

8746/2021

I

8544/2021



पश्चिम बंगाल WEST BENGAL

A.R.A
IV

Registered in the Register of Assurances-IV, Kolkata
 10018-601405
 and the part of the...

Additional Registrar
 of Assurances-IV, Kolkata

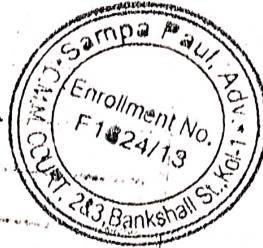
REGISTERED BOUNDARY DECLARATION

I, SRI SAGAR KHAN, S/O. Sri Alok Khan, residing at -557, Rabindra Sarani, P.O. Baghbazar, P.S. Shyampukur, Kolkata- 700 003, by faith- Hindu, by Occupation- Business, represent by its Sole Proprietor of M/s. BASHUNDHARA CONSTRUCTION & DEVELOPER, as Constituted Power of Attorney of 1) SMT. LEKHA GHOSH (PAN:DFCPG 921CR); wife of Late Renu Pada Ghosh, by faith- Hindu, by Occupation- Housewife, residing at 21B, Nivedita Lane, P.O. Baghbazar, P.S. Shyampukur, Kolkata- 700 003, 2) SMT. RATNA ROY (PAN:AKDPR 8777L), Wife of Sri Subhas Chandra Roy and daughter of Late Renu Pada Ghosh and Hindu by faith, by Occupation- Housewife, residing at 7, Monilal Chatterjee Lane, P.S. Shibpur, Howrah-711 103, 3) SRI SOMENATH GHOSH (PAN :APPPG 9221D), Son of Late Biswanath Ghosh, by faith- Hindu, by Occupation- Service, residing at 21B, Nivedita Lane, P.O. Baghbazar, P.S. Shyampukur, Kolkata-700003,

contd..p/2.

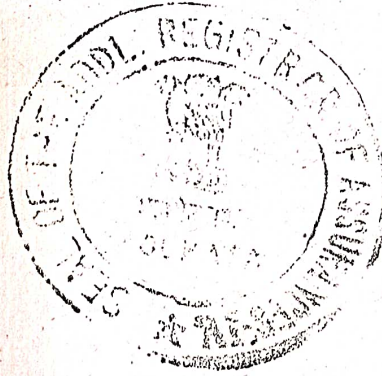
28 AUG 2021

3738



To.....
Name.....
Address.....
Rs.....
11 AUG 2021
C.M.M.'s Court,
2, Bankshall Street, Kcl-1

ABANISH KUMAR DAS
Govt. License Stamp Vendor
C. M. M.'s Court
2, Bankshall Street, Kcl-1



m

Hemthak Choudhury
S/O Ranjan Choudhury
5, Nayan Suv lane Kcl-5

P.O Hatkhola
P.S Shyampur

4) SMT. MINAKSHI MITRA (PAN: EAIPM 3933A), daughter of Late Biswanath Ghosh, by faith- Hindu, by Occupation- Housewife, residing at 20/1/2, Nivedita Lane, P.O. Baghbazar, P.S. Shyampukur, Kolkata- 700 003, 5) SRI RABINDRA NATH GHOSH (PAN: ADXPG 1627K), Son of Late Sailendra Nath Ghosh, by faith- Hindu, by Occupation- Retired-person, residing at 21B, Nivedita Lane, P.O. Baghbazar, P.S. Shyampukur, Kolkata- 700 003 and (6) SRI KALIPADA GHOSH (PAN: AJEPG 5574F), Son of Late Sailendra Nath Ghosh, by faith- Hindu, by Occupation- Service, residing at 21B, Nivedita Lane, P.O. Baghbazar, P.S. Shyampukur, Kolkata- 700 003, do hereby solemnly affirm and declare as follows:-

1. THAT, the Property having municipal Premises No. 21B, Nivedita Lane, Kolkata- 700 003, P.S. Shyampukur, P.O. Baghbazar, Ward No. 007, Boro-I, Land Area : (As per Deed) : 02 K.08 Chittack 00 sq.ft. = 1800 sq.ft. = 167.224 Sq.mtr. (more or less). As per Phy. measurement - 02K.07 Chittack 21 sq.ft = 1776 sq.ft. = 165.019 sq.mtr. (more or less).
2. THAT, the Owner 1) Smt. Lekha Ghosh, 2) Smt. Ratna Roy, 3) Somenath Ghosh, 4) Minakshi Mitra, 5) Rabindra Nath Ghosh, 6) Kalipada Ghosh the owner of the property by virtue of -being Book No. I, Vol. No. 1904-2021, Pages from 3391⁷⁷ - 339211, Being No. 190406910, for the year 2021.
3. THAT, the deponents herein as Power of Attorney to the present owner shall be liable for dispute of any with our neighbours in any manner whatsoever regarding the boundary of the said land in future. The K.M.C. will not be liable for any litigation over the said land.

3.

4. THAT, there is no civil or criminal suit pending against the said land. The said land is free from all encumbrances.
5. A site plan showing the actual measurement of the boundary is attached herewith of Premises No.21B,Nivedita Lane,Ward No.007, Boro-I, P.S.Shyampukur,P.O.Bagbazar, Kolkata- 700 003 and it is considered to be a part and parcel of this declaration are morefully furnished below :

ON THE NORTH : 21A,Nivedita Lane,
ON THE SOUTH : Nivedita Lane,
ON THE EAST : Nivedita Lane.
ON THE WEST : 21C,Nivedita Lane.

NO Possitanel Change in this deed.

That the above statements are true to our knowledge & it will be filed to the K.M.C.

Dated:- 28/8/21

Drafted as per K.M.C.format.

Witness:

1. *Houtluk Choudhury*
5, Nayan Sen Lane Khet-5

2) *Swarup Roy*
8 B, Sitar Lane Khet-6

Sagar Khan

SAGAR KHAN
AS A CONSTITUTE ATTORNEY OF
SMT. LEENA CHANDAN
SMT. RAJNABLY
SMT. SOLEEN CHANDAN
SMT. LAKSHMI CHANDAN
SMT. RAJENDRA CHANDAN
SMT. KALPADA CHANDAN

Signature.

BOUNDARY PLAN OF PRE. NO. 21B, NIVEDITA LANE,
WARD NO. -007, BOROUGH NO. I, P.S. SHYAMPUR, KOLKATA - 700 003.

AREA STATEMENT

AREA OF LAND (AS PER DEED)

= 02 K. - 8 CH. - 00 SQ.FT. = 1800 SQ.FT. = 167.224 SQ.MTR.

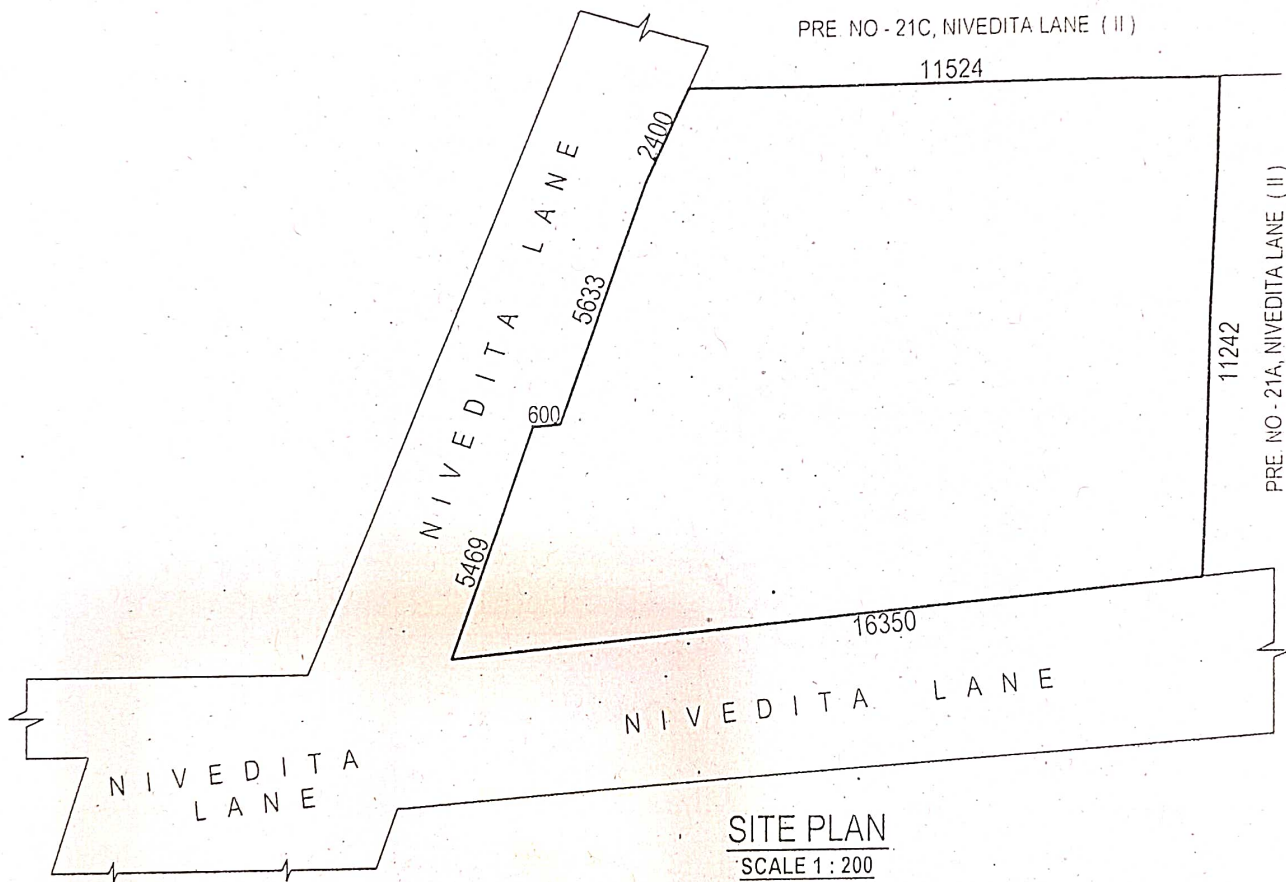
AREA OF LAND (AS PER PHY. MEASUREMENT)

= 02 K. - 7 CH. - 21 SQ.FT. = 1776 SQ.FT. = 165.019 SQ.MTR.

ALL DIMENSIONS ARE IN MM.

BOUNDARY MKD.

IN RED BORDER



Sagar Khan

SAGAR KHAN
AS A CONSTITUTED ATTORNEY OF
SRI LAKSHMI CHAND
SMT. PATHA ROY
SRI SOMNATH CHAND
SMT. ANANDKUMAR MITRA
SRI RAJENDRANATH CHAND
SRI RAJENDRANATH CHAND

SIGNATURE OF OWNERS / APPLICANT

SIGNATURE OF L.B.S.

SPECIMEN FORM FOR TEN FINGERPRINTS



Spencer

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



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



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



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

Major Information of the Deed

Deed No :	I-1904-08544/2021	Date of Registration	28/08/2021
Query No / Year	1904-2001627032/2021	Office where deed is registered	
Query Date	27/08/2021 9:19:36 PM	1904-2001627032/2021	
Applicant Name, Address & Other Details	Hrithik Choudhury 5,Nayan Sur Lane,,Thana : Shyampukur, District : Kolkata, WEST BENGAL, PIN - 700005, Mobile No: : 9432053905, Status :Solicitor firm		
Transaction	Additional Transaction		
[0901] Declaration, Declaration relating to immovable property			
Set Forth value	Market Value		
	Rs. 66,82,500/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10/- (Article:4)	Rs. 11/- (Article:E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Kolkata, P.S:- Shyampukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nivedita Lane, ,
Premises No: 21b, , Ward No: 007 Pin Code : 700003

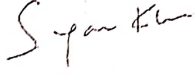
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	2 Katha 8 Chatak		66,82,500/-	Property is on Road
Grand Total :				4.125Dec	0/-	66,82,500 /-	

Declarant Details :

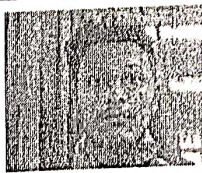
Sl No	Name,Address,Photo,Finger print and Signature
1	Mrs Lekha Ghosh Wife of Mr Renu Pada Ghosh 21b,nivedita Lane,,, City:- , P.O:- Bagbazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: DFxxxxxx0R,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney
2	Mrs Ratna Roy Wife of Mr Subhas Chandra Roy 7,monilal Chatterjee Lane,,, City:- , P.O:- Shibpur, P.S:-Shibpur, District:- Howrah, West Bengal, India, PIN:- 711103 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AKxxxxxx7L,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney
3	Mr Somenath Ghosh Son of Late Biswanath Ghosh 21b, Nivedita Lane,,, City:- , P.O:- Bagbazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: APxxxxxx1D,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney
4	Mrs Minaksri Mitra Daughter of Late Biswanath Ghosh 20/1/2,nivedita Lane,,, City:- , P.O:- Bagbazar, P.S:-Shyampukur, District:- Kolkata, West Bengal, India, PIN:- 700003 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: EAxxxxxx3A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney

5	Mr Rabindra Nath Ghosh Son of Late Sailendra Nath Ghosh 21b, Nivedita Lane, City:- , P.O:- Bagbazar, P.S:-Shyampukur, District:- Kolkata, West Bengal, India, PIN:- 700003 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx7K, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney
6	Mr Kalipada Ghosh Son of Late Sailendra Nath Ghosh 21b, Nivedita Lane, City:- , P.O:- Bagbazar, P.S:-Shyampukur, District:- Kolkata, West Bengal, India, PIN:- 700003 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJxxxxxx4F, 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	Name	Photo	Finger Print	Signature
	Mr Sagar Khan (Presentant) Son of Mr Alok Khan Date of Execution - 28/08/2021, , Admitted by: Self, Date of Admission: 28/08/2021, Place of Admission of Execution: Office	 Aug 28 2021 12:21PM	 LTI 28/08/2021	 28/08/2021
s Basundhara Construction And Developer 557, Rabindra Sarani, City:- , P.O:- Bagbazar, P.S:- Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003 , 557, Rabindra Sarani, City:- , P.O:- Bagbazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: EBxxxxxx5G, Aadhaar No Not Provided by UIDAI Status : Attorney, Attorney of : Mrs Lekha Ghosh, Mrs Ratna Roy, Mr Somenath Ghosh, Mrs Minaksri Mitra, Mr Rabindra Nath Ghosh, Mr Kalipada Ghosh				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Hrithik Choudhury Son of Mr Ranjan Choudhury 5, Nayan Sur Lane, City:- , P.O:- Hatkhola, P.S:-Shyampukur, District:- Kolkata, West Bengal, India, PIN:- 700005			
	28/08/2021	28/08/2021	28/08/2021
Identifier Of Mr Sagar Khan			

Endorsement For Deed Number : I - 190408544 / 2021

On 28-08-2021

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 12:13 hrs on 28-08-2021, at the Office of the A.R.A. - IV KOLKATA by Mr Sagar Khan .

Executed by Attorney

Execution by Mr Sagar Khan, M.s Basundhara Construction And Developer, (Sole Proprietorship), 557,Rabindra Sarani,,,, City:- , P.O:- Bagbazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003 as the constituted attorney of 1. Mrs Lekha Ghosh 21b,nivedita Lane,,,, P.O: Bagbazar, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700003, 2. Mrs Ratna Roy 7,monilal Chatterjee Lane,,,, P.O: Shibpur, Thana: Shibpur, , Howrah, WEST BENGAL, India, PIN - 711103, 3. Mr Somenath Ghosh 21b, Nivedita Lane,,,, P.O: Bagbazar, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700003, 4. Mrs Minaksri Mitra 20/1/2,nivedita Lane,,,, P.O: Bagbazar, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700003, 5. Mr Rabindra Nath Ghosh 21b,nivedita Lane,,,, P.O: Bagbazar, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700003, 6. Mr Kalipada Ghosh 21b, Nivedita Lane,,,, P.O: Bagbazar, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700003 is admitted by him

Indetified by Mr Hrithik Choudhury, , , Son of Mr Ranjan Choudhury, 5,Nayan Sur Lane,,, P.O: Hatkhola, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700005, by caste Hindu, by profession Others

Payment of Fees

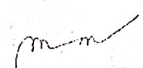
Certified that required Registration Fees payable for this document is Rs 11/- (E = Rs 7/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 11/- .

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 37038, Amount: Rs.10/-, Date of Purchase: 11/08/2021, Vendor name: A K Das


Mohul Mukhopadhyay

ADDITIONAL REGISTRAR OF ASSURANCE

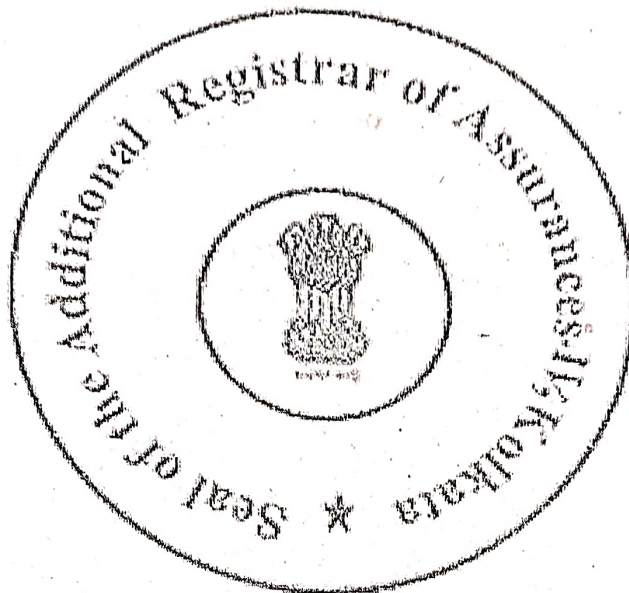
OFFICE OF THE A.R.A. - IV KOLKATA

Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2021, Page from 422094 to 422121
being No 190408544 for the year 2021.



Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2021.09.18 15:52:10 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2021/09/18 03:52:10 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)