

2661/2021

I - 2666/2025



9/4/25

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

06AC 780714

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

2000 9563 54/25

2 PM

Addl. District Sub-Registrar  
Bahala, South 24 Parganas

09 APR 2025

### COMMON PASSAGE DECLARATION (K.M.C.)

Re : Premises No.- 18/1/3, Balaka, Ward No- 143, Borough No-XVI,

P.S.- Haridevpur, Kolkata -700104, Dist.-24 Pgs. (S).

### Major Information of the Deed

Deed No :	I-1607-02666/2025	Date of Registration	09/04/2025
Query No / Year	1607-2000956354/2025	Office where deed is registered	
Query Date	08/04/2025 12:39:47 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. 31,58,975/-	
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 :



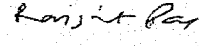
District: South 24-Parganas, P.S:- Haridevpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Balaka Road, , Premises No: 18/1/3, , Ward No: 143 Pin Code : 700104

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 11 Chatak 20.835 Sq Ft	100/-	31,58,975/-	Property is on Road
Grand Total :				6.1321Dec	100 /-	31,58,975 /-	



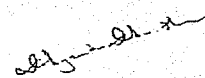
### Declarant Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr PRASANTA KUMAR DHAR Son of Late PRAFULLA KUMAR DHAR 1/65, VIVEK NAGAR, KOLKATA, City:- , P.O:- SANTOSH PUR, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Retired Person. Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.: ACxxxxxx4E, Aadhaar No: 98xxxxxxxx9680, Status :Individual, Executed by: Attorney, Executed by: Attorney

**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<b>Mr RANJIT PAL (Presentant)</b> 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	 Apr 9 2025 3:02PM	 LTI 09/04/2025 Captured	 09/04/2025
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 PRASANTA KUMAR DHAR				

**Identifier Details :**

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

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 PRASANTA KUMAR DHAR 1/65, VIVEK NAGAR, KOLKATA, P.O: SANTOSH PUR, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700075 is admitted by him

Indetified by Mr DIBYENDU DEBNATH, , , Son of Mr BIMA LENDU 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 780714, Amount: Rs.10.00/-, Date of Purchase: 07/03/2025, Vendor name: Tamal Dutta



Santanu Basak

ADDITIONAL DISTRICT SUB-REGISTRAR

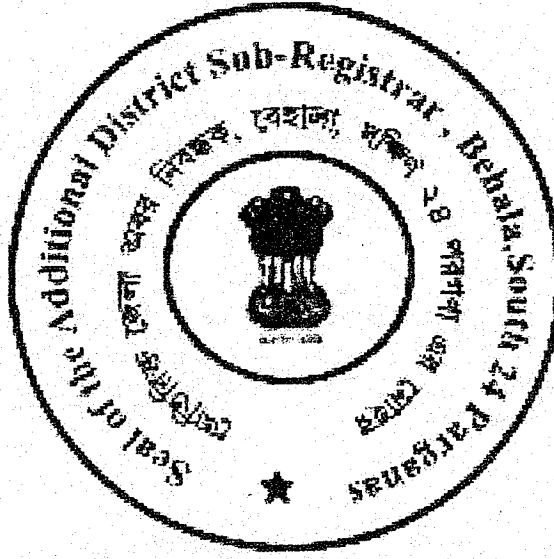
OFFICE OF THE A.D.S.R. BEHALA

South 24-Parganas, West Bengal

ificate of Registration under section 60 and Rule 69.

gistered in Book - I

Volume number 1607-2025, Page from 71971 to 71982  
being No 160702666 for the year 2025.



Digitally signed by Santanu Basak  
Date: 2025.04.11 17:08:01 +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 Prasanta Kumar Dhar , (Pan No.-ACTPD3454E),(Adhar No.-9829 0457 9680), son of Late Prafulla Kumar Dhar, by faith – Hindu, by Occupation- Retired , residing at 1/65, Vivek Nagar, P.O.- Santoshpur, P.S. –Garfa, Kolkata-700075, represented by its Propriters “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 Thakurrani 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.-6164--6180, Being No.- 160700231 , Dated- 17/01/2025, at A.D.S.R.- Behala,

I here by undertake to the Kolkata Municipal Corporation. That I shall never put forward any claim Within a period of 30 years to the Municipal corporation, from the date of sanction of the plan submitted by me for the construction of a building, on a plot in Part of L.R. & R.S. Dag No.-3765, R.S. Khatian No.-1955 , L.R. Khatian No.- 5985 & 12603, J.L. No.-23, R.S. No.-43,Touzi No.-6, Mouza- Purba Barisha , P.S.- Haridevpur, Dist.-

24 Pgs.(S.) of land forming part of the above premises or Common passage, not constructed as per K.M.C. specification under section 364 & 365, of the K.M.C. Act, 1980 abutting and leading access to the premises or any Civic amenities like Lighting, Water supply, Drainage, etc. and if so directed by the corporation, I shall pay necessary charges for improvement of the said Road or passages.

Area of Land-248.591 Sq.M.= 03 KT.-11 CH.-20.835 SFT.(Appx.)

The West Side Road Width is 5.130 M. Wide Common Passage,

Signed this 9<sup>th</sup> day of April 2025.

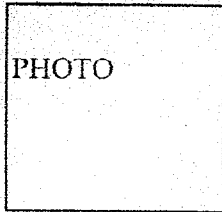
**WITNESS**

- 1) Tuhin Das  
30/27/70, Ramchandrapur  
Kol-104
- 2) Dibyendu Debnath  
Alipore Police Court  
Kol-700027

Ranjit Das  
SIGNATURE OF OWNER.

**PREPARED AS PER K.M.C. PROFORMA**

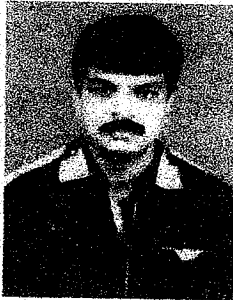
Dibyendu Debnath  
**DIBYENDU DEBNATH**  
Advocate  
Alipore Police Court, Kol-27  
Enrollment No: F/2242/2074/23



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

NAME-----

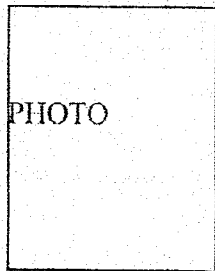
SIGNATURE -----



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Left Hand					
Right Hand					

NAME-----

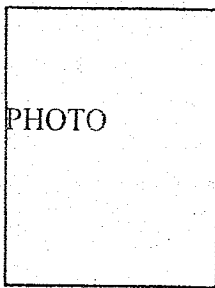
SIGNATURE Ronit Jay -----



	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 -----





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

Query No / Year	2000956354/2025	Office where deed will be registered
Query Date	08/04/2025 12:39:47 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	
Transaction	Additional Transaction	
[0901] Declaration, Declaration relating to immovable property	[4305] Declaration [No of Declaration : 0]	
Set Forth value	Market Value	
Rs. 100/-	Rs. 31,58,975/-	
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: 18/1/3, , Ward No: 143, Pin Code : 700104

Sch No	Plot Number	Khatian Number	Land Use ROR Proposed	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	3 Katha 11 Chatak 20.835 Sq Ft	100/-	31,58,975/-	Property is on Road
Grand Total :				6.1321Dec	100 /-	31,58,975 /-	

**Declarant Details :**

SI No	Name & address	Status	Execution Admission Details :
1	Mr PRASANTA KUMAR DHAR Son of Late PRAFULLA KUMAR DHAR, 1/65, VIVEK NAGAR, KOLKATA, City:- , P.O:- SANTOSH PUR, P.S:- Patuli, District:- South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, Date of Birth: XX-XX-1XX3, PAN No. ACxxxxxx4E, Aadhaar No.: 98xxxxxxxx9680, Status : Individual, Executed by: Attorney	Individual	Executed by: Attorney



# Query Details :

Name & Address		Attorney of
1	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 PRASANTA KUMAR DHAR

# 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

Owner and Land or Building Details as received from KMC :				
Sc. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 711430301334 Premises No. : 18/1/3 Ward No. : 143 Street Name : BALAKA	Reference Deed No. : Date of Registration. : Office Where Registered :	Owner Name : PRASANTA KUMAR DHAR Owner Address : 1/65 P.O.-SANTOSH PUR, KOLKATA Pin No. : 700075	Character of Premises: Vacant Land Total Area of Land:

# Note:

- If the given information are found incorrect, then the assessment made stands invalid.
- Query is valid for 30 days (i.e. upto 08-05-2025) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 08-05-2025)
- 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.
- e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
- 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.
- Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
- 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
- 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.
- 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.



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. - II 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

