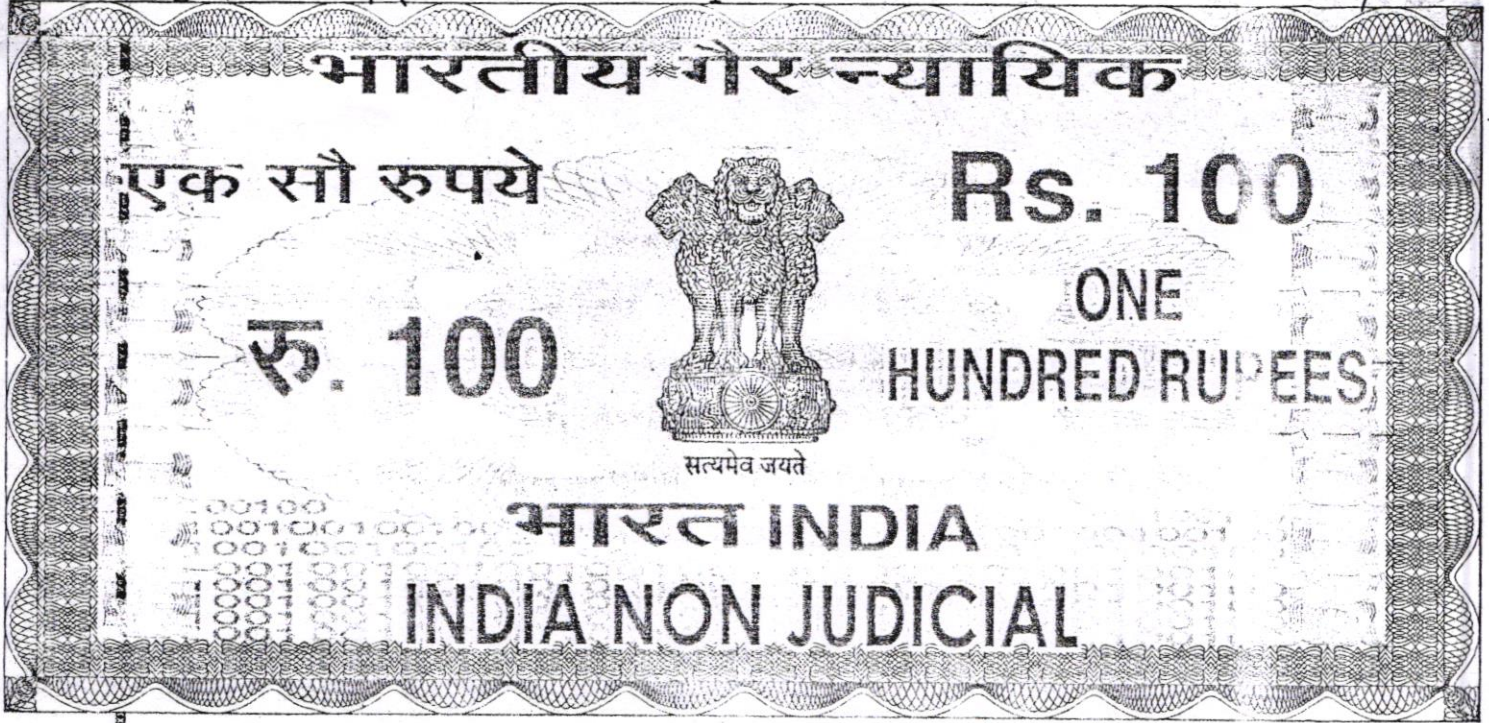


018209/23

I-18097/2023

1



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

certified that the document is registered
Registration. The signature sheets and the
AR 346234
endorsement sheets attached with the
document are the part of this document.

District Sub-Register-II
Alipore, South 24-Parganas

22 DEC 2023

K.M.C. BOUNDARY DECLARATION

RE: **ALL THAT** the land measuring about **384.517 SQM** more or less, lying or situated at **Mouza - Rajapur**, comprised in R.S. Dag No. 1031 under R.S. Khatian No. 323 & 518, corresponding to L.R. Dag No. 1031 under L.R. Kharian Nos. 2116, 2117 & 2118, J.L. No. 23, P.S. Kasba then Purba Jadavpur now Survey Park, being **K.M.C. Premises No. 1566, Survey Park**, (Mailing Add: 275, Rajapur East, Block - E, P.O. Santoshpur, P.S. Survey Park, Kolkata-700075), under Ward No. 109, Borough - XII, within the limits of the Kolkata Municipal Corporation, vide **Assessee No. 31-109-13-6725-0**, Kolkata - 700075, in the Dist. South 24 Parganas.

No. 1119 Date 11-12-2023 Rs. 100

Name

SANTANU ADHICARY

Address

ANKAR KUMAR SARKAR
STAMP-VENDOR
SONARPUR A.D.S.R. OFFICE
24 PARGANAS (SOUTH)

(Advocate)
Alipore Judges' Court
& Police Court
Cal-27

S.



Identified by me,
(Signature) (Advocate)

District Sub Registrar - II
Alipore, South, 24 Parganas
22 DEC 2023

We, (1) **SMT. CHHAYA MUKHERJEE**, (having PAN No. **AFPPM5184D**, Aadhaar No. **6180-6360-5397** & having Phone No. **9038289310**) wife of Late Dipak Kumar Mukherjee, (2) **SRI. SUBHASIS MUKHERJEE**, (having PAN No. **BFQPM4385A**, Aadhaar No. **5640-7675-4367** & having Phone No. **9831927870**) son of Late Dipak Kumar Mukherjee and (3) **SMT. SOMA MUKHERJEE**, (having PAN No. **DHKPM3028J**, Aadhaar No. **3816-7356-6820** & having Phone No. **9875319204**) daughter of Late Dipak Kumar Mukherjee, both are by faith - Hindu, by Nationality - Indian, by Occupation - House-Wife & Service & Unemployed, all residing at 275, Rajapur East, Khalpar, Block - E, P.O. Santoshpur, P.S. Survey Park, Kolkata 700075, hereinafter called and referred to as **"THE DECLARANTS"** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns), being represented by their constituted Attorney **"M/S. RIA CONSTRUCTION"**, a Proprietorship Firm, having its registered Office at 579, Purbalok, P.O. - Mukundapur, P.S. - Purba Jadavpur, Kolkata - 700099, District: South 24 Parganas, represented by its sole Proprietor **SRI. SANJAY KUMAR SINGH**, son of Sri Lal Deo Singh, (having PAN- **ALXPS1254N**, AADHAAR NO. **2799-5664-6180**, and PHONE NO. **9831742572**), by faith Hindu, by Nationality - Indian, by Occupation - Business, residing at 1133, Green Park, 1st Floor, Netaji Nagar, P.O. - Santoshpur, P.S. - Purba Jadavpur, Kolkata - 700099, District: South 24 Parganas, duly appointed by virtue of a registered Development Power of Attorney dated 11/05/2023 registered in the Office of the D.S.R.-II, Alipore and recorded in Book No. I, Volume No. 1602-2023, Pages From 208278 to 208300 as **Being No. 160206185 for the year 2023** do hereby solemnly affirm and undertake as follows:

1. That We, the Declarants herein are the absolute Owner in respect of being K.M.C. **Premises No. 1566, Survey Park**, (Mailing Add: 275, Rajapur East, Block - E, P.O. Santoshpur, P.S. Survey Park, Kolkata-700075), within the limits of the Kolkata Municipal Corporation, under Ward No. 109, Borough - XII, P.S. - Kasba then Purba Jadavpur now Survey Park, P.O. - Santoshpur, Kolkata - 700075, under District: South 24 Parganas, land **384.517 SQM** more or less but as per ^{05 Katha 12 Chittacks equivalent to} physical measurement land area found as **384.517 SQM** more or less and we proposed to construct a Building at the above premises. The total boundary line of the said property, which is fully mentioned and described in the annexed **PLAN** with "**RED**" border and I shall be liable for dispute any with my neighbor of the said land in future. The Kolkata Municipal Corporation will not be liable for any litigation over the said land.

2. That We, the Declarants have submitted the **PLAN** for the construction of a Building at the above premises for sanction.

3. That We, the Declarants are the absolute Owner of being K.M.C. **Premises No. 1566, Survey Park**, (Mailing Add: 275, Rajapur East, Block - E, P.O. Santoshpur, P.S. Survey Park, Kolkata-700075), within the limits of the Kolkata Municipal Corporation, under Ward No. 109, Borough - XII, P.S. - Kasba then Purba Jadavpur now Survey Park, P.O. - Santoshpur, Kolkata - 700075, under District: South 24 Parganas, comprising a land measuring **384.517 SQM** but as per ^{05 Katha 12 Chittacks equivalent to} physical measurement land area **384.517 SQM** more or less together with structure standing thereon, morefully shown and delineated in the **PLAN** annexed hereto and thereon coloured in "**RED**" verge line.

Sanjay Singh

Sanjay Singh

4. That there is no civil or criminal suit pending against the said land and the said land is free from all encumbrances.

5. That We, the Declarants herein are the absolute Owner of the said plot of land and if in future any disputes arise against the said land, the Kolkata Municipal Corporation will not be liable for any litigation over the said land on the event the Kolkata Municipal Corporation has every right to revoke the B.S. Plan.

6. That the measurement of the four side of being K.M.C. **Premises No. 1566, Survey Park**, (Mailing Add: 275, Rajapur East, Block - E, P.O. Santoshpur, P.S. Survey Park, Kolkata-700075), within the limits of the Kolkata Municipal Corporation, under Ward No. 109, vide **Assessee No. 31-109-13-6725-0**, Borough - XII, P.S. - Kasba then Purba Jadavpur now Survey Park, P.O. - Santoshpur, Kolkata - 700075, under Mouza - Rajapur, comprised in R.S. Dag No. 1031 under R.S. Khatian No. 323 & 518, corresponding to L.R. Dag No. 1031 under L.R. Kharian Nos. 2116, 2117 & 2118, J.L. No. 23, under District: South 24 Parganas, are as follows:-

ON THE NORTH : 18000 MM;

ON THE SOUTH : 24425 MM&3.658 M Wide KMC Road;

ON THE EAST : 18180 MM;

ON THE WEST : 18850 MM&9.150 M Wide KMC Road;

(ROAD ZONE : Bengal Ambuja and Other Co.Op ---- M.I.G, and G+4 and Below)

The enclosed Site Plan is also the part of this Declaration,

IN WITNESS WHEREOF We, the Declarants above named set forth my hand this the 22nd day of December, 2023 (Two Thousand Twenty Three).

WITNESS:-

1. Sanjeev Pr Singh
Uopal Nagar
KOL - 700150

2. Adhikary (Adv)
Sonapur, Bagbaniar
KOL-700150.

RIA Construction
Sanjay Singh
Proprietor

DECLARANT

(Constitute Attorney of
SMT. CHHAYA MUKHERJEE,
SRI. SUBHASIS MUKHERJEE
& SMT. SOMA MUKHERJEE)

Draft as per K.M.C. Proforma,

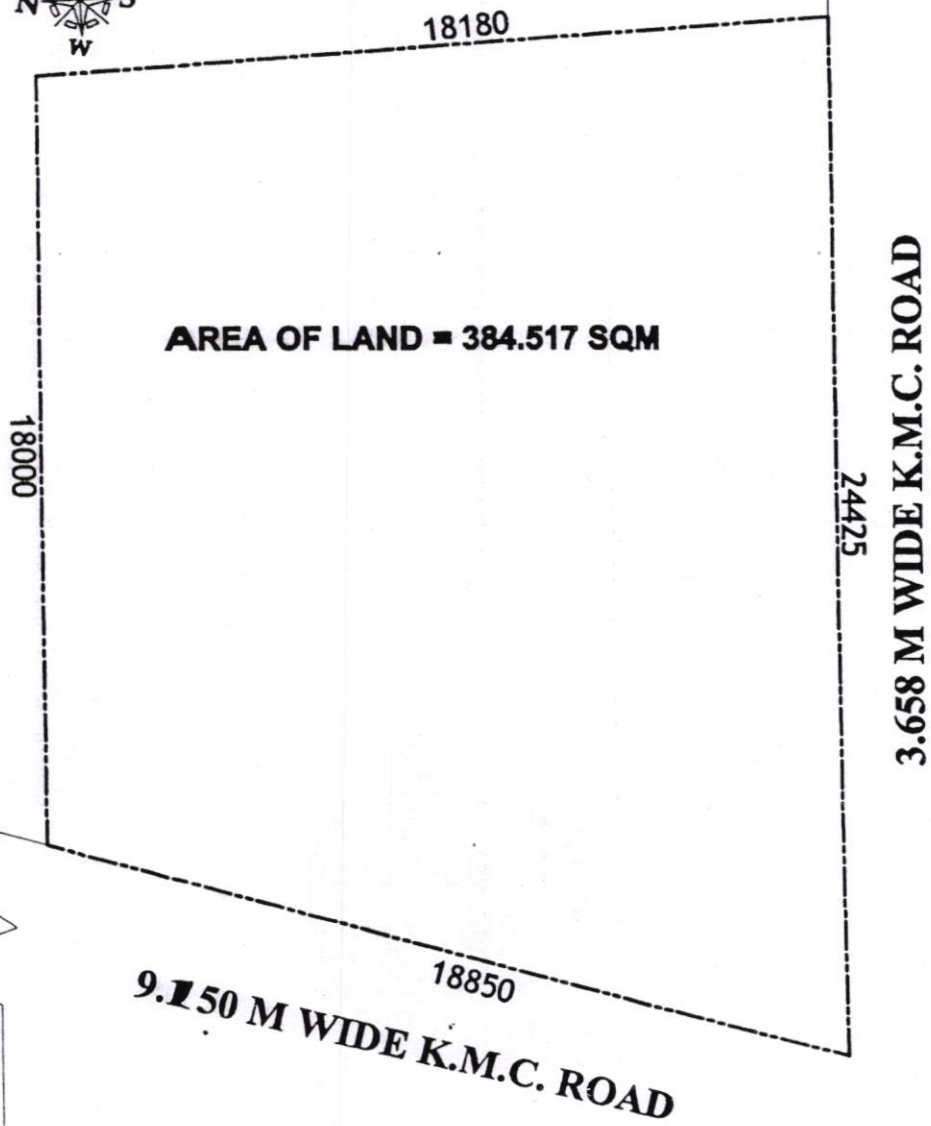


(SANTANU ADHIKARY)

Advocate

**High Court, Calcutta,
Kolkata - 700001,
ENRL NO. F/2420/2341/2018
Phone No. 8910024498**

SITE PLAN SHOWING THE PIECE & PARCEL OF LAND AT PREM. NO. -1566, SURVEY PARK ,KOLKATA - 700 075, TOUZI NO- 109, JL NO -23, DAG NO.- 1031, KHATIAN NO- 518 & 223, MOUZA- RAJAPUR, P. S. - SURVEY PARK, WARD NO. - 109, BOROUGH - XII. ASSESSEE NO.:- 31-109-13-6725-0



**SITE PLAN
SCALE=1:100**

RIA Construction
Anjay Singh
Proprietor
SIGNATURE OF OWNER/S

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name

Signature *Sanjay Singh*

RIA Construction
Sanjay Singh
 Proprietor

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature

Major Information of the Deed

Deed No :	I-1602-18097/2023	Date of Registration	22/12/2023
Query No / Year	1602-2003002103/2023	Office where deed is registered	
Query Date	06/12/2023 12:17:40 PM	D.S.R. -I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SANTANU ADHIKARY Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 700150, Mobile No. : 8910024498, Status :Advocate		
Transaction	Additional Transaction		
[0901] Declaration, Declaration relating to immovable property	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 2,52,28,125/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:4)	Rs. 53/- (Article:E, 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:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Survey Park, Road Zone : (Bengal Ambuja and Other Co.Op -- M.I.G, and G+4 and Below) , , Premises No: 1566, , Ward No: 109 Pin Code : 700075

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	5 Katha 12 Chatak	1/-	2,52,28,125/-	Width of Approach Road: 30 Ft., ,Last Reference Deed No :1602-I -06017-2023
Grand Total :				9.4875Dec	1 /-	252,28,125 /-	



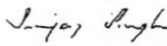
Declarant Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Smt Chhaya Mukherjee Wife of Late Dipak Kumar Mukherjee 275 Rajapur East, Khalpar, City:- Not Specified, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: afxxxxx4d, Aadhaar No: 61xxxxxxx5397, Status :Individual, Executed by: Attorney, Executed by: Attorney
2	Mr Subhasis Mukherjee Son of Late Dipak Kumar Mukherjee 275 Rajapur East, Khalpar, City:- Not Specified, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: bfxxxxx5a, Aadhaar No: 56xxxxxxx4367, Status :Individual, Executed by: Attorney, Executed by: Attorney

3 Smt Soma Mukherjee

Daughter of Late Dipak Kumar Mukherjee 275 Rajapur East, Khalpart, City:- Not Specified, P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: dhxxxxx8j, Aadhaar No: 38xxxxxxxx6820, 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 Sanjay Kumar Singh (Presentant) Son of Mr Lal Deo Singh Date of Execution - 22/12/2023, , Admitted by: Self, Date of Admission: 22/12/2023, Place of Admission of Execution: Office		 Captured	
		Dec 22 2023 11:34AM	LTI 22/12/2023	22/12/2023
Sole Proprietor, M/S RIA CONSTRUCTION , 579 Purbalok, Kalikapur, City:- Not Specified, P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 , 1133 Green Park, 1st Floor, City:- Not Specified, P.O:- Mukundapur, P.S:-Purba Jadabpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700099, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: alxxxxx4n, Aadhaar No: 27xxxxxxxx6180 Status : Attorney, Attorney of : Smt Chhaya Mukherjee, Mr Subhasis Mukherjee, Smt Soma Mukherjee				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SANTANU ADHIKARY Son of Mr BALAI ADHIKARY ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027		 Captured	
	22/12/2023	22/12/2023	22/12/2023
Identifier Of Mr Sanjay Kumar Singh			

Endorsement For Deed Number : I - 160218097 / 2023

On 22-12-2023

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 11:32 hrs on 22-12-2023, at the Office of the D.S.R. -I I SOUTH 24-PARGANAS by Mr Sanjay Kumar Singh ,.

Executed by Attorney

Execution by Mr Sanjay Kumar Singh, Sole Proprietor, M/S RIA CONSTRUCTION (Sole Proprietorship), 579 Purbalok, Kalikapur, City:- Not Specified, P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 as constituted attorney for 1. Smt Chhaya Mukherjee 275 Rajapur East, Khalpar, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, 2. Mr Subhasis Mukherjee 275 Rajapur East, Khalpar, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, 3. Smt Soma Mukherjee 275 Rajapur East, Khalpart, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075 is admitted by him

Indetified by Mr SANTANU ADHIKARY, , Son of Mr BALAI ADHIKARY, 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 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 53.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 30/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 346234, Amount: Rs.100.00/-, Date of Purchase: 11/12/2023, Vendor name: Sankar Kumar Sarkar



Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -I I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2023, Page from 645599 to 645611
being No 160218097 for the year 2023.



Suman

Digitally signed by Suman Basu
Date: 2023.12.22 12:53:05 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 22/12/2023
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS
West Bengal.