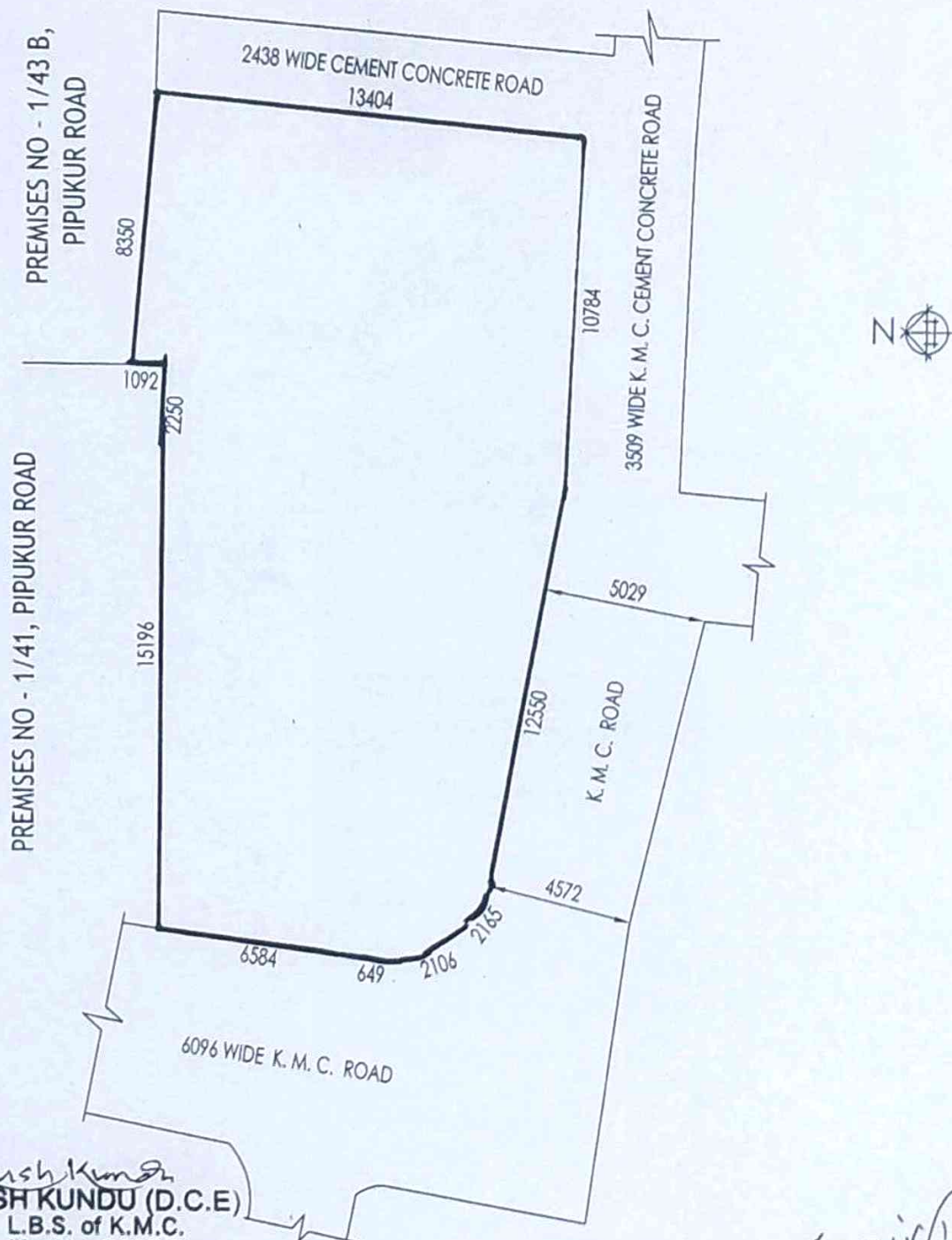
DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
12 SEP 2025

SITE PLAN OF LAND AT K. M. C. PREMISES NO - 623, NEW SHIBTALA ROAD,
WARD NO - 113, BOROUGH NO - XI, KOLKATA - 700070, P. S. - BANSDRONI.
IN R.S. & L. R. DAG NO - 1509, J. L. NO - 45, MOUZA - BANSDRONI.

AREA OF THE LAND AS PER PHYSICAL MEASUREMENT :- 314.021 SQM. = 4 K. 11 CH. 5.12 SFT.
[SHOWN IN RED BORDER]

ALL DIMENSIONS ARE IN MM.

SCALE :- 1 : 200.



Kush Kundu
KUSH KUNDU (D.C.E)
L.B.S. of K.M.C.
Lic. No. 1412/1
90E, Jadunath Ukil Road
Kolkata - 700 041

Sanjiv Kumar

SIGNATURE OF THE OWNER



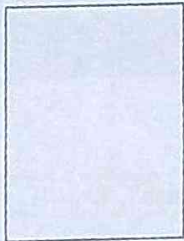
DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
12 SEP 2025



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

SIGNATURE *Sajid Khan*



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

SIGNATURE



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
12 SEP 2025

Major Information of the Deed

Deed No :	I-1603-17761/2025	Date of Registration	12/09/2025
Query No /Year	1603-2002587720/2025	Office where deed is registered	
Query Date	11/09/2025 10:36:08 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Rajesh Laskar Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8910845995, Status :Advocate		
Transaction	Additional Transaction		
[0901] Declaration, Declaration relating to immovable property			
Set Forth value	Market Value		
Rs. 1/-	Rs. 80,27,788/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10/- (Article:4)	Rs. 232/- (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:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: New Shibtala Road, , Premises No: 623, , Ward No: 113 Pin Code : 700070

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		4 Katha 11 Chatak 5.12 Sq Ft	1/-	80,27,788/-	Width of Approach Road: 20 Ft.,
Grand Total :					7.7461Dec	1 /-	80,27,788 /-	

Declarant Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mrs SABITA SHAW Wife of Mr Shankar Prasad Shaw 1/2, Vivekananda Park,, City:- Not Specified, P.O:- Bansdronei, P.S:-Bansdronei, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.:: AMxxxxxx7M, Aadhaar No: 30xxxxxxxx3887, Status :Individual, Executed by: Attorney, Executed by: Attorney
2	Mr SANJIB THAKUR Son of Mr NARESH THAKUR P-11, Pir Pukur Road, City:- Kolkata, P.O:- BANSDRONI, P.S:-Bansdronei, District:- South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.:: AFxxxxxx2F, Aadhaar No: 80xxxxxxxx2481, Status :Individual, Executed by: Attorney, Executed by: Attorney

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Sanjib Thakur (Presentant) Son of Mr Naresh Thakur Date of Execution - 12/09/2025, , Admitted by: Self, Date of Admission: 12/09/2025, Place of Admission of Execution: Office		 Captured	
		Sep 12 2025 2:49PM	LTI 12/09/2025	12/09/2025
S SANJIB THAKUR , 62 H L SARKAR ROAD, City:- , P.O:- BANSDRONI, P.S:-Bansdrani, District:- South 24-Parganas, West Bengal, India, PIN:- 700070 , P11 PIR PUKUR ROAD, City:- , P.O:- BANSDRONI, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700070, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-2XX5 , PAN No.:: AFxxxxxx2F, Aadhaar No: 80xxxxxxxx2481 Status : Attorney, Attorney of : Mrs SABITA SHAW, Mr SANJIB THAKUR				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr PARVEJ ALI GAZI Son of Mr ANSAR ALI GAZI ALIPORE POLICE COURT, City:- Not Specified, P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027		 Captured	
	12/09/2025	12/09/2025	12/09/2025
Identifier Of Mr Sanjib Thakur			

Endorsement For Deed Number : I - 160317761 / 2025

On 12-09-2025

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 11:59 hrs on 12-09-2025, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr Sanjib Thakur ,.

Executed by Attorney

Execution by Mr Sanjib Thakur, M/S SANJIB THAKUR (Sole Proprietorship), 62 H L SARKAR ROAD, City:- , P.O:- BANSDRONI, P.S:-Bansdronei, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 as constituted attorney for 1. Mrs SABITA SHAW 1/2, Vivekananda Park,, P.O: Bansdronei, Thana: Bansdronei, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, 2. Mr SANJIB THAKUR P-11, Pir Pukur Road, P.O: BANSDRONI, Thana: Bansdronei, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700070 is admitted by him

Indetified by Mr PARVEJ ALI GAZI, , Son of Mr ANSAR ALI GAZI, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 232.00/- (E = Rs 200.00/- ,H = Rs 28.00/- ,M (b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 232.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10/- and Stamp Duty paid by , by Stamp Rs 10.00/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 4414, Amount: Rs.10.00/-, Date of Purchase: 04/06/2025, Vendor name: S B 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 1603-2025, Page from 477609 to 477620
being No 160317761 for the year 2025.



Dhar

Digitally signed by Debasish Dhar
Date: 2025.09.19 12:03:13 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 19/09/2025
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.