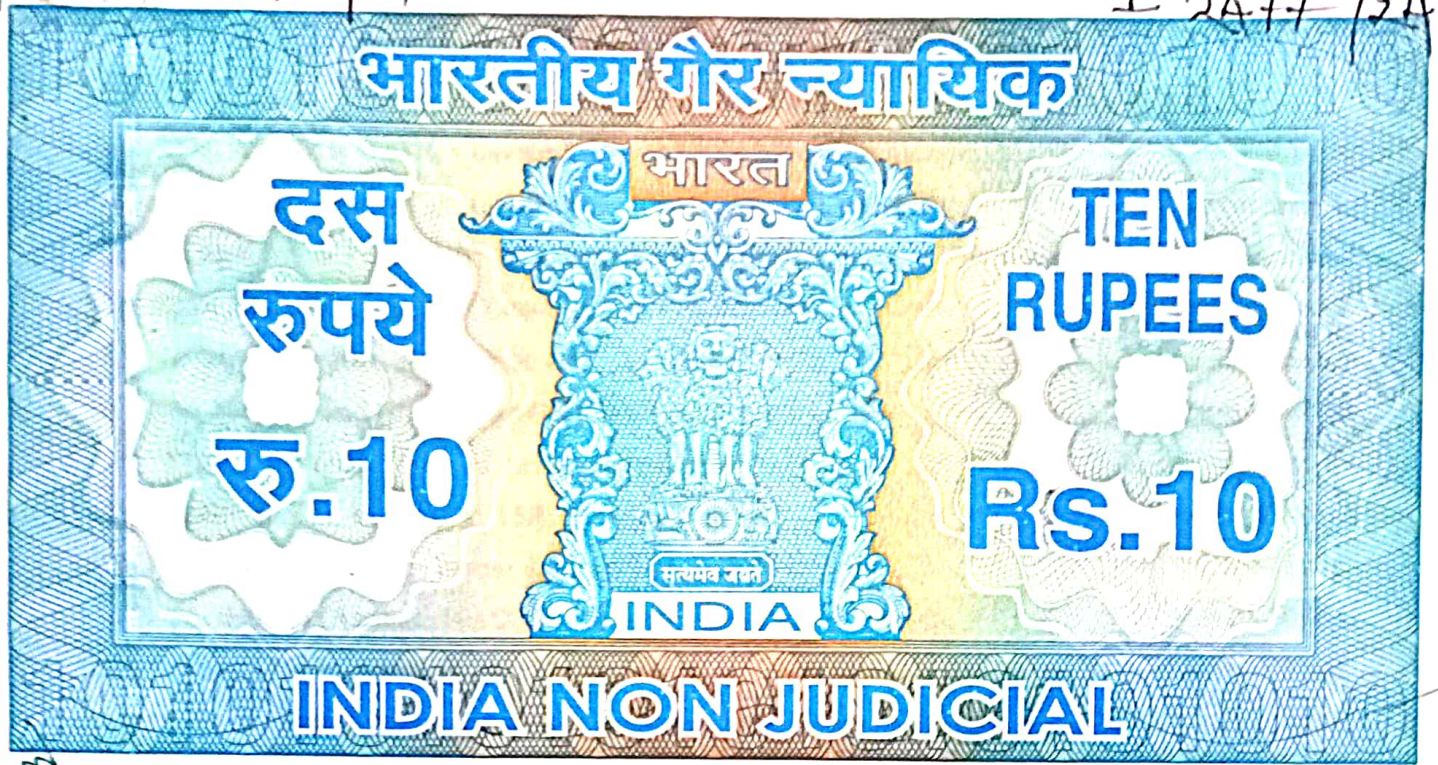


6

02408/24

2477/24



पश्चिम बंगाल WEST BENGAL

96AB 723585

8-1647414/24

12/7/24

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

District Sub-Registrar-V
Alipore, South 24 Parganas

12 JUL 2024

K.M.C. BOUNDARY DECLARATION

**REF.: PREMISES NO. 10, BENI BANERJEE AVENUE, P.S. KASBA NOW GARFA,
KOLKATA 700 031, WARD NO. 092, UNDER BOROUGH X | K.M.C.]**

60438

Name : A. K. SINGH, Advocate
Address : High Court, Calcutta
Kolkata - 700001

Kolkata Collectorate
11, Netaji Subhas Rd.,
Kolkata-1

Amal Kr. Saha
Licensed Stamp
Vendor

1202 RMC 1-3



Bahl Dhor
S/o, Late R. Dhor
Nitya Nayar.
Kol - 75

DISTRICT SUB-REGISTRAR-V
ALIPORE, SOUTH 24 PGS.
12 JUL 2024

We, **M/S. AAMAR BARI**, [having PAN : ABLFA6754B], a Partnership firm having its registered office at 64B, Tanupukur Road, P.O. Dhakuria, P.S. Kasba now Garfa, Kolkata 700 031, Represented by its Partners (i) **MR. SUBRATA BOSE**, [having PAN : AHRPB1107D & Aadhaar No. 8884 1103 3734], Son of Late Subhash Chandra Bose, by faith Hindu, by occupation Business, by Nationality Indian, residing at 64B, Tanupukur Road, P.O. Dhakuria, P.S. Kasba now Garfa, Kolkata 700 031, and (ii) **MR. JAGONNATH HALDER**, [having PAN : ABIPH8699H & Aadhaar No. 8339 8245 6923], Son of Sri Shiboram Halder, by faith Hindu, by occupation Business, by Nationality Indian, residing at 15R, Telipara Lane, P.O. Dhakuria, P.S. Kasba now Garfa, Kolkata 700 031, Being one of the owner & Constitute Attorney of **SRI PULAK KUMAR GHOSH** (PAN: ADEPG 0499E) (Aadhaar No. 2333 5538 5909), son of Late Pankaj Kumar Ghosh, by faith-Hindu, by occupation- business, by Nationality-Indian, residing at 116/3A, Sarat Ghosh Garden Road, Dhakuria, Kolkata-700031, the absolute owners of the above mentioned premises, do hereby declare as follows:-

1. THAT, We are the Partners of "**M/S. AAMAR BARI**", Being one of the owner & Constitute Attorney of the rest owners of the said plot of land lying and situated at Premises No. 10, Beni Banerjee Avenue , P.S. Kasba Now Garfa, Kolkata 700 031, Ward No. 092, Under Borough X [K.M.C.], Under the jurisdiction of the Kolkata Municipal Corporation and possess to construct a building in the aforesaid premises.
2. THAT, The premises is butted and bounded by boundary wall. The Total Boundary Line of the property is fully mentioned below and described in **RED** border line and We shall be liable for dispute, if arises, with our neighbourers in respect of this said land in future. The Kolkata Municipal Corporation will not be liable for any litigation arises in future over the Said Land due to untruthful statements if any The Kolkata Municipal Corporation have the liberty to revoke the Plan in accordance with the Law
3. THAT, We shall submit the Plan for the construction of a Building in the said property for obtaining sanction vide application on and for behalf of the said land owners above named.



DISTRICT SUB-REGISTRAR-V
ALIPORE, SOUTH 24 PGS.
12 JUL 2024

4. THAT, We are the Partners of "M/S. AAMAR BARI", Being one of the owner & Constitute Attorney of the rest owners of the said plot of land lying and situated at Premises No. 10, Beni Banerjee Avenue, P.S. -Kasba Now Garfa, Kolkata - 700 031, Ward No - 092, Under Borough - X, [K.M.C.], Under the jurisdiction of the Kolkata Municipal Corporation, The land area as Per Deed 03(Three) Cottahs 10.5(Ten Point Five) Chittak 00(Zero) SQ.FT., be the same a little more or less, as Per Physical Measurement Land Area is about 03(Three) Cottahs 02 (Two) Chittak 42(Forty Two) SQ.FT. i.e. 212.932 SQ.M. i.e. 2,292 SQ.FT., and be the same a little more or less, which is more fully described and delineated in the plan annexed hereto and color in **RED** verge line.
5. THAT, there is no Civil or Criminal suit pending against the Said Land and the Said Land is free from all encumbrances.
6. THAT, the measurement of four side of Premises No. 10, Beni Banerjee Avenue, P.S. -Kasba Now Garfa, Kolkata - 700 031, Ward No - 092, Under Borough - X, [K.M.C.], is given in the Schedule below.

SCHEDULE

Premises No. 10, Beni Banerjee Avenue, P.S. -Kasba Now Garfa, Kolkata - 700 031, Ward No - 092, Under Borough - X, [K.M.C.]. The land area as Per Deed 03(Three) Cottahs 10.5(Ten Point Five) Chittak 00(Zero) SQ.FT., be the same a little more or less, as Per Physical Measurement Land Area is about 03(Three) Cottahs 02 (Two) Chittak 42(Forty Two) SQ.FT. i.e. 212.932 SQ.M. i.e. 2,292 SQ.FT., be the same a little more or less, within the limits of the Kolkata Municipal Corporation, being Butted and Bounded as follows,

ON THE NORTH : Premises No.- 9,Beni Banerjee Avenue

ON THE SOUTH : Private Passage for Premises No.- 11,Beni Banerjee Avenue

ON THE EAST : Premises No.- 11,Beni Banerjee Avenue

ON THE WEST : K.MC. BLACK TOP ROAD[Beni Banerjee Avenue]

IN WITNESS WHEREOF the executants put his respective signature on this 12th day of July, 2024

WITNESSES:-

1) *Pulak Kumar Ghosh*
14/7/2024. Vol-75

2) *Mr. B.*
Mr. B.
Vol-20

AAMAR BARI

Subrata Bose
Partner

Jagannath Halder
Partner

As constituted attorney of
Pulak Kumar Ghosh.

DECLARANTS

Drafted as per K.M.C. Proforma.

Deban
F-17/6/03 *MDV*



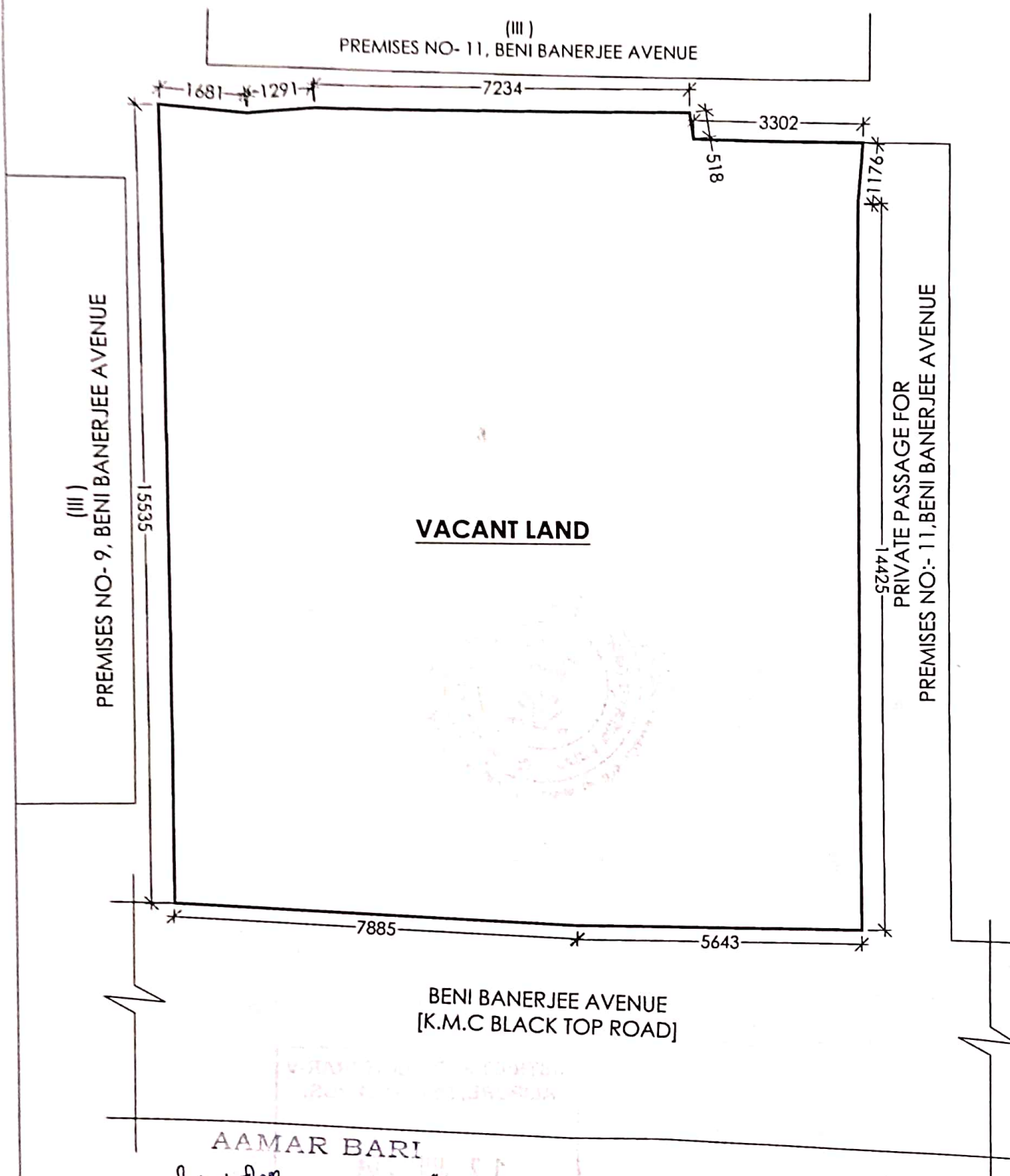
DISTRICT SUB-REGISTRAR-V
ALIPORE, SOUTH 24 PGS.

12 JUL 2024

SITE PLAN AT PREMISES NO. 10, BENI BANERJEE AVENUE, P.S.- KASBA NOW GARFA, KOLKATA 700 031,
WARD NO.092, UNDER BOROUGH X [K.M.C.] U / S 393A OF K.M.C. ACT. 1980 & K.M.C. BLDG. RULE 2009.

AREA OF LAND : 03 KH. - 10.5 CH. - 00 SQ.FT.[AS PER DEED]

AREA OF LAND : 03 KH. - 02 CH. - 42 SQ.FT.i.e. 212.932 SQ.M. i.e. 2,292 SQ.FT.[AS PER PHYSICAL MEASUREMENT]



AAMAR BARI

✓ *Subrata Bose*
Partner
Jegomathi Halder
Partner
As constituted attorney of
Pulak Kumar Ghosh.

SIGNATURE OF THE OWNERS/APPLICANTS



SCALE:- 1 : 100

ALL DIMENSIONS ARE IN MM.
UNLESS OTHERWISE MENTIONED

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 11/27/2014 BY 60322 UCBAW/KAC/BLS/BJS

REFERENCE NO: 112601BANKERS V JUNE
58141617224CE.F34

REFERENCE NO: 112601BANKERS V JUNE
(11)

VACANT LAND



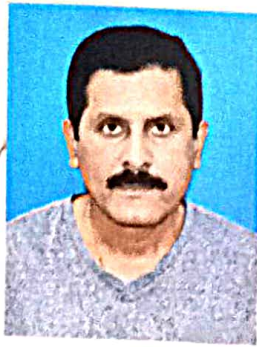
SEMI BANKERS V JUNE
112601BANKERS V JUNE

DISTRICT SUB-REGISTRAR-V
ALIPORE, SOUTH 24 PGS.
12 JUL 2024

11

SIGNATURE OF THE OWNERS/APPLICANTS

SPECIMEN FORM FOR TEN FINGERPRINTS



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Signature Subrata Bose

Name SUBRATA BOSE



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Signature Jagannath Halder

Name JAGANNATH HALDER

PHOTO		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand					

Signature _____

Name _____



DISTRICT SUB-REGISTRAR-V
ALIPORE, SOUTH 24 PGS.
12 JUL 2024

Major Information of the Deed

Deed No :	I-1630-02477/2024	Date of Registration	12/07/2024
Query No / Year	1630-2001647414/2024	Office where deed is registered	
Query Date	29/06/2024 5:59:45 PM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Rahul Dhar Ajoynagar, Thana : Purba Jadabpur, District : South 24-Parganas, WEST BENGAL, PIN - 700075, Mobile No. : 8981314794, Status :Deed Writer		
Transaction		Additional Transaction	
[0901] Declaration, Declaration relating to immovable property			
Set Forth value		Market Value	
Rs. 1/-		Rs. 79,58,336/-	
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 :






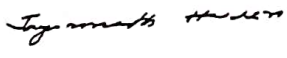
District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Beni Banerjee Avenue, , Premises No: 10, , Ward No: 092 Pin Code : 700031

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		3 Katha 2 Chatak 42 Sq Ft	1/-	79,58,336/-	Property is on Road
Grand Total :					5.2525Dec	1 /-	79,58,336 /-	

Declarant Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri Pulak Kumar Ghosh Son of Late Pankaj Kumar Ghosh 116//3A, Sarat Ghosh Garden Road, City:- , P.O:- Dhakuria, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.: adxxxxxx9e, Aadhaar No: 23xxxxxxxx5909, Status :Individual, Executed by: Attorney, Executed by: Attorney

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Subrata Bose Son of Late Subhash Chandra Bose Date of Execution - 12/07/2024, , Admitted by: Self, Date of Admission: 12/07/2024, Place of Admission of Execution: Office		 Captured	 12/07/2024
	Partner, M/S AAMAR BARI , 64B, Tanupukur Road, City:- , P.O:- Dhakuria, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 , 64B, Tanupukur Road, City:- , P.O:- Dhakuria, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.: ahxxxxxx7d, Aadhaar No: 88xxxxxxxx3734 Status : Attorney, Attorney of : Shri Pulak Kumar Ghosh			
2	Name	Photo	Finger Print	Signature
	Mr Jagonnath Halder (Presentant) Son of Shri Shiboram Halder Date of Execution - 12/07/2024, , Admitted by: Self, Date of Admission: 12/07/2024, Place of Admission of Execution: Office		 Captured	 12/07/2024
	Partner, M/S AAMAR BARI , 64B, Tanupukur Road, City:- , P.O:- Dhakuria, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 , 15R, Telipara Lane, City:- , P.O:- Dhakuria, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.: abxxxxxx9h, Aadhaar No: 83xxxxxxxx6923 Status : Attorney, Attorney of : Shri Pulak Kumar Ghosh			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Rahul Dhar Son of Late Ranjit Dhar Ajoynagar, City:- , P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075		 Captured	 12/07/2024
12/07/2024	12/07/2024	12/07/2024	
Identifier Of Mr Subrata Bose, Mr Jagonnath Halder			

Endorsement For Deed Number : I - 163002477 / 2024

On 12-07-2024

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 12:22 hrs on 12-07-2024, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Mr Jagonnath Halder .

Executed by Attorney

1. Execution by Mr Subrata Bose, Partner, M/S AAMAR BARI (Partnership Firm), 64B, Tanupukur Road, City:- , P.O:- Dhakuria, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 as constituted attorney for Shri Pulak Kumar Ghosh 116//3A, Sarat Ghosh Garden Road, P.O: Dhakuria, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031 is admitted by him

Indetified by Mr Rahul Dhar, , Son of Late Ranjit Dhar, Ajoynagar, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Others

2. Execution by Mr Jagonnath Halder, Partner, M/S AAMAR BARI (Partnership Firm), 64B, Tanupukur Road, City:- , P.O:- Dhakuria, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 as constituted attorney for Shri Pulak Kumar Ghosh 116//3A, Sarat Ghosh Garden Road, P.O: Dhakuria, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031 is admitted by him

Indetified by Mr Rahul Dhar, , Son of Late Ranjit Dhar, Ajoynagar, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Others

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 60438, Amount: Rs.10.00/-, Date of Purchase: 04/06/2024, Vendor name: Amal Kr Saha


Dilip Kumar Mondal
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2024, Page from 69422 to 69431
being No 163002477 for the year 2024.



Dilip Mondal

Digitally signed by Dilip Kumar Mondal
Date: 2024.07.15 16:16:46 +05:30
Reason: Digital Signing of Deed.

(Dilip Kumar Mondal) 15/07/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
West Bengal.