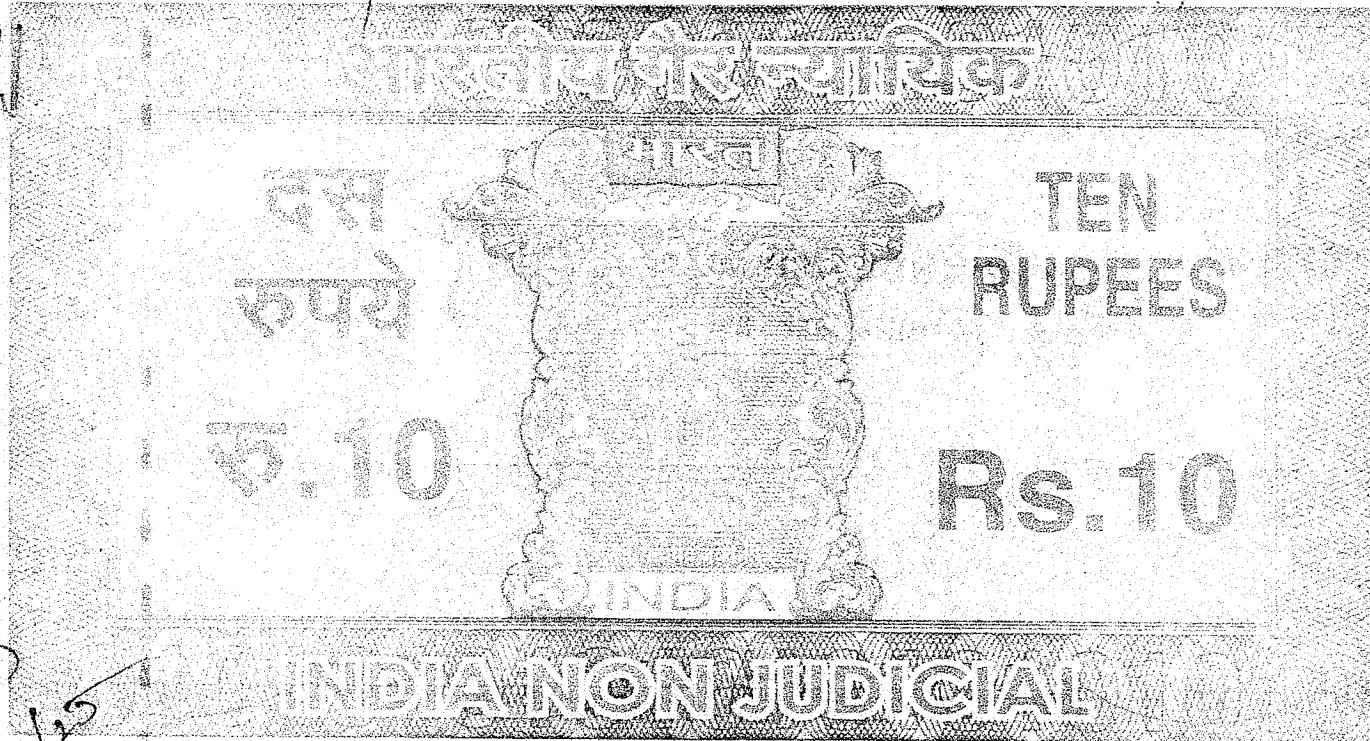


26/09/2025

D-2663/2025



all information is correct - WEST BENGAL

06AC 780716

2000 947135/25

BOUNDARY DECLARATION (K.M.C)

Re : Municipal Premises No:- 18/1/2, Balaka, Ward No- 143, Borough No-
XVI, P.S.- Haridevpur, Kolkata -700104 , Dist.-24 Pgs. (S).

Certified that the document is admitted
to registration. The Signature sheet and
the endorsement sheet are attached with
this document as the part of this
document.

Addl. District Sub-Registrar
Babu, South 24 Parganas

10 NOV 2025

• 7 MAR 2025

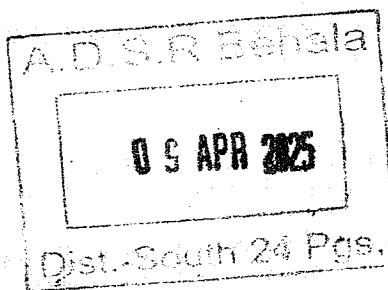
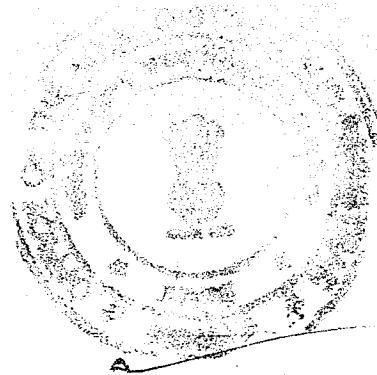
St No. 1513

Value Rs. 1/-

Name..... **DIBYENDU DEBNATH**
Advocate

Address..... **Alipore Police Court, Kol-27**

S. S.
TAMAL DUTTA
Stamp Vendor
Alipore Police Court, Kol-27



Dibyendu Debnath
S/o, Binodanchar Debnath
Alipore Police Court
Kol. 700027
Occ. Advocate

Major Information of the Deed

Deed No :	I-1607-02663/2025	Date of Registration	09/04/2025		
Query No / Year	1607-2000947135/2025	Office where deed is registered			
Query Date	07/04/2025 6:52:28 PM	A.D.S.R. BEHALA, District: South 24-Parganas			
Applicant Name, Address & Other Details	DIBYENDU DEBNATH 205, M.G.ROAD, KALITALA, KOLKATA, Thana : Thakurpukur, District : South 24-Parganas, WEST BENGAL, PIN - 700104, Mobile No. : 7003518425, Status : Advocate				
Transaction	Additional Transaction				
[0901] Declaration, Declaration relating to immovable property					
Set Forth value	Market Value				
Rs. 100/-	Rs. 29,12,638/-				
Stampduty Paid(SD)	Registration Fee Paid				
Rs. 10/- (Article:4)	Rs. 7/- (Article:E)				
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)				

Land Details :

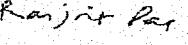
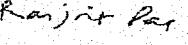
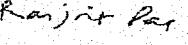
District: South 24-Parganas, P.S.: Haridevpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Balaka Road, , Premises No: 18/12, , Ward No: 143 Pin Code : 700104

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 6 Chatak 37.173 Sq Ft	100/-	29,12,638/-	Property is on Road
	Grand Total :			5.6539Dec	100/-	29,12,638/-	

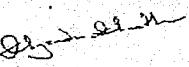
Declarant Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr SANJOY KUMAR SEN Son of Late SURENDRA NATH SEN 43, SAHAPUR MAIN ROAD, KOLKATA, City:- , P.O:- BEHALA, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India Date of Birth:XX-XX-1XX3 , PAN No.: AKxxxxxx5M, Aadhaar No: 25xxxxxxxx2544, Status :Individual, Executed by: Attorney, Executed by: Attorney

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%; padding: 5px;"> Name Mr RANJIT PAL (Presentant) Son of Late RABIN PAL Date of Execution - 09/04/2025, Admitted by: Self, Date of Admission: 09/04/2025, Place of Admission of Execution: Office </td> <td style="width: 20%; padding: 5px;"> Photo  </td> <td style="width: 20%; padding: 5px;"> Finger Print  Captured </td> <td style="width: 30%; padding: 5px;"> Signature  </td> </tr> <tr> <td style="padding: 5px;"> Apr 9 2025 3:02PM </td> <td style="padding: 5px;"> LTI 09/04/2025 </td> <td style="padding: 5px;"> 09/04/2025 </td> <td></td> </tr> </table> <p>THAKURANI CHAK, M.G.ROAD, KOLKATA, City:-, P.O:- R C THAKURANI, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4, PAN No.: AJxxxxxx8N, Aadhaar No: 90xxxxxxxx6165 Status : Attorney, Attorney of : Mr SANJOY KUMAR SEN</p>	Name Mr RANJIT PAL (Presentant) Son of Late RABIN PAL Date of Execution - 09/04/2025, Admitted by: Self, Date of Admission: 09/04/2025, Place of Admission of Execution: Office	Photo 	Finger Print  Captured	Signature 	Apr 9 2025 3:02PM	LTI 09/04/2025	09/04/2025	
Name Mr RANJIT PAL (Presentant) Son of Late RABIN PAL Date of Execution - 09/04/2025, Admitted by: Self, Date of Admission: 09/04/2025, Place of Admission of Execution: Office	Photo 	Finger Print  Captured	Signature 						
Apr 9 2025 3:02PM	LTI 09/04/2025	09/04/2025							

Identifier Details :

Name	Photo	Finger Print	Signature
Mr DIBYENDU DEBNATH Son of Mr BIMALENDU DEBNATH ALIPORE POLICE COURT, KOLKATA, City:-, P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027		 Captured	
	09/04/2025	09/04/2025	09/04/2025

Identifier Of Mr RANJIT PAL

Endorsement For Deed Number : I - 160702663 / 2025

On 09-04-2025

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 14:00 hrs on 09-04-2025, at the Office of the A.D.S.R. BEHALA by Mr RANJIT PAL ..

Executed by Attorney

Execution by Mr RANJIT PAL, , Son of Late RABIN PAL, THAKURANI CHAK, M.G.ROAD, KOLKATA, P.O: R C THAKURANI, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by profession Business as constituted attorney for Mr SANJOY KUMAR SEN 43, SAHAPUR MAIN ROAD, KOLKATA, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700038 is admitted by him

Identified by Mr DIBYENDU DEBNATH, , Son of Mr BIMALENDU DEBNATH, ALIPORE POLICE COURT, KOLKATA, 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 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 7.00/-

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 780716, Amount: Rs.10.00/-, Date of Purchase: 07/03/2025, Vendor name: Tamal Dutta



Santanu Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Entered in Book - I

Volume number 1607-2025, Page from 71997 to 72009

Deed No 160702663 for the year 2025.



Digitally signed by Santanu Basak
Date: 2025.04.11 17:22:33 +05:30
Reason: Digital Signing of Deed.

(Santanu Basak) 11/04/2025

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
West Bengal.**

I Sri Sanjay Kumar Sen , (Pan No.-AKTPS0935M),(Adhar No.-2506 8225 2544), son of Late Surendra Nath Sen, by faith – Hindu, by Occupation- Retired , residing at 43, Sahapur Main Road, P.O.- Behala, P.S. –Behala, Kolkata- 700038, represented by its Proprietors “KAMALA CONSTRUCTION” a Proprietorship, having its Registered office at 194/5/3, M.G.Road, P.S.- Haridevpur, P.O.- R.C. Thakurani, Kolkata-700104, Dist.-South 24 Parganas , represented by its Sri Ranjit Pal, (Pan No. AJPPP9338N),(Adhar No.-9096 6088 6165), (Mob. No.-9831406371), son of Sri Rabin Pal, by faith –Hindu, by occupation –Business, residing at Thakurani Chak, M.G.Road, P.S.-

Haridevpur, P.O.-R.C. Thakurani, Kolkata-700104, Dist.-South 24 Parganas by Power Book No-I, Volume No.-1607-2025, Page No.-5880--5896, Being No.- 160700208 , Dated-17/01/2025, at A.D.S.R.- Behala,

1) That I am the Owner of Premises No:- 18/1/2, Balaka, Ward No- 143, Borough No-XVI, P.S.- Haridevpur, Kolkata -700104 , Dist.-24 Pgs. (S).

Measuring area of Land 229.206 Sq.M.= 03 KT.-06 CH.-37.173 SFT.(Appx.)

and I Propose to construct a building in the aforesaid premises. The total boundary line of the property after proper measurement which is fully described below and delineated in R E D In the attached plan and I Shall be liable for dispute if any with my neighbor of this said land in future, The Kolkata Municipal Corporation will not be liable for any litigation over the said Land.

2) That I have submitted the plans for the construction of a building in the said premises for sanction vide me application. That I am the owner of **Premises No:- 18/1/3, Balaka, Ward No- 143, Borough No-XVI, P.S.- Haridevpur, Kolkata - 700104 , Dist.-24 Pgs. (S).**

3) That I am the owner of **Premises No:- 18/1/2, Balaka, Ward No- 143, Borough No-XVI, P.S.- Haridevpur, Kolkata -700104 , Dist.-24 Pgs. (S).**

Vide Deed No.-4995, Book No.- I, Volume No.- 116, Page No.-67 To 73 ,

Year-2002, At - D.S.R. -II Alipore , Within the Municipal limits of K.M.C.

comprising land after actual measuring Area of Land = 229.206 Sq.M.= 03 KT.-06

CH.-37.173 SFT.(Appx.) be the sole a little more or less land standing there on more fully described and delineated in the plan annexed here to and there on coloured in R E D verge line. There is no Civil or criminal suit pending against the said land and the land is free from all encumbrances.

4) The owners name of the four sides of the land of **Premises No.- 18/1/2, Balaka, Ward No- 143, Borough No-XVI, P.S.- Haridevpur, Kolkata -700104 , Dist.-24 Pgs. (S).** The West Side road width is 5.130M. Wide Road(Maintained by K.M.C.), in Part of L.R. & R.S. Dag No.-3765, L.R. Khatian No.-11361 , R.S. Khatian No.- 1955, J.L. No.-23, R.S. No.-43, Touzi No.-6, Mouza- Purba Barisha, Parganas- Khaspur, P.S.- Haridevpur, Dist.-24Pgs.(S.)

Is butted and bounded as mentioned below:-

ON THE SOUTH : Property of R.S.Dag No. -3765 ,

ON THE NORTH : Property of R.S.Dag No. -3766,

ON THE EAST : Property of R.S.Dag No. -3776

ON THE WEST : 5.130M. wide Road(Maintained by K.M.C.)

Measurement of four Sides of the plot are mentioned below:-

ON THE SOUTH : 12.435 M. & 4.506M.

ON THE NORTH : 11.455 M. & 5.283M.

ON THE EAST : 13.969 M.

ON THE WEST : 13.182 M.

In Witness where of the executant put their respective signature on this the

9th Day of April 2025.

Witness

1) *Tulsi Devi*
90/27/70, Ramchandrapur
Kol-104

2) *Dibyendu Debnath*
Alipore Police Court
Kol-27

Romjotpal

Prepared as per K. M. C. proforma.

Signature of Executant.

Dibyendu Debnath
DIBYENDU DEBNATH
Advocate
Alipore Police Court, Kol-27
Enrollment No: F/2242/2074/23

ITE PLAN FOR SRI SANJAY KUMAR SEN, AT PREMISES NO.- 18/1/2, BALAKA,
IN K.M.C. WARD NO.- 143, BOROUGH NO.- XVI, P.S.- HARIDEVPUR, KOLKATA-
700104, UNDER KOLKATA MUNICIPAL CORPORATION.

TOTAL AREA OF LAND = 229.206 SQ.M. = 03 KT. - 06 CH. - 37.173 SFT. [APPX.]

SCALE:- 1:200

LAND AREA BOUNDED BY RED COLOUR

N 

PROPERTY OF PART OF R.S. DAG NO.- 3776

13.969 M.

PROPERTY OF PART OF R.S. DAG NO.- 3786

5.283 M.

11.455 M.

13.182 M.

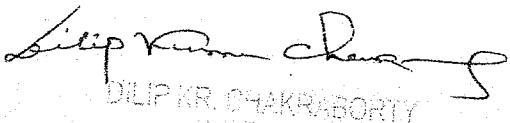
4.506 M.

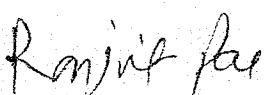
PROPERTY OF PART OF
R.S. DAG NO.- 3785

12.455 M.

5.130 M. WIDE
COMMON
PASSAGE

5.130 M. WIDE ROAD (MAINTAINED BY K.M.C.)


DIPAK KUMAR CHAKRABORTY


Roniit Sen

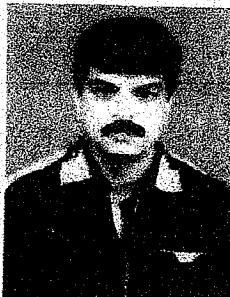
~:SIGNATURE:~

DRAWN BY

PHOTO

	Thumb	First Finger	Middle Fingre	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME -----
SIGNATURE -----



	Thumb	First Finger	Middle Fingre	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME -----
SIGNATURE ----- *Ranjit Pas*

PHOTO

	Thumb	First Finger	Middle Fingre	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME -----
SIGNATURE -----

PHOTO

	Thumb	First Finger	Middle Fingre	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME -----
SIGNATURE -----



Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	2000947135/2025	Office where deed will be registered
Query Date	07/04/2025 6:52:28 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	DIBYENDU DEBNATH 205, M.G.ROAD, KALITALA, KOLKATA, Thana : Thakurpukur, District : South 24-Parganas, WEST BENGAL, PIN - 700104, Mobile No. : 7003518425, Status : Advocate	Additional Transaction
Transaction	[0901] Declaration, Declaration relating to immovable property	[4305] Declaration [No of Declaration : 0]
Set Forth value		Market Value
Rs. 100/-		Rs. 29,12,638/-
Total Stamp Duty Payable(SD)		Total Registration Fee Payable
Rs. 20/- (Article:4)		Rs. 14/- (Article:E, E)
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 10/-
Remarks		

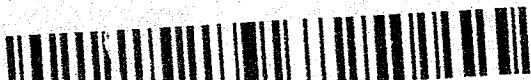
Land Details :

District: South 24-Parganas, Thana: Haridevpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Balaka Road, Premises No: 18/1/2, , Ward No: 143, Pin Code : 700104

Sch No	Plot Number	Khatian Number	Land Use ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 6 Chatak 37.173 Sq Ft	100/-	29,12,638/-	Property is on Road
				5.6539Dec	100 /-	29,12,638 /-	
	Grand Total :						

Declarant Details :

SI No	Name & address	Status	Execution Admission Details :
1	Mr SANJOY KUMAR SEN Son of Late SURENDRA NATH SEN,43, SAHAPUR MAIN ROAD, KOLKATA, City: , P.O:- BEHALA, P.S:-Behala, District: South 24-Parganas, West Bengal, India, PIN:- 700038 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, Date of Birth:XX-XX-1XX3, PAN No. AKxxxxxx5M, Aadhaar No.: 25xxxxxxxx2544, Status :Individual, Executed by: Attorney	Individual	Executed by: Attorney



Key Details :

Name & Address	Attorney of
Mr RANJIT PAL Son of Late RABIN PALTHAKURANI CHAK, M.G.ROAD, KOLKATA, City:- , P.O:- R C THAKURANI, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4, PAN No. AJxxxxxx8N , Aadhaar No.: 90xxxxxxxx6165	Mr SANJOY KUMAR SEN

Identifier Details :

Name & address
Mr DIBYENDU DEBNATH Son of Mr BIMALENDU DEBNATH ALIPORE POLICE COURT, KOLKATA, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr RANJIT PAL

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 07-05-2025) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 07-05-2025)
3. Standard User charge of Rs. 300/- (Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices: D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. BEHALA, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA

