

16491/25

I-16064/25



WEST BENGAL

38AA 645480

19/08/25
Q-2/2359912/25

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.

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

19-08-25

K.M.C. BOUNDARY DECLARATION

(1) MRITUNJAY KARMAKAR(Aadhaar No. 422368241845) (PAN

No. AKBPK7310C). Son of Late Suklal Karmakar, by faith- Hindu,

by occupation – Business, residing at 241, Bansdroni Place, P.S.-

26742

19 AUG 2025

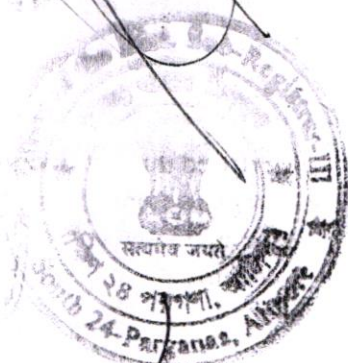
No..... ₹ 20/- Date.....

Name: ..*Susanta Kumar Chakraborty*..

Address : ..*37, Bansdroni Place, Bansdroni,*
P.S. Regent park
Kol- 700070.

Vendor : ..
Alipore Collectorate, 24 Pgs. (South)

SUBANKAR DAS
STAMP VENDOR
Alipore Police Court, KOL-27



Identified by,
Sudeshna Mondal,
Alipore Police Court
Kol- 700027.

DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
19 AUG 2025

(1) MRITUNJAY KARMAKAR (Aadhaar No. 422368241845) (PAN No. AKBPK7310C), Son of Late

Suklal Karmakar, by faith- Hindu, by occupation – Business, residing at 241, Bansdrone Place, P.S.- Bansdrone, P.O. –

Bansdrone, Kolkata-700070, (2) SHYAMAL KARMAKAR (Aadhaar No. 723843640625) (PAN No. QDMPK1709M),

Son of Late Suklal Karmakar, by faith- Hindu, by occupation – Business, residing at 82, Bansdrone Place, P.S.-

Bansdrone, P.O. – Bansdrone, Kolkata- 700070, (3) BIMAL

KARMAKAR (Aadhaar No. 508163140879) (PAN No. AVZPK5992M), Son of Late Suklal Karmakar, by faith-

Hindu, by occupation – Business, residing at 81, Bansdrone Place, P.S.- Bansdrone, P.O. – Bansdrone, Kolkata- 700070,

District : 24-Parganas (South), (4) LAKSHMI KARMAKAR

(Aadhaar No. 943491500698) (PAN No. NLGPK7327J),

wife of Late Chittaranjan Karmakar, by faith- Hindu, by occupation – Housewife, residing at 82, Bansdrone Place,

P.S.- Bansdroni, P.O. – Bansdroni, Kolkata- 700070, (5)

NIRMAL KARMAKAR (Aadhaar No. 432043674594)

(PAN No. FHJPK3431A), Son of Late Chittaranjan

Karmakar, by faith- Hindu, by occupation – Business,

residing at 82, Bansdroni Place, P.S.- Bansdroni, P.O. –

Bansdroni, Kolkata- 700070, (6) **AMAL KARMAKAR**

(Aadhaar No. 929332553706) (PAN No. NPNPK4063Q),

Son of Late Chittaranjan Karmakar, by faith- Hindu, by

occupation – Business, residing at 82, Bansdroni Place, P.S.-

Bansdroni, P.O. – Bansdroni, Kolkata- 700070, (7) **KAMAL**

KARMAKAR (Aadhaar No. 858585361064) (PAN No.

QDFPK5206L), Son of Late Chittaranjan Karmakar, by

faith- Hindu, by occupation – Business, residing at 82,

Bansdroni Place, P.S.- Bansdroni, P.O.– Bansdroni, Kolkata-

700070, (8) **PARIMAL KARMAKAR (Aadhaar No.**

887144829181) (PAN No. HYNPK8412G), Son of Late

Chittaranjan Karmakar, by faith- Hindu, by occupation –



Business, residing at 82, Bansdrone Place, P.S.- Bansdrone,
P.O. – Bansdrone, Kolkata- 700070, being represented by its
proprietor namely **SRI. SUSANTA KUMAR**
CHAKRABORTY (PAN NO. ANIPC5922E), s/o Late
Anath Bandhu Chakraborty, by faith: Hindu, by occupation –
Business, by nationality: Indian, residing at 37, Bansdrone
Place, P.O. – Bansdrone, P.S. – Regent Park, Kolkata –
700070 by way of a Registered Development Power of
Attorney, which was duly registered in the office of the
D.S.R. - III, Alipore and recorded in Book No. I, Volume no.
1603, Pages 401742 to 401767, Being No. 160314901 in the
year 2025, (which expression where the context will so admit, shall
mean and include their heirs, legal representatives, successors and
assign) of the **ONE PART**;

A N D

THE KOLKATA MUNICIPAL CORPORATION a body
corporate constituted under the West Bengal LIX, having its

Central Office at No. 5, S.N. Banerjee Road, P.S. Taltala, Kolkata – 700013, hereinafter called the “DONEE” (which expression where the context will so admit, shall mean and include their heirs, legal representatives, successors and assign) of the OTHER PARTY

AND WHEREAS the Donors are the absolute owner and occupier of the land/land with structure measuring about 02 Cottahs 14 Chittak 39.41 Sq. ft. = 195.969 Sqm. being Premises No. 81, Bansdroni Place P.S.- Formerly Regent Park now Bansdroni, P.O.- Bansdroni, Kolkata-700070, Ward No- 113 under Kolkata Municipal Corporation, Assessee No-311130700814, Dist- South 24 pargs After that the owners amalgamated the land by a registered Deed of Amalgamation which was registered at D.S.R--III, Alipore South 24 Parganas, Book No- I, Volume No- 1603, Pages-362239 to 362266, Deed No- 160312924, Year- 2025.



1. **AND WHEREAS** the Donors are going to submit a Building Plan to the Kolkata Municipal Corporation for construction of a building at Premises No- 81, Bansdroni Place P.S.- Formerly Regent Park now Bansdroni, P.O.- Bansdroni, Kolkata-700070, Ward No- 113 under Kolkata Municipal Corporation, Assessee No-311130700814, Dist- South 24 pargs which is situated at the **Southern Side** of the plot and whereas the Donors have expressed their desire to make a free Gift of the portion of land measuring about **7.75 sq. ft = 0.72 sq. mtr. used for Public Purpose** from 81, Bansdroni Place P.S.- Formerly Regent Park now Bansdroni, P.O.- Bansdroni, Kolkata-700070, Ward No- 113 under Kolkata Municipal Corporation, Assessee No-311130700814, Dist- South 24 pargs Parganas morefully delineated in the Map or plan annexed hereto and demarcated with
- 

RED Border line as required under section 405 of the Kolkata municipal Corporation, the Donee and it has been decided inter alia that the Gift of the left open portion of land measuring about **7.75 sq. ft = 0.72 sq. mtr.** of the said Premises No. 81, Bansdroni Place P.S.- Formerly Regent Park now Bansdroni, P.O.- Bansdroni, Kolkata-700070, Ward No- 113 under Kolkata Municipal Corporation, Assessee No- 311130700814, Dist- South 24 Parganas for sanction of Building Plan in respect of Premises No. 81, Bansdroni Place P.S.- Formerly Regent Park now Bansdroni, P.O.- Bansdroni, Kolkata-700070, Ward No- 113 under Kolkata Municipal Corporation, Assessee No-311130700814, Dist- South 24 pargs be accepted under Section 59 (2) of the Kolkata municipal Corporation rule 2009.



NOW THIS INDENTURE WITNESSETH

that in consideration of Premises the Donors of their own free will and accord and while in a sound state of body and mind, hereby and conveys unto the Kolkata Municipal Corporation **ALL THAT** piece and parcel of the left open portion of land measuring more or less **7.75 sq. ft = 0.72 sq. mtr.** being a portion of Premises No. 81, Bansdroni Place P.S.- Formerly Regent Park now Bansdroni, P.O.- Bansdroni, Kolkata-700070, Ward No- 113 under Kolkata Municipal Corporation, Assessee No-311130700814, Dist- South 24 pargs morefully described and delineated in the Map annexed hereto and demarcated with RED border line therein which is valued at Rs. 1,000/- (Rupees One Thousand) only.

TO HOLD to the Kolkata Municipal Corporation the said left open portion of land free from all encumbrances as the owners for the purpose of widening

the Kolkata Municipal Corporation Road at the front portion of the said Premises No. 81, Bansdroni Place P.S.- Formerly Regent Park now Bansdroni, P.O.- Bansdroni, Kolkata-700070, Ward No- 113 under Kolkata Municipal Corporation, Assessee No-311130700814, Dist- South 24 pargs.

AND WHEREAS the donors hereby covenant with the Donee that notwithstanding anything done by the Donors or knowingly suffered, they the Donors have full power of convey and grant the aforesaid left open portion hereby conveyed.

AND WHEREAS further comments that the Donors at all times, at the cost of the Donors, execute and do all such further acts, deeds and assurance for more

perfectly and effectively conveying the said left open portion of the land to the Donee as by the latter shall be reasonably required.

THE SCHEDULE

ALL THAT piece and parcel of land measuring about 7.75 sq. ft = 0.72 sq. mtr. of the said Premises No. 81, Bansdroni Place P.S.- Formerly Regent Park now Bansdroni, P.O.- Bansdroni, Kolkata-700070, Ward No- 113 under Kolkata Municipal Corporation, Assessee No- 311130700814, Dist- South 24 Parganas delineated in RED border butted and bounded as follows:-

ON THE NORTH : Premises No- 80, Bansdroni Place.

ON THE SOUTH : 3658 mm (12 feet) wide K.M.C. Road.

ON THE EAST : 4724mm (15'- 6") wide K.M.C. Road.

ON THE WEST : Premises No- 83, Bansdroni Place.

IN WITNESS WHEREOF the party has signed and sealed
on the 19th day of August 2025.

WITNESSES:

1. Tithi Saha
Baghagatin Kol + 86

2. Sudeshna Mondal.
Alipore Police Court
Kolkata - 700027.

Susanta Kumar Chakraborty

S. S. CONSTRUCTION
(Proprietor)

SUSANTA KUMAR CHAKRABORTY
CONSTITUTED ATTORNEY OF

MRITUNJAY KARMAKAR, SHYAMAL KARMAKAR
BIMAL KARMAKAR, LAKSHMI KARMAKAR
NIRMAL KARMAKAR, AMAL KARMAKAR
KAMAL KARMAKAR, PARIMAL KARMAKAR

DECLARANT

Prepared as per K.M.C. Proforma

Drafted & Prepared by :

Amritan Chakraborty
Advocate, F-681/2006.
Alipore Police' Court,
Kolkata : 700027.

TE PLAN OF LAND AT K. M. C. PREMISES NO - 81, BANSDRONI PLACE,
ARD NO - 113, BOROUGH NO - XI, KOLKATA - 700070, P. S. - BANSDRONI.
IN R. S. DAG NO - 605, J. L. NO - 45, MOUZA - BANSDRONI,

AREA OF THE LAND AS PER PHYSICAL MEASUREMENT :- 195.969 SQM. = 2 K. 14 CH. 39.41 SFT.

ALL DIMENSIONS ARE IN MM.

SCALE :- 1 : 100.

[SHOWN IN RED BORDER]



N

PREMISES NO - 83 BANSDRONI PLACE

13464

9012

12362

PREMISES NO - 80 BANSDRONI PLACE

3658 [12'-0"] WIDE K. M. C. ROAD

14746

13392

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

4724 [15'-6"] WIDE K. M. C. ROAD

Susanta Kumar Chakraborty

S. S. CONSTRUCTION

(Proprietor)

SUSANTA KUMAR CHAKRABORTY

CONSTITUTIONAL - OF

BITUNWAY KARMAKAR, SHYAMAL KARMAKAR

BINAY KARMAKAR, LAKSHMI KARMAKAR

NIRMAL KARMAKAR, AMAL KARMAKAR

VARUN KARMAKAR, PARIMAL KARMAKAR

SIGNATURE OF THE 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 SUSANTA KUMAR CHAKRABORTY

Signature Susanta Kumar Chakraborty

		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



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার
Unique Identification Authority of India
Government of India

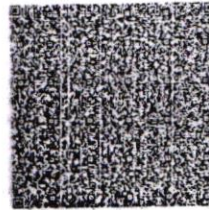
Enrolment No.: 0653/49006/02337

Enrolment Date: 18/04/2019

To
Susanta Kumar Chakraborty
BANSDRONI PLACE
BANSDRONI
South Twenty Four Parganas West Bengal - 700070
9777011515

Generation Date: 11/07/2019

Signature valid



QR Code with Photograph

আপনার আধার সংখ্যা / Your Aadhaar No. :

7645 1085 9177

VID : 9177 9375 9193 3635

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



সুসন্তা কুমার চক্রবর্তী
Susanta Kumar Chakraborty
জন্ম তারিখ/DOB: 14/07/1968
লিঙ্গ/MALE

7645 1085 9177

VID : 9177 9375 9193 3635

আমার আধার, আমার পরিচয়

Susanta Kumar Chakraborty

Major Information of the Deed

Deed No :	I-1603-16064/2025	Date of Registration	19/08/2025
Query No / Year	1603-2002359912/2025	Office where deed is registered	
Query Date	18/08/2025 12:32:20 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Anirban Chakraborty Alipore Police Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7980652448, Status :Advocate		
Transaction		Additional Transaction	
[0901] Declaration, Declaration relating to immovable property			
Set Forth value		Market Value	
Rs. 1/-		Rs. 26,36,765/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 20/- (Article:4)		Rs. 232/- (Article:E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

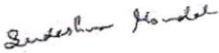
District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bansdrani Place, , Premises No: 81, , Ward No: 113 Pin Code : 700070

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	2 Katha 14 Chatak 39.41 Sq Ft	1/-	26,36,765/-	Width of Approach Road: 16 Ft.,
Grand Total :				4.8341Dec	1 /-	26,36,765 /-	

Declarant Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Susanta Kumar Chakraborty (Presentant) Son of Late Anath Bandhu Chakraborty Executed by: Self, Date of Execution: 19/08/2025 , Admitted by: Self, Date of Admission: 19/08/2025 ,Place : Office	 19/08/2025	 Captured LTI 19/08/2025	 19/08/2025
37, Bansdrani Place,, City:- , P.O:- Bansdrani, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX8 , PAN No.: anxxxxxx2e, Aadhaar No: 76xxxxxxxx9177, Status :Individual, Executed by: Self, Date of Execution: 19/08/2025 , Admitted by: Self, Date of Admission: 19/08/2025 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Sudeshna Mondal Daughter of Subir Mondal Alipore Police Court,, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24- Parganas, West Bengal, India, PIN:- 700027		 Captured	
	19/08/2025	19/08/2025	19/08/2025
Identifier Of Susanta Kumar Chakraborty			

Endorsement For Deed Number : I - 160316064 / 2025

On 19-08-2025

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 12:45 hrs on 19-08-2025, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Susanta Kumar Chakraborty ,Executant.

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

Execution is admitted on 19/08/2025 by Susanta Kumar Chakraborty, Son of Late Anath Bandhu Chakraborty, 37, Bansdrani Place,, P.O: Bansdrani, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Business

Indetified by Sudeshna Mondal, , Daughter of Subir Mondal, Alipore Police 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 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 20.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 26742, Amount: Rs.20.00/-, Date of Purchase: 19/08/2025, 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 1603-2025, Page from 434071 to-434089
being No 160316064 for the year 2025.



Dhar

Digitally signed by Debasish Dhar
Date: 2025.08.27 18:37:42 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 27/08/2025
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.