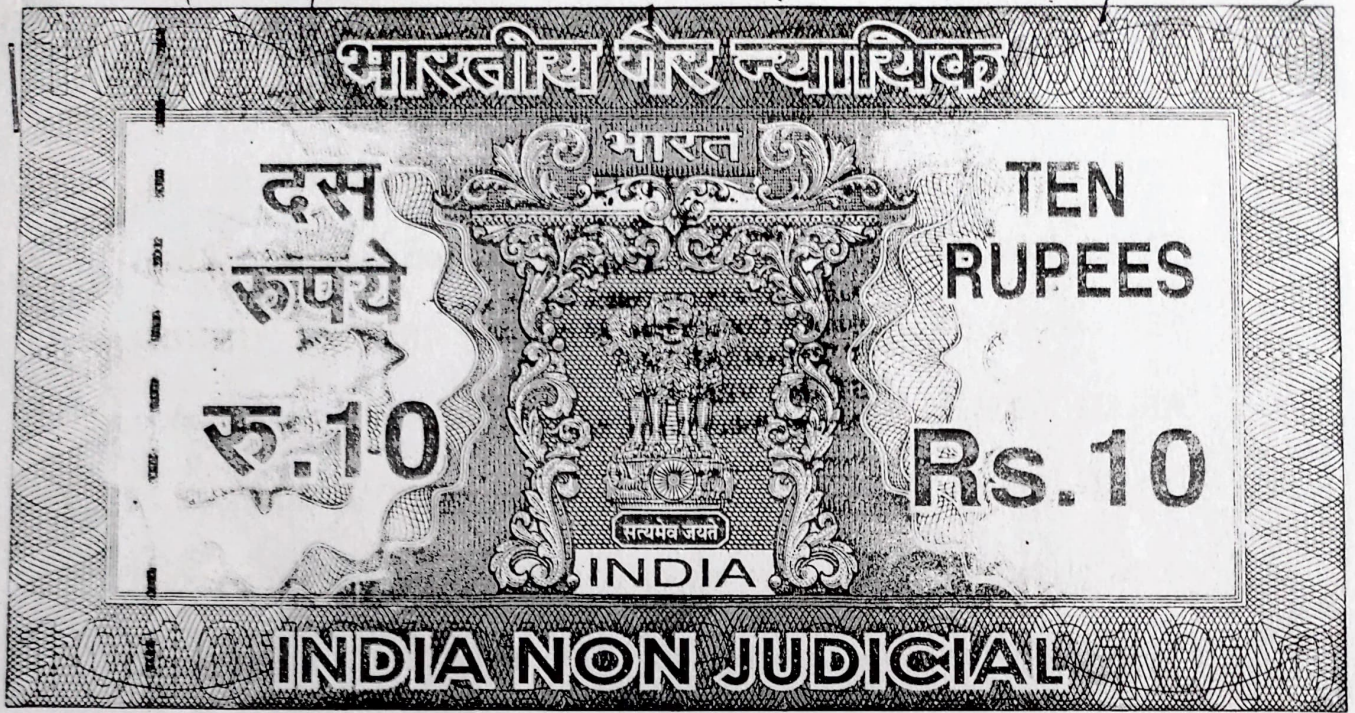


12623/22

122 94/2022



पश्चिम बंगाल WEST BENGAL

73AB 653528

6-2-23/6247

REGISTERED  
STAMP  
OFFICE  
WEST BENGAL

88 AUG 2021

### BOUNDARY DECLARATION

Ref. Pre. No.- 369, PIRPUKUR ROAD, Kolkata -  
700070, Police Station- Bansdroni, under the  
KMC Ward No. 112, Borough No. XI, Dist. 24

pgs (s).



22 JUN 2022

029123

No. .... Rs 10/- Date .....

Name: **S. R. Das**

Advocate

Address: Alipore Police Court, Kol-27

Alipore Collectorate, 24 Pgs. (S)

**SUBHANKAR DAS**

**STAMP VENDOR**

Alipore Police Court, Kol - 27

Vendor .....



District Sub- Registrar-III  
Alipore, South 24 Parganas

08 AUG 2022

Rajesh Kumar  
S/o. Nuruddin Kumar  
Alipore Police Court  
Col-27

**WE (1) SRI SAMIR DAS (PAN- ADJPD 9341H)**, son of Late Jogesh Chandra Das, by faith- Hindu, by Nationality- Indian, by occupation- Service **(2) SMT. ANIMA DAS, (PAN- GDKPD 9437B)**, wife of Late Jogesh Chandra Das, by occupation- House Hold Work AND **(3) SMT. RAMA MAZUMDAR, (PAN- COEPM 9388D)**, wife of Late Manik Lal Mazumdar, by occupation- House wife, all are residing at 1, Congress Pally, P.O. & P.S. Bansdroni, Kolkata – 700070, hereinafter called and referred to as the **‘OWNERS’** REPRESENTED BY CONSTITUTED ATTORNEY, **SRI TAPAS NASKAR, (PAN- ADBPN 9237G)**, son of Anukul Naskar, by occupation- Business, by Religion- Hindu, by Nationality- Indian and residing at 14, Postal Park, P.O. & P.S. Bansdroni, Kolkata- 700070, District –South 24 Parganas, by virtue of a Development power of attorney which was registered at the office of **DSR- IV** at Alipore, Dist. 24 pgs(s) and entered in **Book no. I, Volume No. 1604-2021, Pages 12347 to 12371, Deed No. 160400272 for the year 2021** do here by solemnly affirm and declare as follows:

1. That we are the owners of the **Premises no. 369, PIRPUKUR ROAD, Kolkata – 700070, Police Station-**



**Bansdroni, under the KMC Ward No. 112, Borough No. XI,**  
**Dist. 24 pgs (s) land measuring 375.677 SQM approx**  
equivalents to **4043.753 sq.ft approx** with structure.

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 Building plans for the  
construction of a Building in the said premises for sanction  
vide my application.

4. That we are the owners of **Premises no. 369,**  
**PIRPUKUR ROAD, Kolkata - 700070,** within the Municipal  
limits of the Kolkata Municipal Corporation comprising  
the land Measuring land measuring **375.677 SQM approx**  
be the same little more or less 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 **Premises no. 369, PIRPUKUR ROAD, Kolkata -**  
**700070**, within my ownerships as follows:

North : 16005, 3850, 5100

South : 16240, 8100

East : 2700, 4800, 7380

West : 16050

8. That enclosed site plan is also a part of this Declaration.

9. Schedule:- **Premises no. 369, PIRPUKUR ROAD,**  
**Kolkata - 700070**, Police Station- Bansdrani, under the  
KMC Ward No. 112, Borough No. XI, area of land 375.677

**SQM approx.**

Butted and bounded by-



North : II DH

South : III DH

East : 3.505M (Average) WIDE BLACK TOP ROAD

West : II DH

10. That each and every statements 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 3<sup>rd</sup> day of August, 2022.

**WITNESSES.**

1. Sandip Sharma  
Boral Majhar Park,  
UAI-154

Jagan Nankar

2. MasHooma Sheikh  
Aripore Police Court  
ICAI. 27

**DECLARANT**

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

Rajesh Kumar  
2022/08/29

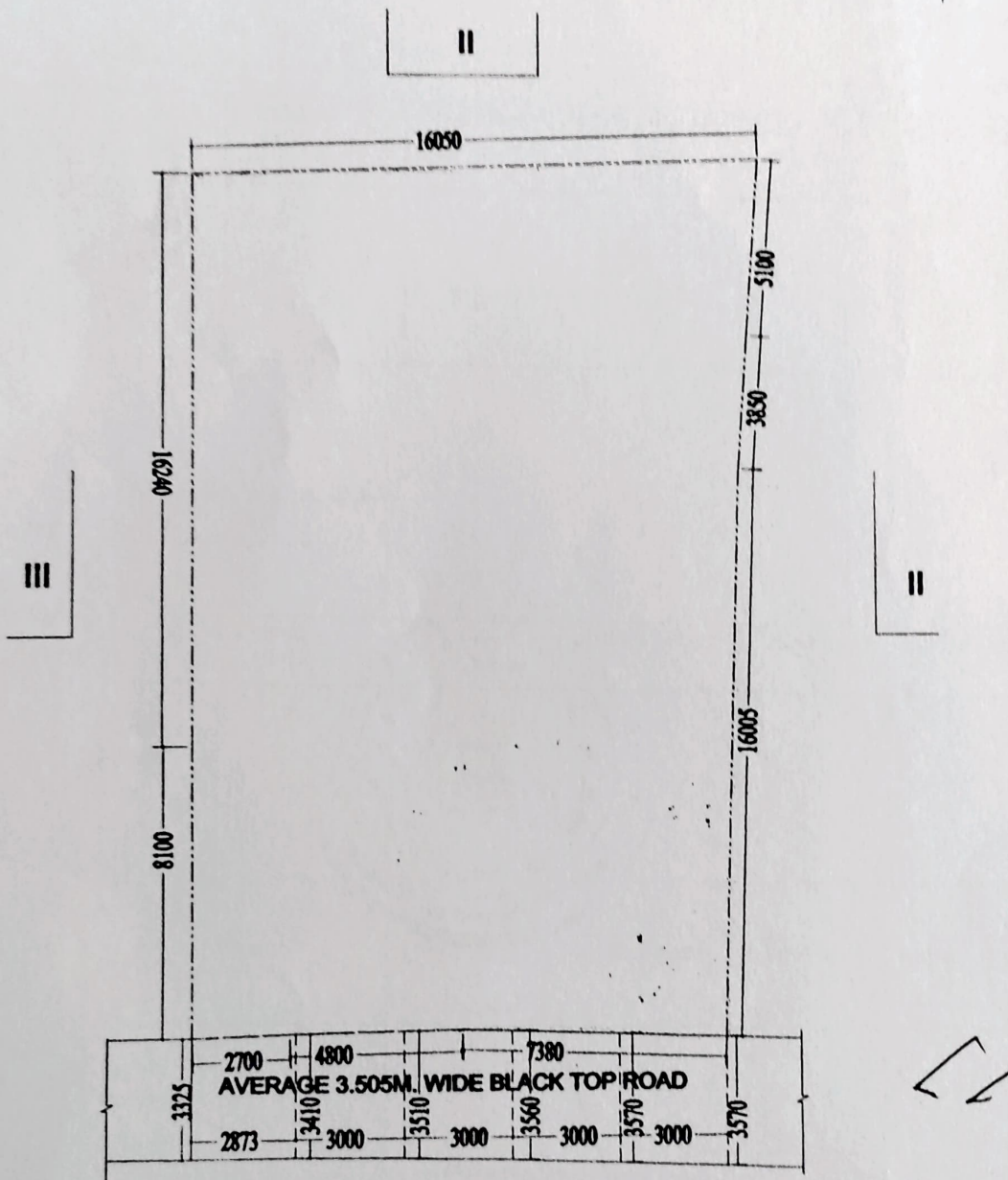
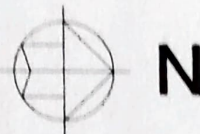
ADVOCATE

Aripore Police Court  
UAI-27

**PLAN AT PREMISES NO. - 369 PIRPUKUR ROAD IN WARD NO - 112**  
**BOROUGH- XI, P.S- BANSDRONI ,KOLKATA - 700070. UNDER THE**  
**KOLKATA MUNICIPAL CORPORATION. (SCALE:- 1:200).**

**LAND AREA = 375.677 SQM.**

**L.B.S. - AREA SHOWN BY RED BORDER**



*Jaym Naskar*

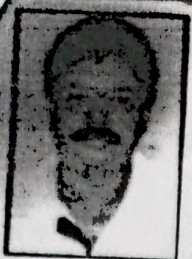
**SIGNATURE OF OWNER**






*Sudhanshu Lahiri*






NO. (1)  
 BK. BANSDRONI  
 KOLKATA-700070  
 MO. No. 9889798711

**SIGNATURE OF L.B.S.**



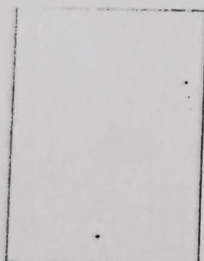


|           | Thumb   | Fore Finger   | Middle Finger  | Ring Finger   | Little Finger   |
|-----------|---|---|--|---|---|
| Left Hand |  |  |  |  |  |

|            | Thumb   | Fore Finger   | Middle Finger   | Ring Finger   | Little Finger   |
|------------|---|---|---|---|---|
| Right Hand |  |  |  |  |  |

SIGNATURE .....

*Jagan Narkar*



|           | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
|-----------|-------|-------------|---------------|-------------|---------------|
| Left Hand |       |             |               |             |               |

|            | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
|------------|-------|-------------|---------------|-------------|---------------|
| Right Hand |       |             |               |             |               |

SIGNATURE .....



## Major Information of the Deed

|  |   |   |            |
|--|---|---|------------|
| Deed No :  | I-1603-12292/2022   | Date of Registration  | 08/08/2022 |
| Query No / Year  | 1603-2002376243/2022  | Office where deed is registered                             |            |
| Query Date   | 04/08/2022 12:02:13 AM  | D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas |            |
| Applicant Name, Address & Other Details                        | Madhurima Saha<br>Chakdah Mahespukur,Thana : Regent Park, District : South 24-Parganas, WEST BENGAL, PIN - 700093, Mobile No. : 7980463801, Status :Deed Writer |   |            |
| Transaction  |   | Additional Transaction                                      |            |
| [0901] Declaration, Declaration relating to immovable property |   |   |            |
| Set Forth value  |   | Market Value  |            |
| Rs. 1/-  |   | Rs. 42,33,172/-   |            |
| 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:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Pir Pukur Road, , Premises No: 369, , Ward No: 112 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                 |              | 1/-                     | 42,33,172/-           | Width of Approach Road: 11 Ft., |
| Grand Total : |             |                |                       | 9.267Dec     | 1 /-                    | 42,33,172 /-          |                                 |

### Declarant Details :



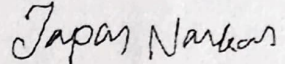
| SI No | Name,Address,Photo,Finger print and Signature   |
|-------|---|
| 1     | <b>Mr Samir Das</b><br>Son of Late Jogesh Chandra Das 1, Congress Pally, City:- Not Specified, P.O:- Bansdrone, P.S:-Bansdrone, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: Adxxxxxx1H,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney        |
| 2     | <b>Mrs Anima Das</b><br>Wife of Late Jogesh Chandra Das 1, Congress Pally, City:- Not Specified, P.O:- Bansdrone, P.S:-Bansdrone, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: Gdxxxxxx7b,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney |





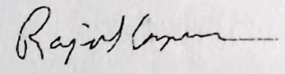
**Mrs Rama Mazumdar**

Wife of Late Manik Lal Mazumdar 1, Congress Pally, City:- Not Specified, P.O:- Bansdrone, P.S:-Bansdrone, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: Coxxxxxx8d,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney

**Attorney Details :**

| Sl No | Name,Address,Photo,Finger print and Signature   |   |   |   |
|-------|---|---|---|---|
| 1     | <b>Name</b>   | <b>Photo</b>  | <b>Finger Print</b>   | <b>Signature</b>  |
|       | <b>Mr Tapas Naskar (Presentant)</b><br>Son of Mr Anukul Naskar<br>Date of Execution - 08/08/2022, , Admitted by: Self, Date of Admission: 08/08/2022, Place of Admission of Execution: Office   |  |  |  |
|       |   | Aug 8 2022 3:50PM   | LTI<br>08/08/2022   | 08/08/2022  |
|       | 14, Postal Park, City:- Not Specified, P.O:- Bansdrone, P.S:-Bansdrone, District:-South 24-Parganas, West Bengal, India, PIN:- 700070, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Adxxxxxx7g,Aadhaar No Not Provided by UIDAI Status : Attorney, Attorney of : Mr Samir Das, Mrs Anima Das, Mrs Rama Mazumdar |   |   |   |

**Identifier Details :**

| Name   | Photo   | Finger Print  | Signature   |
|--|---|---|---|
| <b>Mr Rajesh Laskar</b><br>Son of Mr Nuruddin Laskar<br>Alipore Police Court, City:- Not Specified, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027 |  |  |  |
|  | 08/08/2022  | 08/08/2022  | 08/08/2022  |
| Identifier Of Mr Tapas Naskar  |   |   |   |



On 08-08-2022

**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 12:04 hrs on 08-08-2022, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr Tapas Naskar ,.

**Executed by Attorney**

Execution by Mr Tapas Naskar, , Son of Mr Anukul Naskar, 14, Postal Park, P.O: Bansdrani, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by profession Business as the constituted attorney of 1. Mr Samir Das 1, Congress Pally, P.O: Bansdrani, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, 2. Mrs Anima Das 1, Congress Pally, P.O: Bansdrani, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, 3. Mrs Rama Mazumdar 1, Congress Pally, P.O: Bansdrani, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700070 is admitted by him

Indetified by Mr Rajesh Laskar, , , Son of Mr Nuruddin Laskar, 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 39/- ( E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 39/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 10/- and Stamp Duty paid by Stamp Rs 10/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 653528, Amount: Rs.10/-, Date of Purchase: 22/06/2022, 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 1603-2022, Page from 431414 to 431425  
being No 160312292 for the year 2022.



*Dhar*

Digitally signed by Debasish Dhar  
Date: 2022.08.08 19:41:47 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 2022/08/08 07:41:47 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)