

9964/2025

L-10013/2025

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पश्चिम बंगाल WEST BENGAL

14AC 795965

30/12/25

3195918

1231 PM

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

Addl. District Sub-Registrar
Behala, South 24 Parganas

30 DEC 2025

25

BOUNDARY DECLARATION (K.M.C)

I, CHANCHALA SINHA (PAN : AYBPG7946A) (AADHAAR : 6348 6796 7231) **wife of** Late Debabrata Sinha, aged about 71 years, by Nationality - Indian, by Religion - Hindu, by occupation - House wife, residing at 327/3 Pashupati Bhattacharya Road, Kolkata - 700034, Post Office - Behala, within Police station - Behala, District - South 24-Parganas hereinafter being represented through her lawful attorney **SRI AMIT SEN, (PAN NO. AILPM5837A) (AADHAAR NO.-4298 5095 1620)** son

of Sri Rathindra Nath Sen, residing at 84, Pashupati Bhattacharjee Road, Police Station - Behala, Kolkata-700034 carrying on the business under the name & style of **M/S THE MAYUR** at 30A, Chanditala Branch Road Kolkata - 700053 duly empowered by a General power of attorney registered before Additional District Sub-Registrar, office at A.D.S.R Behala, South 24 PGS and recorded in book No. I, volume No. 1607-2024, pages 77115 to 77133 being No. 160702575 for the year 2024.

1. **That** I am the absolute owner of **ALL THAT** piece and parcel of land land measuring about 03(Three) Cottah 01(One) Chittak 04(Four) square feet equivalent to 205.221 (Two hundred and five point two two one) square meter lying and situate at Mouza-Mamudpur, J.L. No. 7, R.S. No. 195, Touzi No. 411,23,26,32 R.S Khatian No. 79, LR. Khatian No.756 R.S & LR Dag No. 141 and recorded in the office of the Kolkata Municipal Corporation vide assessee no. 41-121-13-0584-1 being Premises No.722, Pasupati Bhattacharjee Road (Mailing Address 327/3, Pasupati Bhattacharjee Road) Police Station - Behala, Post Office - Behala, Kolkata-700034, within the limits of the Kolkata Municipal Corporation Ward No. 121, Dist South 24 Parganas morefully and particularly described in the schedule hereunder written and enjoying and possessing the same by paying relevant rates and taxes to the concerned authorities free from all encumbrances.
2. That I propose to construct a building in the aforesaid premises. The actual boundary line of the property which is fully mentioned below and demarcated by **RED** and I shall be liable for any dispute with my neighbour of the said property in future. The Kolkata Municipal Corporation will not be liable for any litigation over the said land.
3. That I have submitted the Building Plan through my Constituted Attorney to Kolkata Municipal Corporation for the construction of the building in the said premises for sanction.
4. That there is no Civil or Criminal suit pending against the said property. The said property is free from all encumbrances.

5. That the measurements of the ALL SIDES of the said land being KMC premises no.722, Pashupati Bhattacharjee Road within the local limits of the Kolkata Municipal Corporation S. S. Unit, Ward No.121, Borough-XIV, Assessee No. 41-121-13-0584-1 Police Station-Behala, Kolkata -700034 is as follows:

ON THE NORTH	: 2122,205,5430,4060,1337
ON THE SOUTH	: 12485
ON THE EAST	: 5574,3139,2503
ON THE WEST	: 12217
ON THE SOUTH EAST	: 2356
ON THE SOUTH WEST	: 3233

BEING BUTTED AND BOUNDED BY:

- ON THE NORTH BY :** 9.754 M Wide Pasupati Bhattacharjee Rd.
ON THE SOUTH BY : Premises No: 327/7 P.B Road Kol-34
ON THE EAST BY : 5.410 M Wide Mondal Para Road
ON THE WEST BY : Premises No. : 4, P.B Road Kol-34

6. That the enclosed declaration will be the bindings on my heirs' executors, representatives and assignees.
7. If the above statements of boundary declaration are transpired to be false, the K.M.C. shall have every right to revoke the sanction plan.
8. That all statements made in paragraphs 1 to 8 are true to my knowledge.

SCHEDULE

ALL THAT piece and parcel of land measuring about **03(Three) Cottah 01(One) Chittak 04(Four) square feet** equivalent to **205.221 (Two hundred and five point two two one) square meter** lying and situate at Mouza-Mamudpur, J.L. No. 7, R.S. No. 195, Touzi No. 411,23,26,32 R.S Khatian No. 79, LR. Khatian No.756 R.S

& LR Dag No. 141 and recorded in the office of the Kolkata Municipal Corporation vide assessee no. 41-121-13-0584-1 being Premises No.722, Pasupati Bhattacharjee Road (Mailing Address 327/3, Pasupati Bhattacharjee Road) Police Station - Behala, Post Office - Behala, Kolkata-700034, within the limits of the Kolkata Municipal Corporation Ward No. 121, Borough-XIV, in the District of South 24 Parganas.

IN WITNESS WHEREOF the PARTY has signed and sealed on the 30th Day of December, 2025.

WITNESSES :

at Kolkata in the Presence of :-

WITNESSES :-

1. B. Swarnath. Chaudhary
153 P. A. Road. Col- 8

2. Saibal Aich
18. P. T. Lane
Col-34.

M/s. THE MAYUR
Amrta
Proprietor

AS CONSTITUTED ATTORNEY OF SRI PROVAT
KR. DAS & SMT. ANIMA HALDER DAS

DECLARANT

Amrta
PREPARED AS PER K.M.C PROFFORMA

**SITE PLAN FOR PROPOSED G+III RESIDENTIAL BUILDING AT PREMISES NO. - 722,
 PASUPATI BHATTERJEE ROAD, BOROUGH - XIV, WITHIN THE WARD NO - 121 OF
 KOLKATA MUNICIPAL CORPORATION (S. S. UNIT), P.S - BEHALA, DIST - SOUTH 24
 PARGANAS, KOLKATA - 700034 , COMPRISED IN R.S. NO. 195 UNDER R.S. & L.R.
 DAG NO. 141, L.R. KHATIAN NO. 756, R.S. KHATIAN NO.79 OF MOUZA:-MAMUDPUR
 , J.L. NO.7, TOUZI NO. 411,23,26,32 AND ASSESSEE NO. - 411211305841.
 AREA OF LAND : 03 K - 01 CH - 4 SFT. (CORRESPONDING TO 205.221 SQM.)**














M/s. THE MAYUR
[Signature]
 Proprietor

AS CONSTITUTED ATTORNEY OF SRI PRONAT
 KR. DAS & SMT. ANIMA HALDER DAS

SIGNATURE OF OWNER

[Signature]
ANJAN DUTTA
 B. ARCH (CAL) T.I.I.A
 REGISTERED WITH COUNCIL
 OF ARCHITECTURE
 REGD. NO. CA/93/16409
 APP. VALUER F-1597
 KMC SL. NO. 267 (A)

SIGNATURE OF ARCHITECT

		THUMB	1 ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
	LEFT HAND					
	RIGHT HAND					
NAME <u>AMIT SEN</u>		SIGNATURE <u><i>Amit Sen</i></u>				



सत्यमेव जयते

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

Query No / Year	2003495918/2025	Office where deed will be registered
Query Date	30/12/2025 11:39:54 AM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	SAIBAL AICH 18, P T LANE., Thana : Behala, District : South 24-Parganas, WEST BENGAL, PIN - 700034, Mobile No. : 8274820464, Status :Solicitor firm	
Transaction	Additional Transaction	
[0901] Declaration, Declaration relating to immovable property		
Set Forth value	Market Value	
Rs. 1/-	Rs. 51,54,334/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 10/- (Article:4)	Rs. 200/- (Article: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: Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Pashupati Bhattacharjee Road, Road Zone : (Bamacharan Roy Rd -- Chanditola main road) , , Premises No: 722 , , Ward No: 121, Pin Code : 700034

Sch No	Plot Number	Khatian Number	Land Use ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Detail's
L1	(RS :-)		Bastu	3 Katha 1 Chatak 4 Sq Ft	1/-	51,54,334/-	Width of Approach Road: 32 Ft.,
Grand Total :				5.0623Dec	1 /-	51,54,334 /-	

Declarant Details :

SI No	Name & address	Status	Execution Admission Details :
1	Smt CHANCHALA SINHA Wife of Late DEBABRATA SINHA,327/3, PASHUPATI BHATTACHARYA ROAD, City:- Not Specified, P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Date of Birth:XX-XX-1XX2, PAN No. AYxxxxxx6A, Aadhaar No.: 63xxxxxxxx7231,Status :Individual, Executed by: Attorney	Individual	Executed by: Attorney



Query No: 2003495918 of 2025, Printed On: Dec 30 2025 11:40AM. Generated from wbregistration.gov.in

Attorney Details :

Sl No	Name & Address	Attorney of
1	Mr AMIT SEN Son of Mr RATHINDRA NATH SENPROPRITOR OF MS THE MAYUR, 84, PASHUPATI BHATTACHARJEE ROAD, City:- Not Specified, P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7, PAN No. Alxxxxxx7A , Aadhaar No.: 42xxxxxxxx1620	Smt CHANCHALA SINHA

Identifier Details :

Name & address
Mr SAIBAL AICH Son of Late M K AICH 18 P T LANE, City:- Not Specified, P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Mr AMIT SEN

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 29-01-2026) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 29-01-2026)
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. - 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



Major Information of the Deed

Deed No :	I-1607-10013/2025	Date of Registration	30/12/2025
Query No / Year	1607-2003495918/2025	Office where deed is registered	
Query Date	30/12/2025 11:39:54 AM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	SAIBAL AICH 18, P T LANE,,Thana : Behala, District : South 24-Parganas, WEST BENGAL, PIN - 700034, Mobile No. : 8274820464, Status :Solicitor firm		
Transaction	Additional Transaction		
[0901] Declaration, Declaration relating to immovable property			
Set Forth value	Market Value		
Rs. 1/-	Rs. 51,54,334/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10/- (Article:4)	Rs. 200/- (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:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Pashupati Bhattacharjee Road, Road Zone : (Bamacharan Roy Rd – Chanditola main road) , , Premises No: 722, , Ward No: 121 Pin Code : 700034

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L1	(RS :-)		Bastu	3 Katha 1 Chatak 4 Sq Ft	1/-	51,54,334/-	Width of Approach Road: 32 Ft.,
Grand Total :				5.0623Dec	1 /-	51,54,334 /-	

Declarant Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Smt CHANCHALA SINHA Wife of Late DEBABRATA SINHA 327/3, PASHUPATI BHATTACHARYA ROAD, City:- Not Specified, P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.:: AYxxxxxx6A, Aadhaar No: 63xxxxxxxx7231, 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 AMIT SEN (Presentant) Son of Mr RATHINDRA NATH SEN Date of Execution - 30/12/2025, , Admitted by: Self, Date of Admission: 30/12/2025, Place of Admission of Execution: Office	 <small>Dec 30 2025 1:33PM</small>	 Captured <small>LTI 30/12/2025</small>	 <small>30/12/2025</small>
PROPRIETOR OF MS THE MAYUR, 84, PASHUPATI BHATTACHARJEE ROAD, City:- Not Specified, P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.: Axxxxxx7A, Aadhaar No: 42xxxxxxxx1620 Status : Attorney, Attorney of : Smt CHANCHALA SINHA				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SAIBAL AICH Son of Late M K AICH 18 P T LANE, City:- Not Specified, P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034	 <small>30/12/2025</small>	 Captured <small>30/12/2025</small>	 <small>30/12/2025</small>
Identifier Of Mr AMIT SEN			

Endorsement For Deed Number : I - 160710013 / 2025

On 30-12-2025

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 13:31 hrs on 30-12-2025, at the Office of the A.D.S.R. BEHALA by Mr AMIT SEN ..

Executed by Attorney

Execution by Mr AMIT SEN, , Son of Mr RATHINDRA NATH SEN, PROPRIETOR OF MS THE MAYUR, 84, PASHUPATI BHATTACHARJEE ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by profession Business as constituted attorney for Smt CHANCHALA SINHA 327/3, PASHUPATI BHATTACHARYA ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034 is admitted by him

Indetified by Mr SAIBAL AICH, , , Son of Late M K AICH, 18 P T LANE, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 200.00/- (E = Rs 200.00/-) and Registration Fees paid by , by Cash Rs 200.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10/- and Stamp Duty paid by , by Stamp Rs 10.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 795965, Amount: Rs.10.00/-, Date of Purchase: 22/11/2025, Vendor name: I Chakraborty



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.

Registered in Book - I

Volume number 1607-2025, Page from 257633 to 257644
being No 160710013 for the year 2025.



Digitally signed by Santanu Basak
Date: 2025.12.30 14:29:45 +05:30
Reason: Digital Signing of Deed.

(Santanu Basak) 30/12/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
West Bengal.