

04673/24

D 04583/2024

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

95AB 218742

28/09/2024

S-2081054507/2024

Certified that the document is admitted the execution. The signature is correct and the endorsement is correct with the document as a part of this document.

District Sub-Registrar-IV
 Registration, S. 7 (2) of
 Registration Act, 1908
 District, South 24 Parganas

[Signature] 28/09/2024

K. M. C. BOUNDARY DECLARATION

RE : K.M.C. Premises No. 217, Bose Para Road, within Ward No.111, being Assessee No. 31-111-04-0217-3, Police Station - Bansdroni, Kolkata - 700 084, District : South 24 Parganas.

We, (1) **SRI RAJIB NARAYAN RAY**, (PAN - AGCPR6765R), (Aadhaar No. 611524912393), (Mob. 9804717471), son of Sri Priyotosh Narayan Ray, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at K-40, Bose Para, Kamdahari, Post Office - Garia, Police Station - Banskroni, Kolkata - 700 084, District – South 24-Parganas and (2) **SRI PRANAB KUMAR GUHA**, (PAN – ADYPG2226P), (Aadhaar No. 711618877520), (Mob. 9804215876), son of Late Ram Dayal Guha, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at K-17, Bose Para, Kamdahari, Post Office - Garia, Police Station - Banskroni, Kolkata - 700 084, District – South 24-Parganas, being the Partners of “**MESSRS HOMEMAKERS**”, (PAN - AADFH2525G), a registered Partnership Firm having its office at K-40, Bose Para, Kamdahari, Post office - Garia, Police Station - Banskroni, Kolkata - 700 084, do hereby solemnly declare and affirm as stated hereunder :

1. That our above mentioned Partnership-firm is the absolute Owner of **K.M.C. Premises No. 217, Bose Para Road**, within Ward No.111, being Assessee No. 31-111-04-0217-3, Post Office - Garia, Police Station – Banskroni, Kolkata - 700 084, District : South 24-Parganas and as per deed measurement of land area is 312.06 Sq.Mtr. equivalent to 4 (Four) Cottahs 10 (Ten) Chittacks 29 (Twenty-nine) Sq.ft. more or less but after physical measurement the land area is now available 291.008 Sq.Mtr. approx equivalent to 4 (Four) Cottahs 5 (Five) Chittacks 27.41 (Twenty-seven point Forty-one) Sq.ft. approx.
2. That we shall submit a plan to the city Architect’s Department for sanction. The our said property is demarcated by Boundary Wall.
3. That if there is any dispute arises over the said land area and boundary with any neighbors in any manner whatsoever, the K.M.C. will not be liable for any litigation in future over the said land due to false statement and The Kolkata

Municipal Corporation shall have the right/authority to revoke the plan to be submitted by us in accordance with law.

4. That there is no Civil or Criminal suit pending over the said land and the land is free from all encumbrances.
5. A site plan showing the actual measurement of the boundaries is attached herewith which is also a part of this Declaration.
6. The total area of land of the K.M.C. Premises No. 217, Bose Para Road, within Ward No.111, being Assessee No. 31-111-04-0217-3, Post Office - Garia, Police Station – Basndroni, Kolkata - 700 084, District : South 24 Parganas as per physical measurement the land area is now available 291.008 Sq.Mtr. approx equivalent to 3132.41 Sq.ft. approx.
7. The measurement of the four sides boundary of the land is mentioned below and the said property is known as **K.M.C. Premises No. 217, Bose Para Road, Ward No.111, Police Station – Basndroni, Kolkata - 700 084, District : South 24 Parganas, within our own ownership :**

NORTHERN SIDE : 3388MM, 3039MM, 3302MM,
2436MM;

SOUTHERN SIDE : 2564MM, 2335MM, 3059MM,
4453MM, 134MM, 3290MM and 5024
to 5136 MM. (Av.) wide K.M.C. Road;

EASTERN SIDE : 4278MM, 3884MM, 3593MM,
1686MM, 3032MM, 4428MM;

WESTERN SIDE : 5562MM, 3576MM, 3464MM,
4336MM, 4254MM.

8. That the above statements are true to the best of our knowledge and belief.

IN WITNESS WHEREOF the Declarants put their signatures on this the 26th day of April, 2024 (Two Thousand and Twenty-four).

WITNESS :

1. Abhijit Kumar Mishra
69/1, Baghajatin Place
Kolkata - 700086

For HOMEMAKERS
Rajib Narayan Roy
Partner

2. Tapesh Mishra
Advocate
High Court,
Calcutta

For HOMEMAKERS
Anand Kumar Roy
Partner

SIGNATURE OF THE DECLARANT

DRAFTED & PREPARED BY
AS PER K.M.C. PROFORMA :

Tapesh Mishra (Signature)

(MR. TAPESH MISHRA)
ADVOCATE [Enrollment No. F/1224/2007]
HIGH COURT, CALCUTTA
Resi-cum-Chamber : 69/1, Baghajatin
Place, Kolkata-700086
9836115120(Tapesh),
Email:tapesh.mishra85@gmail.com

PLAN AT BOSE PARA ROAD, J.L. NO. 49, COMPRISED IN R.S. & L.R. DAG NO. 445, UNDER R.S. KHATIAN
 323, L.R. KHATIAN NO. 2564, MOUZA- KAMDHARI, P.S.- BANSDRONI (FORMERLY P.S. REGENT PARK),
 M.C. PREMISES NO. 217, BOSE PARA ROAD, WARD NO. 111, BOROUGH-XI, DISTRICT 24-PARGANAS (S),
 UNDER THE K.OLKATA MUNICIPAL CORPORATION.

LAND SHOWN THUS -----

AREA OF LAND = 291.008 SQ.M.

HOUSE OF ABANI MUKHERJEE
 K-91, BOSE PARA
 II

For HOMEMAKERS
Anand Kumar S.
 Partner

VACANT LAND OF MITA GHOSH
 K-3, BOSE PARA

SUPRAVA
 III+G
 K-1, BOSE PARA

For HOMEMAKERS
Rajib Karan Ray
 Partner














ALL DIMENSIONS ARE IN MM.
 SCALE - 1:150

DRAWN BY
[Signature]

	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 RAJIB NARAYAN RAY

Signature Rajib Narayan Ray

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

Name PRANAB KUMAR GUHA

Signature Pranab Kumar Guha

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

Name

Signature



Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	2001054507/2024	Office where deed will be registered
Query Date	26/04/2024 10:08:53 AM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Tapeshe Mishra H C Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9836115120, Status : Advocate	
Transaction	Additional Transaction	
[0901] Declaration, Declaration relating to immovable property		
Set Forth value	Market Value	
Rs. 1/-	Rs. 54,81,718/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 10/- (Article:4)	Rs. 7/- (Article:E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 10/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Bansdrani, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: BOSE PARA ROAD, , Premises No: 217, , Ward No: 111, Pin Code : 700084

Sch No	Plot Number	Khatian Number	Land Use/ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha 5 Chatak 27.41 Sq Ft	1/-	54,81,718/-	Width of Approach Road: 17 Ft.,
Grand Total :				7.1784Dec	1 /-	54,81,718 /-	

Declarant Details :

SI No	Name & address	Status	Execution Admission Details :
1	HOMEMAKERS (Partnership Firm) ,K-40, Bose Para, Kamdahari,, City:- , P.O:- Garia, P.S:- Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Date of Incorporate:XX-XX-2XX1, PAN No. AAxxxxx5G, ,Aadhaar No Not Provided by UIDAIStatus :Organization, Executed by: Representative	Organization	Executed by: Representative



Query No: 2001054507 of 2024, Printed On : Apr 26 2024 10:09AM, Generated from wbregistration.gov.in

Representative Details :

Sl No	Name & Address	Representative of
1	Mr RAJIB NARAYAN RAY Son of Mr Priyotosh Narayan RayK-40, Bose Para, Kamdahari,, City:- , P.O:- Garia, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7, PAN No. AGxxxxxx5R , Aadhaar No.: 61xxxxxxxx2393	HOMEMAKERS (as Partner)
2	Mr PRANAB KUMAR GUHA Son of Late Ram Dayal GuhaK-17, Bose Para, Kamdahari,, City:- , P.O:- Garia, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7, PAN No. ADxxxxxx6P , Aadhaar No.: 71xxxxxxxx7520	HOMEMAKERS (as Partner)

Identifier Details :

Name & address
Mr TAPESH MISHRA Son of Mr Debes Kumar Misra High Court Calcutta, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr RAJIB NARAYAN RAY, Mr PRANAB KUMAR GUHA

Owner and Land or Building Details as received from KMC :				
Sc. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 311110402173 Premises No. : 217 Ward No. : 111 Street Name : BOSE PARA ROAD	Reference Deed No. : 160407801/23 Date of Registration. : Jul 03, 2023 Office Where Registered : DSRIV,S24PGS	Owner Name : 'MESSRS HOMEMAKERS', REPRESENTED BY ITS PARTNERS NAMELY , SRI RAJIB NARAYAN RAY , SRI PRANAB KUMAR GUHA Owner Address : K-40, BOSE PARA, KAMDAHARI , P.O. GARIA, KOL-84 Pin No. : 700084	Character of Premises: Total Area of Land: 04 Cottah, 10 Chatak, 29 SqFeet,

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 26-05-2024) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 26-05-2024)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.



Query No: 2001054507 of 2024, Printed On : Apr 26 2024 10:09AM, Generated from wbregistration.gov.in

Major Information of the Deed

Deed No :	I-1604-04583/2024	Date of Registration	26/04/2024
Query No / Year	1604-2001054507/2024	Office where deed is registered	
Query Date	26/04/2024 10:08:53 AM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Tapesh Mishra H C Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9836115120, Status :Advocate		
Transaction	Additional Transaction		
[0901] Declaration, Declaration relating to immovable property			
Set Forth value	Market Value		
Rs. 1/-	Rs. 54,81,718/-		
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 :



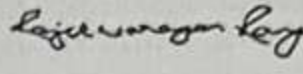


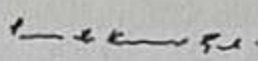
District: South 24-Parganas, P.S:- Bansdroni, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: BOSE PARA ROAD, , Premises No: 217, , Ward No: 111 Pin Code : 700084

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
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Grand Total :				7.1784Dec	1/-	54,81,718 /-	



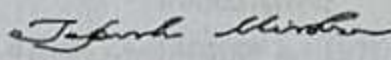
Declarant Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	HOMEMAKERS K-40, Bose Para, Kamdahari,, City:- , P.O:- Garia, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Date of Incorporation:XX-XX-2XX1 , PAN No.:: AAxxxxxx5G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr RAJIB NARAYAN RAY Son of Mr Priyotosh Narayan Ray Date of Execution - 26/04/2024, , Admitted by: Self, Date of Admission: 26/04/2024, Place of Admission of Execution: Office	 Apr 26 2024 1:23PM	 Captured LTI 26/04/2024	 26/04/2024
	K-40, Bose Para, Kamdahari,, City:- , P.O:- Garia, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.:: AGxxxxxx5R, Aadhaar No: 61xxxxxxxx2393 Status : Representative, Representative of : HOMEMAKERS (as Partner)			
2	Name Mr PRANAB KUMAR GUHA (Presentant) Son of Late Ram Dayal Guha Date of Execution - 26/04/2024, , Admitted by: Self, Date of Admission: 26/04/2024, Place of Admission of Execution: Office	 Apr 26 2024 1:23PM	 Captured LTI 26/04/2024	 26/04/2024
	K-17, Bose Para, Kamdahari,, City:- , P.O:- Garia, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.:: ADxxxxxx6P, Aadhaar No: 71xxxxxxxx7520 Status : Representative, Representative of : HOMEMAKERS (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr TAPESH MISHRA Son of Mr Debes Kumar Misra High Court Calcutta, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001	 26/04/2024	 Captured 26/04/2024	 26/04/2024
Identifier Of Mr RAJIB NARAYAN RAY, Mr PRANAB KUMAR GUHA			

Endorsement For Deed Number : I - 160404583 / 2024

On 26-04-2024

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 12:18 hrs on 26-04-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr PRANAB KUMAR GUHA ,.

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

Execution is admitted on 26-04-2024 by Mr RAJIB NARAYAN RAY, Partner, HOME MAKERS (Partnership Firm), K-40, Bose Para, Kamdahari,, City:- , P.O:- Garia, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:-700084

Identified by Mr TAPESH MISHRA, , Son of Mr Debes Kumar Misra, High Court Calcutta, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 26-04-2024 by Mr PRANAB KUMAR GUHA, Partner, HOME MAKERS (Partnership Firm), K-40, Bose Para, Kamdahari,, City:- , P.O:- Garia, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:-700084

Identified by Mr TAPESH MISHRA, , Son of Mr Debes Kumar Misra, High Court Calcutta, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

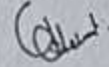
Certified that required Registration Fees payable for this document is Rs 39.00/- (E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 39.00/-

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 33196, Amount: Rs.10.00/-, Date of Purchase: 20/03/2024, Vendor name: S B Das



Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2024, Page from 133811 to 133823

being No 160404583 for the year 2024.



(Handwritten signature)

Digitally signed by Anupam Halder
Date: 2024.04.26 16:33:45 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 26/04/2024

DISTRICT SUB-REGISTRAR

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

West Bengal.