



				under P.S. Khayran No. 207 P.S. Tiljala near Anandapur being Premises No. 28 Anandapur within the Ward No. 108 of Kolkata Municipal Corporation. A.D.S.R.O. Sealdah. Dist. South 24 Parganas. P.S. Tiljala near Anandapur being Premises No. 28 Anandapur within the Ward No. 108 of Kolkata Municipal Corporation. A.D.S.R.O. Sealdah. Dist. South 24 Parganas. P.S. Tiljala near Anandapur being Premises No. 28 Anandapur within the Ward No. 108 of Kolkata Municipal Corporation. A.D.S.R.O. Sealdah. Dist. South 24 Parganas. ALL THAT piece and Parcel of one self contained Residential Flat, being Flat on the Second floor, South East North side of the G-III Stored building, measuring about 1240 Square feet including Super built up area, On the North : By Land of R.S. Dag No 231 On the South By Land of R.S. Dag No. 233/364(P). On the East : By 12' ft wide Common passage On the West : By 16' ft wide Common Road and Land of R.S Dag No 233
	a)	Survey No.		
	b)	Door/House No. (in case of house property)		
	c)	Extent /are including plinth/built up area in case of house property.		
	d)	Locations like name of the place, village, city, registration, sub-district etc. Boundaries.		
6.	a)	Particulars of the documents scrutinized-serially chronologically		
	b)	Nature of documents verified and as to whether they are originally or certified copies or registration extracts duly certified. Note: originals or certified extracts from the registering land/revenue/other authorities be examined.		
Sl. No	Date	Name/Nature of the Document	Original/Certified copy/Certified Extract/Photocopy etc	In case of copies whether the original was scrutinized by the advocate
1	08.02.1955	Registered Deed of Sale being No. 957 dated 08.02.1955, registered at	Original	Yes

PRITHWISH CHAKRABORTY

ADVOCATE

SUPREME COURT OF INDIA

SUPREME COURT BAR ASSOCIATION (Regd)

TILAK MARG, NEW DELHI 110001

EMPANELLED WITH STATE BANK OF INDIA



Chamber:

11A/72, Anand Road

Kamla Park


Kolkata - 700029

Dist. North 24 Parganas

☎ 9903272041

		A D D R Above the seal deed duly copied in Book No. 1 Volume No. 28 pages from 51 to 54 for the year 1955		
2	14.07.2021	Registered Development Agreement, being No. 2357 for the year 2021, seal deed duly copied in Book No. 1, CD Volume No. 1609-2021 pages from 291 to 341 for the year 2021	Original	Yes
3	06.08.2021	Regd Development Power of Attorney, being No. 2631 for the year 2021, seal deed duly copied in Book No. 1, CD Volume No. 1609-2021 pages from 434 to 477 for the year 2021	Original	Yes
4	23.06.2025	Trade license	Original	Yes
5	26.02.2022	Mutation Certificate in the name of owner issued by Kolkata Municipal Corporation	Original	Yes
6	17.03.2025	Tax Receipt in the name of present owner issued by Kolkata Municipal Corporation	Original	Yes
7	30.09.2019	Purchase of land	Original	Yes
8	21.06.2019	Khajna Receipt	Original	Yes
9	12.10.2020	Conversion Certificate issued by P.L. & L.R.O.	Original	Yes
10	04.03.2022	Assessment Register issued by Kolkata Municipal Corporation	Original	Yes
11	13.11.2019	Urban Land ceiling clearance	Original	Yes
12	13.11.2019	Information by L.A. Department Government of W.B	Original	Yes
13	01.12.2022	Building Sanction Plan, vide plan no. 2022120395	Original	Yes
14	09.12.1982	Death Certificate in the name of Haromohan Bodhak	Original	Yes
15	08.10.2001	Death Certificate in the name of Judhisthir Bodhak	Original	Yes
16	09.07.1996	Death Certificate in the name of Kajal Bodhak	Original	Yes

3


PRITHWISH CHAKRABORTY
 ADVOCATE
 EMPANELLED WITH
 STATE BANK OF INDIA



17	04.08.2025	1st Class Magistrate Affidavit	Original	Yes
18	19.11.2024	Agreement for Sale	Original	Yes
	a)	Whether certified copy of all title documents are obtained from the relevant sub registrar office and compared with the documents made available by the proposed mortgagor? (Please enclose all such certified copies and relevant receipts along with 110) (Nil: If the value of loan => Rs. 1 crore and in case of commercial loans irrespective of the loan component)		Not required
	b)	Whether all pages in the certified copies of the documents which are obtained directly from sub registrar's office have been verified page by page with the original documents submitted?? (In case originals title deed is not produced for comparing with the the certified or ordinary copies should be handled more diligently and cautiously)		Yes
8	a)	Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?		Yes, the records of the Registry Office and the Revenue Authorities are available for verification through online portal/computer system
	b)	If such online/computer records are available, whether any verification or cross checking are made and the comments		Yes, cross checking/verification of the available online/computer records has been made from 2011-2024 till date
	c)	Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?		Yes
	d)	Whether proper registration of documents completed. Details thereof to be provided		Yes
9	a)	Property offered as security falls within the jurisdiction of which sub registrar office?		ADSR Sealdah.
	b)	Whether it is possible to have documents in respect of the property in question, at more than one office of sub registrar /district registrar/registrar general. If so, please name all offices?		DR South 24 Parganas RA Calcutta
	c)	Whether search has been made at all the offices named at (b) above?		Yes
	d)	Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title		No

Pr
PRITHWISH CHAKRABORTY
ADVOCATE
EMPAANELLED WITH
BAR OF INDIA

SL No. 457. Date 27 FEB 2025

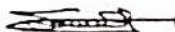
Name SURENDRA NATH MONDAL
ADVOCATE
Address HIGH COURT, CALCUTTA

Vendor Sig. 

TAPAN KUMAR DAS
Allpara Police Court
Kolkata-700027



DISTRICT SUB-REGISTRAR-III
SOUTH 24 P.S. ALIFORE
28 FEB 2025


(SURENDRA NATH MONDAL)
ADVOCATE
HIGH COURT, CALCUTTA
Enrol. No. WB/ 1094 /2004

Tiljala now Anandapur, Kolkata 700107, (2) **MR. LAKHAN BODHAK** (PAN: [REDACTED]), son of Late Judhisthir Bodhak, by Nationality – Indian, by faith – Hindu, by occupation-Business, residing at **28, Anandapur, P.O.-EKTP,P.S.-Tiljala now Anandapur, Kolkata 700107, (3) MR. BHARAT BODHAK** (PAN: [REDACTED]) (Aadhaar [REDACTED]) son of Late Judhisthir Bodhak, by Nationality – Indian, by faith – Hindu, by occupation-Business, residing at **28, Anandapur, P.O.-EKTP,P.S.-Tiljala now Anandapur, Kolkata 700107, (4) MR. HARIDAS BODHAK** (PAN: [REDACTED]) son of Late Judhisthir Bodhak, by Nationality – Indian, by faith – Hindu, by occupation-Business, residing at **28, Anandapur, P.O.-EKTP,P.S.-Tiljala now Anandapur, Kolkata 700107, (5) MR. DEBDAS BODHAK** (PAN: FAJPB0411A) (Aadhaar No.9728 0611 3241), son of Late Judhisthir Bodhak, by Nationality – Indian, by faith – Hindu, by occupation-Business, residing at **28, Anandapur, P.O.-EKTP,P.S.-Tiljala now Anandapur, Kolkata 700107, (6) MRS. BINA HATI alias MRS. BINA PANI HATI** (PAN: [REDACTED]) wife of Sri Tapan Hati, by Nationality - Indian, by faith - Hindu, by occupation – Housewife, residing at **1, Bidhan Nagar (M), P.O.- Now Bhanga, P.S. Now Bhanga , Kolkata - 700105 and (7) MRS. RADHA RANI DHARA** (PAN: [REDACTED]) wife of Sri Golak Dhara, by Nationality - Indian, by faith - Hindu, by Occupation – Housewife, residing at **17/48, Jaharlal Dutta Lane, P.O. Ultadanga, P.S. Ultadanga, Kolkata-**

700067, represented by their constituted Attorney **M/S PUJA CONSTRUCTION**, a Proprietorship Firm, having its office at 127, Anandapur, Post Office — E.K.T.P., Police Station — Tiljala now Anandapur, Kolkata —700107, Dist.South 24Parganas, represented by it's Proprietor **SRI SHYAM MAHATO (PAN —** [REDACTED] on of Late Ganour Mahato, by Nationality —Indian, by faith-Hindu, by occupation -Business, residing at 127, Anandapur, Post Office - E.K.T.P., Police Station-Tiljala now Anandapur, Kolkata 700107, Dist.South 24Parganas, by virtue of a registered Development Power of Attorney, dated 10.08.2021, which was registered in the office of the A.D.S.R., Sealdah, South 24Parganas and recorded in Book No.I, Volume NO.1606-2021, Pages from 106434 to 106477 being No.1606 02631 for the year 2021, do hereby solemnly declare as follows:-

1. We are the Joint owners of Premises No. 28, Anandapur, Ward No. 108, Borough -XII, Police Station - Tiljala now Anandapur, Kolkata - 700107, District- South 24 Parganas, physical land area measuring 284.517 Sq.Mtr with structure .
2. That We are proposed of a regularise building Plan in the aforesaid Premises. The actual boundary lines of the property which is fully mentioned below and demarcated by **RED** and we shall be liable for dispute of any with our neighbors of this said land in future. The Kolkata Municipal Corporation may be revokes the sanction plan and will not be liable for any litigation over the said Premises.

3. That We shall submit a building Plan U/R 26(2a &2b) of B.R. 2009, for the sanction/approval by the Kolkata Municipal Corporation for the regularise of the building to be completed at the said Premises.

4. That We are the Joint owners of the Premises No. 28, Anandapur, Ward No. 108, Borough -XII, Police Station - Tiljala now Anandapur, Kolkata - 700107, District- South 24 Parganas, Land area measuring 284.517 Sq.Mtr with structure morefully described and delineated in the plan annexed hereto and thereon colour in **RED** verge line.

5. There is no civil or criminal suit pending against the said premises and the same is free from all sorts of encumbrances.

6. That the measurement of the four sides of the said land of the Premises No. 28, Anandapur, Ward No. 108, Borough -XII, Police Station - Tiljala now Anandapur, Kolkata - 700107, District- South 24 Parganas, , within the jurisdiction of Kolkata Municipal Corporation as follows:-

ON THE NORTH : 9.295 Mtrs. & 12.835 Mtrs. ;
ON THE SOUTH : 21.956 Mtrs;
ON THE EAST : 10.075 Mtrs. ;
ON THE WEST : 4.360 Mtrs., 7.280 Mtrs. & 4.234 Mtr. ;

7. That the boundary of neighbors of Premises No. 28, Anandapur, Ward No. 108, Borough -XII, Police Station - Tiljala now Anandapur, Kolkata - 700107, District- South 24 Parganas, within boundary are as follows:-

ON THE NORTH : Land of Binod Sinha, Tiles shed;

ON THE SOUTH : Premises No. 29/5, Anandapur;

ON THE EAST : 4.300 Mtr.(Min.wide Anandapur Road;

ON THE WEST : Premises No. 446 & 447, Anandapur &
Partly 4.050 Mtr. wide Road;

8. That the enclosed site plan is also a part of declaration.

9. That if any dispute arises regarding boundary of the said premises with the boundary of the other adjoining Premises then The Kolkata Municipal Corporation shall have every right to revoke the sanction of the plan to be sanctioned/approved by The Kolkata Municipal Corporation for the construction of the proposed building to be constructed at the said premises.

10. That each and every statement made by us in the foregoing paragraphs No.1 to 9 is true to the best of our knowledge and belief.

IN WITNESSETH WHEREOF the Declarants subscribed their hands and signature this the 28th day of February, Two Thousand and Twenty Five (2025).

WITNESSES :

1. *Natay Chandra Seal*
181c Kabisukanta Road
KOL-75


2. *Asmi Halder*
Alipore Police Court
KOL-27

Shyam Mahato

SHYAM MAHATO
(Proprietor of Puja Construction)
CA OF
SHIRAM BODHAK, LAKHAN BODHAK
BHARAT BODHAK, HARIDAS BODHAK
DEBDAS BODHAK, BINA HATI alias
MRS. BINA PANI HATI, MR. RADHA RANI DHAKA
MR. BHARAT BODHAK, MR. HARIDAS BODHAK,
MR. DEBDAS BODHAK, MRS. BINA HATI alias
MRS. BINA PANI HATI & MRS. RADHA RANI DHAKA

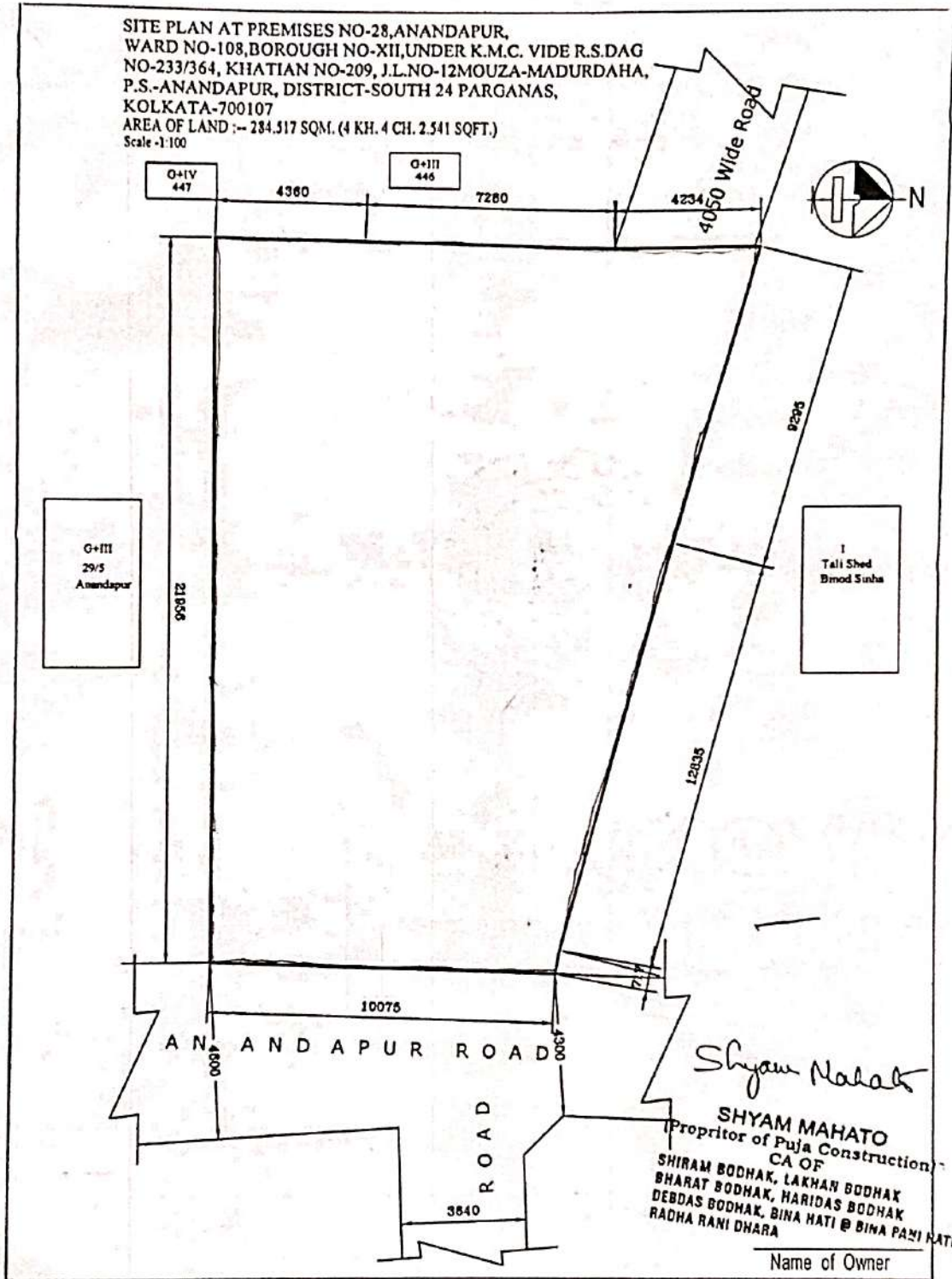
SIGNATURE OF DECLARANTS

Drafted by me as per KM.C. Proforma


(SURENDRA NATH MONDAL)
Advocate
High Court, Calcutta
Enl No. WB/1094/2004



SITE PLAN AT PREMISES NO-28, ANANDAPUR,
 WARD NO-108, BOROUGH NO-XII, UNDER K.M.C. VIDE R.S.DAG
 NO-233/364, KHATIAN NO-209, J.L.NO-12 MOUZA-MADURDAHA,
 P.S.-ANANDAPUR, DISTRICT-SOUTH 24 PARGANAS,
 KOLKATA-700107
 AREA OF LAND :- 284.517 SQM. (4 KH. 4 CH. 2.541 SQFT.)
 Scale -1:100



Shyam Mahato
SHYAM MAHATO
 Proprietor of Puja Construction
 CA OF
 SHIRAM BODHAK, LAKHAN BODHAK
 BHARAT BODHAK, HARIDAS BODHAK
 DEBDAS BODHAK, BINA HATI @ BINA PAMI HATI
 RADHA RANI DHARA
 Name of Owner

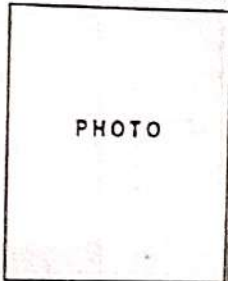
SPECIMEN FORM FOR TEN FINGERPRINTS



Shyam Mohan

Left Hand

Right Hand



Left Hand

Right Hand

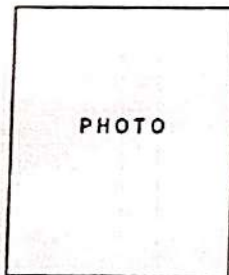
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Left Hand

Right Hand

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Left Hand

Right Hand

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Major Information of the Deed

Deed No :	I-1603-03666/2025	Date of Registraton	28/02/2025
Query No / Year	1603-2000597018/2025	Office where deed is registered	
Query Date	27/02/2025 5:51:17 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SURENDRA NATH MONDAL HIGH COURT CALCUTTA, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8584056827, Status : Advocate		
Transaction	Additional Transaction		
[0901] Declaration, Declaration relating to immovable property			
Set Forth value	Market Value		
Rs. 1/-	Rs. 2,02,04,264/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10/- (Article:4)	Rs. 39/- (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:- Tiljala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: ANANDAPUR, Road Zone : (From Canal – towards SW (up to Anandapur P.S)) , , Premises No: 28, , Ward No: 108 Pin Code : 700107



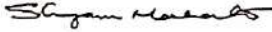
Sch No	Plot Number	Khatlan Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		4 Katha 4 Chatak 2.541 Sq Ft	1/-	2,02,04,264/-	Width of Approach Road: 16 Ft.,
Grand Total :					7.0183Dec	1 /-	202,04,264 /-	

Declarant Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr SHRIRAM BODHAK, (Alias: Mr SREERAM BODHAK) Son of Late JUDHISTHIR BODHAK 28,ANANDAPUR, City:- Not Specified, P.O:- EKTP, P.S:-Tiljala, District:- South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX3 , PAN No.:: Fxxxxxx0J, Aadhaar No: 80xxxxxxxx1788, Status :Individual, Executed by: Attorney, Executed by: Attorney
2	Mr LAKHAN BODHAK Son of Late JUDHISTHIR BODHAK 28,ANANDAPUR, City:- Not Specified, P.O:- EKTP, P.S:-Tiljala, District:- South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX7 , PAN No.:: EZxxxxx1J, Aadhaar No: 47xxxxxxxx6091, Status :Individual, Executed by: Attorney, Executed by: Attorney
3	Mr BHARAT BODHAK Son of Late JUDHISTHIR BODHAK 28,ANANDAPUR, City:- Not Specified, P.O:- EKTP, P.S:-Tiljala, District:- South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX2 , PAN No.:: EZxxxxx1C, Aadhaar No: 23xxxxxxxx1081, Status :Individual, Executed by: Attorney, Executed by: Attorney

4	Mr HARIDAS BODHAK Son of Late JUDHISTHIR BODHAK 28,ANANDAPUR, City:- Not Specified, P.O:- EKTP, P.S:-Tiljala, District:- South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX5 , PAN No.:: ESxxxxx5J, Aadhaar No: 61xxxxxxxx1946, Status :Individual, Executed by: Attorney, Executed by: Attorney
5	Mr DEBDAS BODHAK Son of Late JUDHISTHIR BODHAK 28,ANANDAPUR, City:- Not Specified, P.O:- EKTP, P.S:-Tiljala, District:- South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX1 , PAN No.:: FAxxxxx1A, Aadhaar No: 97xxxxxxxx3241, Status :Individual, Executed by: Attorney, Executed by: Attorney
6	Mrs BINA HATI, (Alias: Mrs BINA PANI HATI) Daughter of Late JUDHISTHIR BODHAK 1,BIDHANNAGAR(M), City:- Not Specified, P.O:- NOWBHANGA, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX1 , PAN No.:: AUxxxxx1D, Aadhaar No: 42xxxxxxxx0595, Status :Individual, Executed by: Attorney, Executed by: Attorney
7	Mrs RADHA RANI DHARA Daughter of Late JUDHISTHIR BODHAK 17/48,JAHARLAL DUTTA LANE, City:- Not Specified, P.O:- ULTADANGA MAIN ROAD, P.S:-Ultadanga, District:-Kolkata, West Bengal, India, PIN:- 700057 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX4 , PAN No.:: BWxxxxx0L, Aadhaar No: 27xxxxxxxx1436, 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 SHYAM MAHATO (Presentant) Son of Late GANOUR MAHATO Date of Execution - 28/02/2025, , Admitted by: Self, Date of Admission: 28/02/2025, Place of Admission of Execution: Office	 <small>Feb 28 2025 12:15PM</small>	 <small>LTI 28/02/2025</small>	 <small>28/02/2025</small>
PROPRIETOR, PUJA CONSTRUCTION , 127,ANANDAPUR, City:- Not Specified, P.O:- EKTP, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 , 127,ANANDAPUR, City:- Not Specified, P.O:- EKTP, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.:: Alxxxxx9L, Aadhaar No: 54xxxxxxxx8724 Status : Attorney, Attorney of : Mr SHRIRAM BODHAK, Mr LAKHAN BODHAK, Mr BHARAT BODHAK, Mr HARIDAS BODHAK, Mr DEBDAS BODHAK, Mrs BINA HATI, Mrs RADHA RANI DHARA				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SURENDRA NATH MONDAL Son of Late SARAT KUMAR MONDAL HIGH COURT CALCUTTA, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001	 <small>28/02/2025</small>	 <small>Captured 28/02/2025</small>	 <small>28/02/2025</small>
Identifier Of Mr SHYAM MAHATO			

Endorsement For Deed Number : I - 160303666 / 2025

On 28-02-2025

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 12:01 hrs on 28-02-2025, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr SHYAM MAHATO ,

Executed by Attorney

Execution by Mr SHYAM MAHATO, PROPRIETOR, PUJA CONSTRUCTION (Sole Proprietorship), 127,ANANDAPUR, City:- Not Specified, P.O:- EKTP, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 as constituted attorney for 1. Mr SHRIRAM BODHAK , Mr SREERAM BODHAK 28,ANANDAPUR, P.O: EKTP, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, 2. Mr LAKHAN BODHAK 28,ANANDAPUR, P.O: EKTP, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, 3. Mr BHARAT BODHAK 28,ANANDAPUR, P.O: EKTP, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, 4. Mr HARIDAS BODHAK 28,ANANDAPUR, P.O: EKTP, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, 5. Mr DEBDAS BODHAK 28,ANANDAPUR, P.O: EKTP, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, 6. Mrs BINA HATI , Mrs BINA PANI HATI 1,BIDHANNAGAR(M), P.O: NOWBHANGA, Thana: Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700107, 7. Mrs RADHA RANI DHARA 17/48,JA HARLAL DUTTA LANE, P.O: ULTADANGA MAIN ROAD, Thana: Ultadanga, , Kolkata, WEST BENGAL, India, PIN - 700057 is admitted by him

Indetified by Mr SURENDRA NATH MONDAL, , Son of Late SARAT KUMAR MONDAL, HIGH COURT CALCUTTA, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39.00/- (E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 39.00/-

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 4501, Amount: Rs.10.00/-, Date of Purchase: 27/02/2025, Vendor name: T KR DAS



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2025, Page from 90775 to 90788

being No 160303666 for the year 2025.



Dhar

Digitally signed by Debasish Dhar
Date: 2025.02.28 12:41:41 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 28/02/2025
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

Government of West Bengal
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
District South 24-Parganas

Ref.: AIN 160320251036661942474 (Application for certified copy of registered deed) dated
12/11/2025

Total amount of duties/fees paid: Rs. 123.00/- (Rupees one hundred and twenty-three) only

Certified to be a true copy of the deed being No. 03666 for the year 2025 of OFFICE OF THE
D.S.R. - III SOUTH 24-PARGANAS.

Digitally signed by Debasish Dhar
D.S.R. - III SOUTH 24-PARGANAS
12/11/2025 3:37:02 PM

Digitally signed by Debasish Dhar
Date: 2025.12.11 15:38:13 +05:30
Reason: Digital Signing of Deed.

01022/22

P-1009/22



3
 24/2/22
 P 380009/22
 पश्चिम बंगाल WEST BENGAL

59AB 932220

certified that the document is admitted to registration. The signature sheets and the attachment sheets attached with the document are the part of this document.

2
 District Sub-Registrar-V
 Alipore, South 24 Parganas
 02 FEB 2022

K.M.C. BOUNDARY DECLARATION

Reg: - Premises No. 28, Anandapur,
 Ward No. 108, Borough - XII, District
 South 24 - Parganas.

M/S PUJA CONSTRUCTION, a Proprietorship Firm, having its office at 127,
 Anandapur, Post Office - E.K.T.P., Police Station - Tiljala now Anandapur, Kolkata -
 700107, represented by its sole Proprietor namely (1) SRI SHYAM MAHATO (PAN
 [REDACTED] (AADHAAR - [REDACTED]), son of Late Ganour Mahato,

Contd..., P/2

25 JAN 2022

Sl. No. 1756 Dt. Rupees 10/-

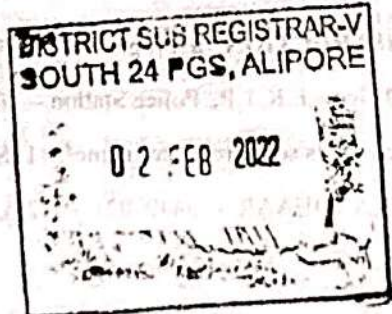
BIMAL CH. LAHIRI (Advocate)
ALIPORE JUDGES COURT
KOLKATA-700 027

Vendor: *[Signature]*

Jayanta Das
ALIPORE POLICE COURT
Kolkata-27



Rahul Dhar
70, Lake R. Dhar
King Nagar
701-85



residing at 127, Anandapur, Post Office – E.K.T.P., Police Station – Tiljala now Anandapur, Kolkata – 700107, by faith – Hindu, Occupation – Business, by Nationality – Indian, as Constituted Attorney of (1) MR. SHRIRAM BODHAK @ MR. SREERAM BODHAK (PAN: [REDACTED]) son of Late Judhisthir Bodhak, by faith - Hindu, by occupation, Business, by Nationality - Indian, residing at 28, Anandapur, P.O. E.K.T.P., P.S. Tiljala now Anandapur, Kolkata - 700 107, (2) MR. LAKHAN BODHAK (PAN: [REDACTED]) son of Late Judhisthir Bodhak, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 28, Anandapur, P.O. E.K.T.P., P.S. Tiljala now Anandapur, Kolkata 700 107, (3) MR. BHARAT BODHAK (PAN: [REDACTED]) (Aadhaar No: [REDACTED]) son of Late Judhisthir Bodhak, by faith occupation Hindu, by Service, by Nationality - Indian, residing at 28, Anandapur, P.O. E.K.T.P., P.S. Tiljala now Anandapur, Kolkata - 700 107, (4) MR. HARIDAS BODHAK (PAN: [REDACTED]) (Aadhaar No: [REDACTED]) son of Late Judhisthir Bodhak, by faith - Hindu, by occupation - Service, by Nationality - Indian, residing at 28, Anandapur, P.O. E.K.T.P., P.S. Tiljala now Anandapur, Kolkata 700 107, (5) MR. DEBDAS BODHAK (PAN: [REDACTED]) (Aadhaar No: [REDACTED]) son of Late Judhisthir Bodhak, by faith - Hindu, by occupation Service, by Nationality Indian, residing at 28, Anandapur, P.O. E.K.T.P., P.S. Tiljala now Anandapur, Kolkata - 700 107, (6) MRS. BINA HATI @ MRS. BINA PANI HATI (PAN: [REDACTED]) (Aadhaar No: [REDACTED]) wife of Sri Tapan Hati, by faith - Hindu, by occupation - Housewife, by Nationality - Indian, residing at 1, Bidhan Nagar (M), P.O. Now Bhanga, P.S. Now Bhanga, Kolkata - 700 105 and (7) MRS. RADHA RANI DHARA (PAN: [REDACTED]) (Aadhaar No: [REDACTED]) wife of Sri Golak Dhara, by faith - Hindu, by occupation - Housewife, by Nationality - Indian, residing at 17/48, Jaharlal Dutta Lane, P.O. Ultadanga, P.S. Ultadanga, Kolkata-700 067, do hereby declare as follows:-



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DISTRICT SUB REGISTRAR-V
SOUTH 24 P.G.S., ALIPORE
02 FEB 2022

1. That I am the constituted attorney of the Owners of Premises No. 28, Anandapur, Ward No. 108, Borough – XII, District South 24 - Parganas, being Land area about 277.555 Square Meter = 04 Cottahs, 02 Chittacks & 17.602 Square Feet more or less, along with structure thereon and propose to construct a building in the aforesaid premises. The Total Boundary Line, in the property is fully mentioned below and described in RED and we shall be liable for dispute, if arises, with our neighbours in respect of this said land in future. The Kolkata Municipal Corporation will not be liable for any litigation arises in future over the Said Land, due to false statements and have liberty to revoke the Plan in accordance with the Law.
2. That I shall submit the Plan for the construction of a Building in the Premises No. 28, Anandapur, Ward No. 108, Borough – XII, District South 24 - Parganas, for obtaining sanction vide application.
3. That I am the constituted attorney of the Owners of Premises No. 28, Anandapur, Ward No. 108, Borough – XII, District South 24 - Parganas, within the Municipal limits of Kolkata Municipal Corporation, comprising land measuring area about 277.555 Square Meter = 04 Cottahs, 02 Chittacks & 17.602 Square Feet more or less, along with structure standing thereon more fully described and delineated in the Map or Plan annexed hereto and thereon coloured in RED Verge line.
4. That there is no Civil or Criminal suit pending against the Said Land and the Said Land is free from all encumbrances.
5. That the measurement of four side of Premises No. 28, Anandapur, Ward No. 108, Borough – XII, District South 24 - Parganas, is given in the Schedule below.



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DISTRICT SUB REGISTRAR-V
SOUTH 24 PGS, ALIPORE
02 FEB 2022

SCHEDULE

Premises No. 28, Anandapur, Ward No. 108, Borough – XII, District South 24 - Parganas, being Land measuring area about 277.555 Square Meter = 04 Cottahs, 02 Chittacks & 17.602 Square Feet, within the limits of the Kolkata Municipal Corporation, being Butted and Bounded as follows:

ON THE NORTH : 22860 MM;
 ON THE SOUTH : 21930 MM;
 ON THE EAST : 10058 MM;
 ON THE WEST : 11630 MM, 1000 MM, 4050 MM.

IN WITNESS WHEREOF the executants put their respective signature on this 2nd day of February, 2022.

WITNESSES:-

1) Rahul Dhar
 4/4/2022
 101-75

2) Anil Dey
 11/2/22
 101-27

PUJA CONSTRUCTION
 Shyam Mahal
 Proprietor

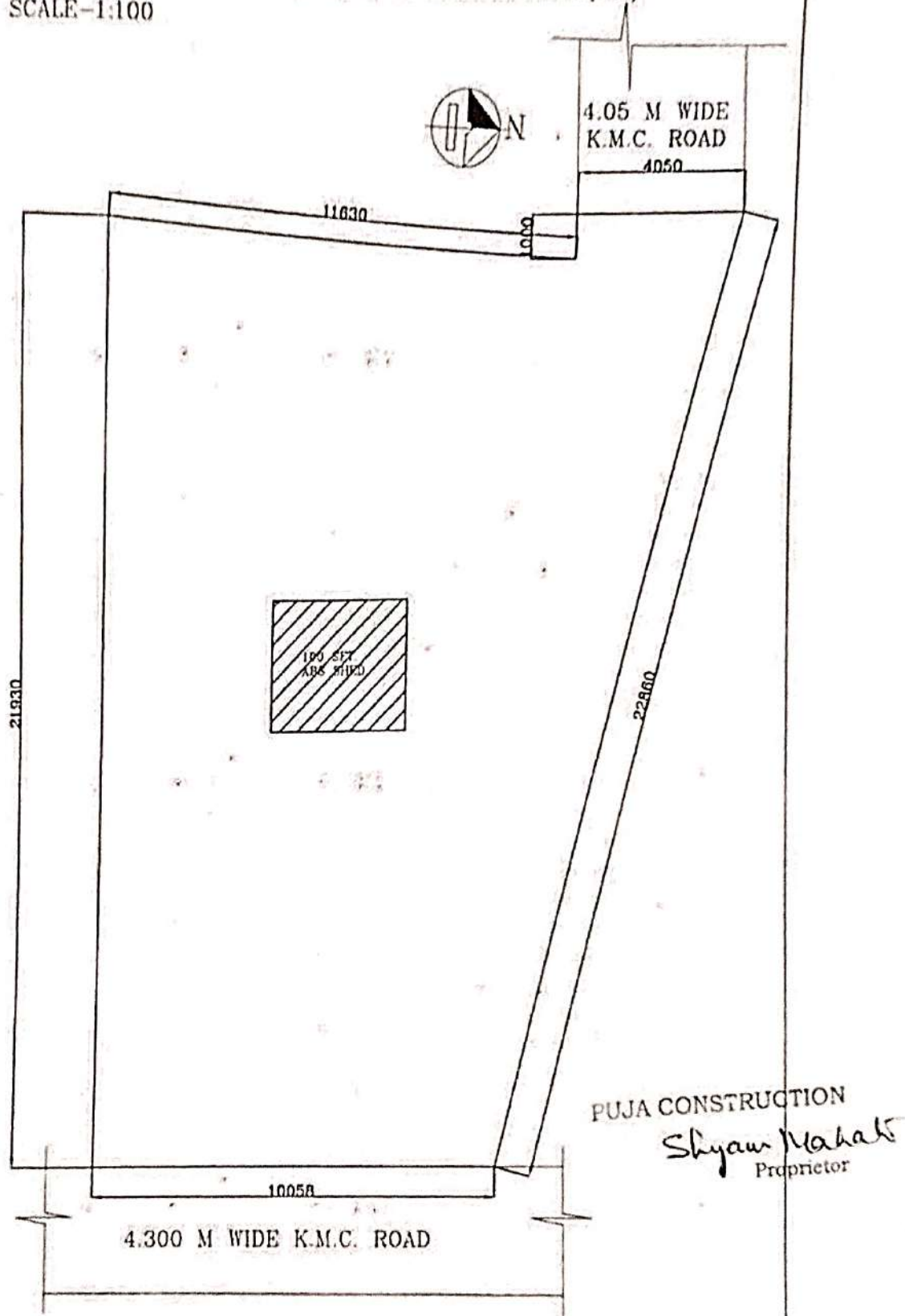
As constituted attorney of
 Shrinam Bodhak @
 Srinam Bodhak &
 others.

DECLARANT
 Drafted as per K.M.C. Proforma

Shyam Mahal

Type In
 PRINT ZONE
 Alipore Police Court
 T. Dhar
 Tanmoy Dhar.

SITE PLAN AT PREMISES NO-28, ANANDAPUR,
WARD NO-108, BOROUGH NO-XII, UNDER K.M.C.
VIDE R.S.DAG NO-233/364, KHATAN NO-209, J.L. NO-12
MOUZA-MADURDAHA, KOLKATA
AREA OF LAND -277.555 SQM.(4KH.2CH.17.602 SQFT.)
SCALE-1:100



Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand	[Redacted]					
	[Redacted]					

Name

Signature *Shyam Malak*

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature

INCOME TAX DEPARTMENT
SHYAM MAHATO
GANOUR MAHATO
18/03/1970

In case this card is used for any purpose other than
Income Tax PAN for the year 2011-12
File No. 1, Sector 11, G.D. Bhatnagar,
New Alambh / 400 812



ভারত সরকার
 Unique Identification Authority of India
 Government of India

ডাটাকার্ডের আই ডি/Enrollment No.: 1040/19882/00211

To
 শ্যাম মহাভ
 Shyam Mahato
 127 ANANDAPUR
 EKTP EKTSO
 E.k.I Kohata
 West Bengal 700107
 9007199672

16/03/14

MN156297429DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :



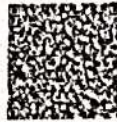
আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
 GOVERNMENT OF INDIA



শ্যাম মহাভ
 Shyam Mahato
 পিতা : গনৌর মহাভ
 Father : GANOUR MAHATO
 জন্ম বর্ষ / Year of Birth : 1970
 লিঙ্গ / Male



আধার - সাধারণ মানুষের অধিকার

Major Information of the Deed

Deed No :	I-1630-01009/2022	Date of Registration	02/02/2022
Query No / Year	1630-2000380000/2022	Office where deed is registered	
Query Date	01/02/2022 9:58:24 PM	1630-2000380000/2022	
Applicant Name, Address & Other Details	Rahul Dhar Ajoynagar,Thana : Purba Jadabpur, District : South 24-Parganas, WEST BENGAL, PIN - 700075, Mobile No. : 8981314794, Status :Deed Writer		
Transaction	Additional Transaction		
[0901] Declaration, Declaration relating to Immovable property			
Set Forth value	Market Value		
Rs. 1/-	Rs. 1,34,44,208/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10/- (Article:4)	Rs. 39/- (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:- Tiljala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: ANANDAPUR, Road Zone : (From Canal -- towards SW (up to Anandapur P.S)) , , Premises No: 28 , , Ward No: 108 Pin Code : 700107



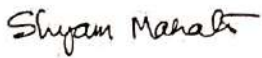
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha 2 Chatak 17.602 Sq Ft	1/-	1,34,44,208/-	Width of Approach Road: 14 Ft.,
Grand Total :				6.8466Dec	1 /-	134,44,208 /-	

Declarant Details :



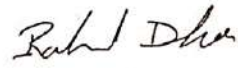
SI No	Name,Address,Photo,Finger print and Signature
1	Mr Shriram Bodhak, (Alias: Mr Sreeram Bodhak) Son of Late Judhistir Bodhak 28, Anandapur, City:- , P.O:- EKTP, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: FAxxxxxx0J, Aadhaar No: 80xxxxxxx1788, Status :Individual, Executed by: Attorney, Executed by: Attorney
2	Mr Lakhnan Bodhak Son of Late Judhistir Bodhak 28, Anandapur, City:- , P.O:- EKTP, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: EZxxxxxx1J, Aadhaar No: 47xxxxxxx6091, Status :Individual, Executed by: Attorney, Executed by: Attorney
3	Mr Bharat Bodhak Son of Late Judhistir Bodhak 28, Anandapur, City:- , P.O:- EKTP, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: EZxxxxxx1C, Aadhaar No: 23xxxxxxx1081, Status :Individual, Executed by: Attorney, Executed by: Attorney
4	Mr Haridas Bodhak Son of Late Judhistir Bodhak 28, Anandapur, City:- , P.O:- EKTP, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ESxxxxxx5J, Aadhaar No: 61xxxxxxx1046, Status :Individual, Executed by: Attorney, Executed by: Attorney

5	Mr Debdas Bodhak Son of Late Judhithir Bodhak 28, Anandapur, City:- , P.O:- EKTP, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: FAxxxxxx1A, Aadhaar No: 97xxxxxxx3241, Status :Individual, Executed by: Attorney, Executed by: Attorney
6	Mrs Bina Hati, (Alias: Mrs Bina Pani Hati) Wife of Shri Tapan Hati 1, Bidhan Nagar, City:- , P.O:- Now Bhanga, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700105 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AUxxxxxx1D, Aadhaar No: 42xxxxxxx0595, Status :Individual, Executed by: Attorney, Executed by: Attorney
7	Mrs Radha Rani Dhara Wife of Shri Golak Dhara 17/48, Jaharlal Dutta Lane, City:- , P.O:- Ultadanga, P.S:-Ultadanga, District:-North 24-Parganas, West Bengal, India, PIN:- 700067 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BWxxxxxx0L, Aadhaar No: 27xxxxxxx4361, Status :Individual, Executed by: Attorney, Executed by: Attorney

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Shyam Mahato (Presentant) Son of Late Ganour Mahato Date of Execution - 02/02/2022, , Admitted by: Self, Date of Admission: 02/02/2022, Place of Admission of Execution: Office	 Feb 2 2022 1:03PM	 LTI 02/02/2022	 02/02/2022
Proprietor, M/S PUJA CONSTRUCTION , 127, Anandapur, City:- , P.O:- EKTP, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 , 127, Anandapur, City:- , P.O:- EKTP, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxxx9L, Aadhaar No: 54xxxxxxx8724 Status : Attorney, Attorney of : Mr Shriram Bodhak, Mr Lakhan Bodhak, Mr Bharat Bodhak, Mr Haridas Bodhak, Mr Debdas Bodhak, Mrs Bina Hati, Mrs Radha Rani Dhara				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Rahul Dhar Son of Late Ranjit Dhar Ajoynagar, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075	 02/02/2022	 02/02/2022	 02/02/2022
Identifier Of Shri Shyam Mahato			

Endorsement For Deed Number : I - 163001009 / 2022

On 02-02-2022

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 13:00 hrs on 02-02-2022, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Shri Shyam Mahato ,

Executed by Attorney

Execution by Shri Shyam Mahato, Proprietor, M/S PUJA CONSTRUCTION (Sole Proprietorship), 127, Anandapur, City:- , P.O:- EKTP, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 as the constituted attorney of 1. Mr Shriram Bodhak , Mr Sreeram Bodhak 28, Anandapur, P.O: EKTP, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, 2. Mr Lakhan Bodhak 28, Anandapur, P.O: EKTP, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, 3. Mr Bharat Bodhak 28, Anandapur, P.O: EKTP, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, 4. Mr Haridas Bodhak 28, Anandapur, P.O: EKTP, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, 5. Mr Debdas Bodhak 28, Anandapur, P.O: EKTP, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, 6. Mrs Bina Hati , Mrs Bina Pani Hati EKTP, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, 7. Mrs Radha Rani Dhara 17/48, Jaharlal Dutta Lane, P.O: Ultadanga, Thana: Ultadanga, , North 24-Parganas, WEST BENGAL, India, PIN - 700067 is admitted by him

Indetified by Mr Rahul Dhar, , Son of Late Ranjit Dhar, Ajoynagar, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39/- (E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 39/-

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 1756, Amount: Rs.10/-, Date of Purchase: 25/01/2022, Vendor name: Jayanta Dey

Rita Lepcha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2022, Page from 28154 to 28168

being No 163001009 for the year 2022.



Digitally signed by RITA LEPCHA DAS
Date: 2022.02.07 15:32:32 +05:30
Reason: Digital Signing of Deed.

(Rita Lepcha) 2022/02/07 03:32:32 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)

Government of West Bengal
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
District South 24-Parganas

Ref.: AIN 163020221010091942440 (Application for certified copy of registered deed) dated 12/11/2025

Total amount of duties/fees paid: Rs. 131.00/- (Rupees one hundred and thirty-one) only

Certified to be a true copy of the deed being No. 01009 for the year 2022 of OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS.

Digitally signed by Dilip Kumar Mondal
D.S.R. - V SOUTH 24-PARGANAS
12/16/2025 6:00:54 PM

Digitally signed by DILIP KUMAR MONDAL
Date: 2025.12.16 17:59:11 +05:30
Reason: Digital Signing of Deed.