

013129/24


I-13002/2024



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AS 275751

Certified that the document is admitted for Registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.


District Sub-Register-11
Alipore, South 24-Parganas

17 SEP 2024

BOUNDARY DECLARATION

**PREMISES NO. 74/5/26, JADAVPUR CENTRAL ROAD,
KOLKATA - 700092,
WARD NO. 98, BOROUGH X, P.S.- JADAVPUR.**

We, 1. **SRI JAYANTA GUHA (PAN No. BBXPG9384G),**
(Aadhaar- 8325-0033-8477), Son of Late Kanai Lal Guha,
faith- Hindu, by nationality- Indian, by occupation- retired,

13 SEP 2024

2871

NO. DATE

RS. 100/-

NAME..... Arup Rakshit

ADDRESS..... 5/42 Bijoygarh Kol 92

ALIPORE JUDGES COURT
A. K. SAMAJPATI

VENDOR SIGNATURE



Identified by me

Ria Rakshit
wife of Arup Rakshit
5/42 Bijoygarh, Kol. 92
P.O Regent-Estate
P.S Netaji nagar
Business



Permanently residing at Dolphin Apartment, Radhanagar Road, Near Chitra Cinema, P.O. Hirapur, P.S. Hirapur, District- Paschim Bardhaman, Pin- 713325, West Bengal, 2. **SMT TAPASHI BOSE (PAN No. AXMPB3739L)**, (Aadhaar- 8210-5388-1159), Daughter of Late Kanai Lal Guha, faith- Hindu, by nationality- Indian, by occupation- Housewife, Permanently residing at 4/4, Netaji Nagar, P.O. Regent Park, P.S. previously Jadavpur now Netaji Nagar, Kolkata- 700040, District- South 24 Parganas, West Bengal, 3. **SRI SUBRATA GUHA (PAN No. BJEPG8814N)**, (Aadhaar- 3049-0309-4046), Son of Late Kanai Lal Guha, faith- Hindu, by nationality- Indian, by occupation- others, Permanently residing at 1 No. Mohisila Colony, Purba Para, P.O. Ushagram, P.S. Asansol, District- Paschim Bardhaman, Pin- 713303, West Bengal, 4. **SRI DEBABRATA GUHA (PAN No. BHTPG3244D)**, (Aadhaar- 5333-9883-9190), Son of Late Kanai Lal Guha, faith- Hindu, by nationality- Indian, by occupation- Business, Permanently residing at Purbapara, Ushagram, P.O. Ushagram, P.S. Asansol, District- Paschim Bardhaman, Pin- 713303, West Bengal, represented by their constitute attorney **RAKSHIT HOUSING ASSOCIATES** a proprietorship firm having it's registered office at 5/17, Bijoygarh, P.O. Regent Estate, P.S. previously Jadavpur now Netaji Nagar,



District Sub Registrar-II
Alipore, South 24 Parganas
17 SEP 2024

Kolkata- 700092, represented by its sole proprietor **SRI ARUP RAKSHIT, (PAN ADHPR2816H)**, (Aadhaar- 3160-7266-9346), son of Rabindra Nath Rakshit, by occupation- Business, by faith- Hindu, by nationality- Indian, permanently residing at 5/42, Bijoygarh, P.O. Regent Estate, P.S. previously Jadavpur now Netaji Nagar, Kolkata- 700092, District-South 24 Parganas, West Bengal, by virtue of registered **Development Power of Attorney** dated 03.05.2023 which was registered in the office of District Sub-Registrar- II, Alipore, South 24 Parganas and recorded in Book No. I, Volume No. 1602-2023, Page from 201386 to 201417, Being No. 160206030, for the Year 2023 and the terms and conditions morefully and specifically mentioned therein, do hereby declare as follows:-

1. That we are the owners of premises No. 74/5/26, Jadavpur Central Road, Kolkata- 700092, Ward No. 98, Borough X, Plot Area (As per Physical measurement) = 220.366 Sqm. or 2372.02 Sq. ft. = (3 Cottahs 4 Chittacks 32.02 Sq. Ft.) More or less.
2. That we 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 colour and



District Sub Registrar-II
Alipore, South 24 Parganas
17 SEP 2024

for which we shall be liable for dispute with our neighbours of the said land in future. The Kolkata Municipal Corporation will not be liable for any litigation over the said land.

3. That we shall submit the plan for the construction of a building on the said premises for sanction vide our application.
4. That we are the owners of the Premises No. 74/5/26, Jadavpur Central Road, Kolkata 700092, Ward No. 98, Within the Municipal limit of the Kolkata Municipal Corporation comprising Land measuring 220.366 Sq. M./2372.02 Sq. ft. more or less, morefully described and delineated on the plan annexed hereto in RED colour verge line.
5. That the minimum width of the abutting road is 4.3 M (14'1").
6. That the site plan attached hereto is giving the actual measurement of the said boundary of the plot.
7. That each and every statement made in paragraph Nos. 1 to 5 are true to our knowledge.



District Sub Registrar-II
Alipore, South 24 Parganas
17 SEP 2024

SCHEDULE

1. Total land area of the premises No. 74/5/26, Jadavpur Central Road, Kolkata 700092, Ward No. 98, is 220.366 Sq. M. or 2372.02 Sq. ft. = 3 Cottahs 4 Chittacks 32.02 Sq. Ft..

2. The premises No. 74/5/26, Jadavpur Central Road, Kolkata-700092, Ward No. 98 is bounded by :

ON THE NORTH : E.P. No. 976.

ON THE SOUTH : E.P. No. 974.

ON THE EAST : Drain.

ON THE WEST : 14 Feet wide Colony Road.

3. The measurement of boundary lines of premises No 74/5/26, Jadavpur Central Road, Kolkata- 700092.

On North : 14.469 M (47' 5"),

On South : 13.727 M (43' 6"),

On East : 15.592 M (51' 1")

On West : 15.125 M (49' 7")



District Sub Registrar-II
Alipore, South 24 Parganas
17 SEP 2024

That the above statements are true to our best of knowledge and belief. And this Declaration is made on this the 17th Day of September, 2024.

Witness :-

1. Piali Pankit
5/42 Bijoygarh.
KOL. 92

RAKSHIT HOUSING ASSOCIATES

Anup Pankit
Proprietor

**Signature of the Declarants
Through their constitute attorney**

2. Subir Binna
2/35 Adarsha Pathy
KOL - 92

Drafted as per KMC proforma
And prepared by me:-
NIRUPAM DUTTA

Nirupam Dutta

ADVOCATE
CALCUTTA HIGH COURT
KOLKATA - 700 001.
ENR No. F/1361/2018
MOB- 9123333752

KSHI ENGINEERING ASSOCIATES

Proprietor



District Sub Registrar-II
Alipore, South 24 Parganas
17 SEP 2024

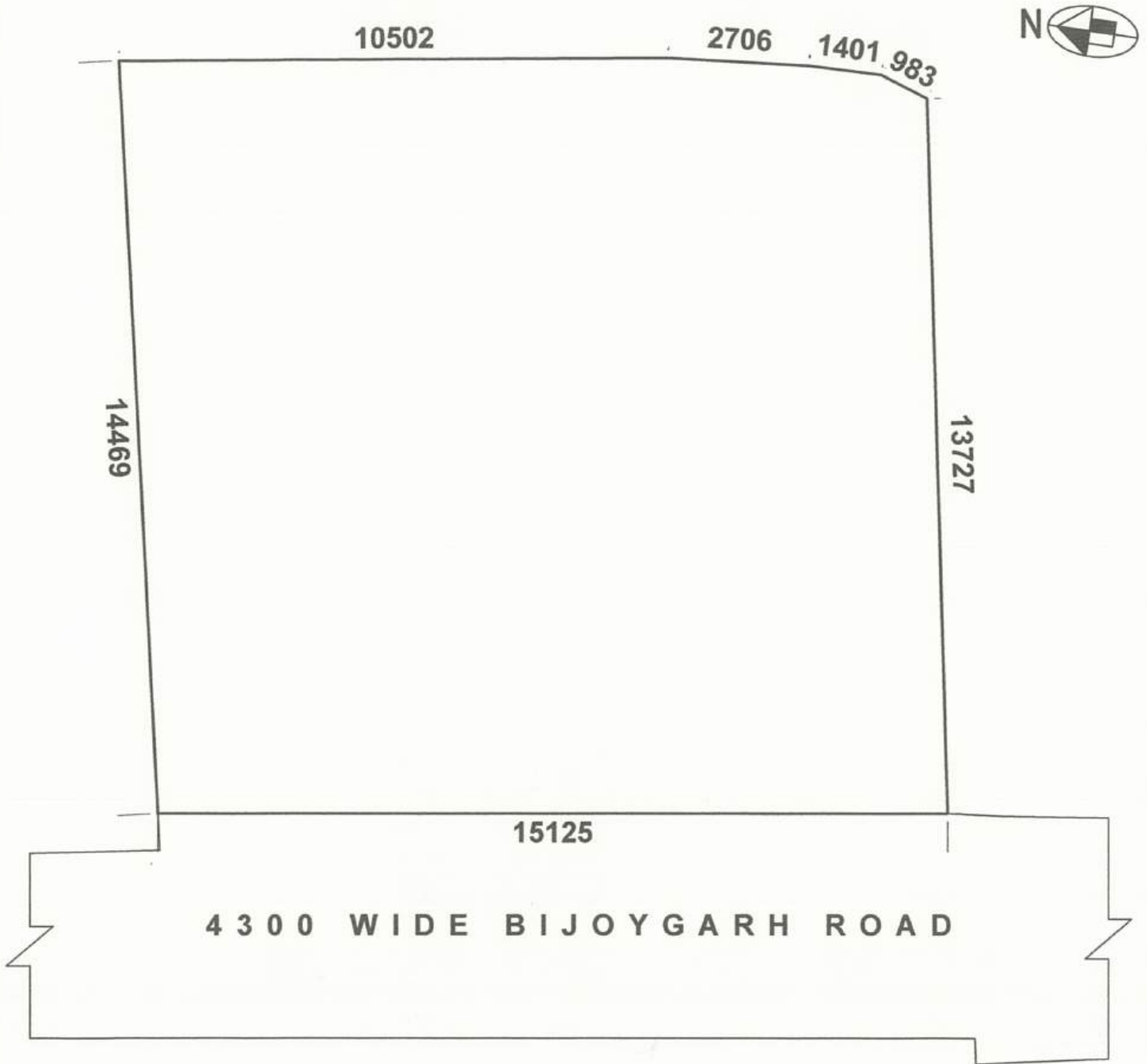
SITE PLAN OF K.M.C. PREMISES NO. - 74/5/26, JADAVPUR CENTRAL ROAD ,
WARD NO. - 098, BOROUGH NO. - X, P.S. - NETAJI NAGAR, P.O. - REGENT
ESTATE, KOLKATA - 700092, UNDER THE KOLKATA MUNICIPAL CORPORATION.

REF :- AREA OF THE LAND SHOWN IN RED BORDER.

SCALE :- 1:100

LAND AREA AS PER DEED :- 234.113 SQ.M. or 03 KA.- 08 CH. 00 SFT.

LAND AREA AS PER MEASUREMENT :- 220.366 SQ.M. or 03 KA.- 04 CH. 32.02 SFT.



RAKSHIT HOUSING ASSOCIATES

Anup Ranjan
Proprietor

SIGNATURE OF OWNER

Anik Majumdar
Anik Majumdar
Licensed Building Surveyor
Class - I, Lic. No.- 1579
131, Usha Pally, Garia, Kol - 84
Kolkata Municipal Corporation

SIGNATURE OF L.B.S.



District Sub Registrar-II
Alipore, South 24 Parganas
17 SEP 2024

RAKSHIT HOUSING ASSOCIATION

Prohibited



Thumb 1st Finger Middle Finger Ring finger Small Finger

Left hand					
Right hand					

Name

Signature *Amir Parkit*

Thumb 1st finger Middle Finger Ring Finger Small Finger



Left hand					
Right hand					

Name

Signature

Thumb 1st Finger Middle Finger Ring Finger Small Finger



Left hand					
Right hand					

Name

Signature

Thumb 1st Finger Middle Finger Ring Finger Small Finger



Left hand					
Right hand					

Name

Signature



District Sub Registrar-II
Alipore, South 24 Parganas
17 SEP 2024

Major Information of the Deed

Deed No :	I-1602-13002/2024	Date of Registration	17/09/2024
Query No / Year	1602-2002451414/2024	Office where deed is registered	
Query Date	17/09/2024 8:39:39 AM	D.S.R. - I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Nirupam Dutta Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9123333752, Status : Advocate		
Transaction	Additional Transaction		
[0901] Declaration, Declaration relating to immovable property	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 1,00,15,194/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:4)	Rs. 53/- (Article:E, 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:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: JADAVPUR CENTRAL ROAD, , Premises No: 74/5/26, , Ward No: 098 Pin Code : 700092



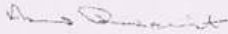
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 4 Chatak 32.02 Sq Ft	1/-	1,00,15,194/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road,
Grand Total :				5.4359Dec	1 /-	100,15,194 /-	

Declarant Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr JAYANTA GUHA Son of Late KANAI LAL GUHA DOLPHIN APARTMENT, RADHANAGAR ROAD, City:- Not Specified, P.O:- HIRAPUR, P.S:-Hirapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713325 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.:: BBxxxxxx4G, Aadhaar No: 83xxxxxxxx8477, Status :Individual, Executed by: Attorney, Executed by: Attorney
2	Mrs TAPASHI BOSE Daughter of Late KANAI LAL GUHA 4/4, NETAJI NAGAR, City:- Not Specified, P.O:- REGENT PARK, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.:: AXxxxxxx9L, Aadhaar No: 82xxxxxxxx1159, Status :Individual, Executed by: Attorney, Executed by: Attorney
3	Mr SUBRATA GUHA Son of Late KANAI LAL GUHA 1 NO. MOHISILA COLONY, PURBA PARA, City:- Not Specified, P.O:- USHAGRAM, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.:: BJxxxxxx4N, Aadhaar No: 30xxxxxxxx4046, Status :Individual, Executed by: Attorney, Executed by: Attorney

4	<p>Mr DEBABRATA GUHA Son of Late KANAI LAL GUHA 1 NO. MOHISILA COLONY, PURBA PARA, City:- Not Specified, P.O:- USHAGRAM, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX8 , PAN No.:: BHxxxxxx4D, Aadhaar No: 53xxxxxxxx9190, Status :Individual, Executed by: Attorney, Executed by: Attorney</p>
---	--

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<p>Mr ARUP RAKSHIT (Presentant) Son of Mr RABINDRA NATH RAKSHIT Date of Execution - 17/09/2024, , Admitted by: Self, Date of Admission: 17/09/2024, Place of Admission of Execution: Office</p>	 <small>Sep 17 2024 12:54PM</small>	 <small>LTI 17/09/2024</small> Captured	 <small>17/09/2024</small>
<p>PROPRIETOR, RAKSHIT HOUSING ASSOCIATES , 5/17, BIJOYGARH, City:- Not Specified, P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092 , 5/42, BIJOYGARH, City:- Not Specified, P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.:: ADxxxxxx6H, Aadhaar No: 31xxxxxxxx9346 Status : Attorney, Attorney of : Mr JAYANTA GUHA, Mrs TAPASHI BOSE, Mr SUBRATA GUHA, Mr DEBABRATA GUHA</p>				

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mrs PIALI RAKSHIT Wife of Mr ARUP RAKSHIT 5/42, BIJOYGARH, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092</p>	 <small>17/09/2024</small>	 <small>17/09/2024</small> Captured	 <small>17/09/2024</small>
Identifier Of Mr ARUP RAKSHIT			

Endorsement For Deed Number : I - 160213002 / 2024

On 17-09-2024

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 12:49 hrs on 17-09-2024, at the Office of the D.S.R. -I I SOUTH 24-PARGANAS by Mr ARUP RAKSHIT ,.

Executed by Attorney

Execution by Mr ARUP RAKSHIT, PROPRIETOR, RAKSHIT HOUSING ASSOCIATES (Sole Proprietorship), 5/17, BIJOYGARH, City:- Not Specified, P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092 as constituted attorney for 1. Mr JAYANTA GUHA DOLPHIN APARTMENT, RADHANAGAR ROAD, P.O: HIRAPUR, Thana: Hirapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713325, 2. Mrs TAPASHI BOSE 4/4, NETAJI NAGAR, P.O: REGENT PARK, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, 3. Mr SUBRATA GUHA 1 NO. MOHISILA COLONY, PURBA PARA, P.O: USHAGRAM, Thana: Asansol, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, 4. Mr DEBABRATA GUHA 1 NO. MOHISILA COLONY, PURBA PARA, P.O: USHAGRAM, Thana: Asansol, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713303 is admitted by him

Indetified by Mrs PIALI RAKSHIT, , , Mr ARUP RAKSHIT, 5/42, BIJOYGARH, P.O: REGENT ESTATE, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 53.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 30/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 275751, Amount: Rs.100.00/-, Date of Purchase: 13/09/2024, Vendor name: A K SAMAJPATI



Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -I I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2024, Page from 435190 to 435204

being No 160213002 for the year 2024.



Suman

Digitally signed by Suman Basu
Date: 2024.09.17 13:46:48 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 17/09/2024

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - I I SOUTH 24-PARGANAS

West Bengal.