

प्र० 2182/4.

10/1989/2024



পশ্চিমবঙ্গ পশ্চিম বঙ্গ WEST BENGAL

03AC 448941

11/3/2024  
19/12/2023  
3/21/2024  
25/3/2024

BOUNDARY DECLARATION TO K.M.C

Ref: - Premises No. 27/1G, Raipur Mondal Para Road, Ward No. 099,  
Borough No. X, P.S. Netajinagar, Kolkata- 700047.

We, 1) PALLAB GHOSH (PAN NO. BMDPG2037B) AADHAR No. (478022181476),  
son of Late Umapada Ghosh, by occupation Business, by Nationality Indian,  
residing at 4/84A, Vidyasagar Colony, P.S. Jadavpur then Patuli now Netajinagar,  
P.O. Naktala, Kolkata 700047, 2) PRABIR BISWAS @ PRABIR KUMAR BISWAS  
(PAN NO. ARXPB7732J) AADHAR No. (371859147492), son of Late Monindra  
Nath Biswas, by occupation Business, by Nationality Indian, residing at 4/48C,

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

Adal. Dist. Court, 11th  
Alipore, South 24 Parganas

19 DEC 2024

373218

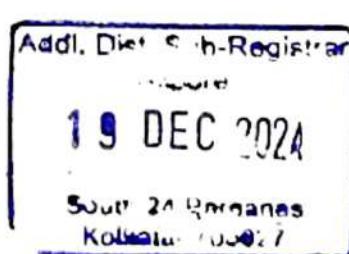
13 DEC 2021

Name..... Somnath Pal, Advocate  
Address..... ALIPORE JUDGE COURT, KOL-27  
Vendor.....

I. CHAKRABORTY  
6B, Dr. Rajendra Prasad Sarani  
Kolkata-700 001



Identified by me  
Dipayan Ghosh.  
Advocate  
S/o Lalab Ghosh.  
Alipore Police Court  
Kol-27.



Vidyasagar Colony, P.S. Jadavpur then Patuli now Netajinagar, P.O. Naktala, Kolkata 700047, as Constituted Attorney by virtue of a Registered Development Power of Attorney dated 08.12.2023 and the said deed was duly Registration the office at ADSR Alipore, recorded in Book No. 1, Volume No. 1605-2023, Pages 79339 to 79362, being No. 1948 for the year 2023, **(1) NARAYAN CHANDRA KAR** (PAN NO. AFGPK4567H) (AADHAR NO. 5152 0271 8425), son of Late Sachindra Chandra Kar, by faith Hindu, by Nationality Indian, by occupation Retired, of Sachin Cottage, Madhya balia, Nabajagaran Club, P.S. Sonarpur, P.O. Rajpur, District 24 Parganas (South), Pin-700084, **(2) AMAL CHANDRA KAR** (PAN NO. AEPPK0631Q) (AADHAR NO. 5354 5908 5284), son of Late Sachindra Chandra Kar, by faith Hindu, by Nationality Indian, by occupation Retired, of 84, Ananda Abasan, Garia Station Road, P.S. Sonarpur, P.O. Rajpur, District 24 parganas (South), Pin-700084, **(3) RAMKRISHNA KAR** (PAN NO. AFQPK5151D) (AADHAR NO. 8967 5174 5348), son of Late Sachindra Chandra Kar, by faith Hindu, by Nationality Indian, by occupation Retired, of 27/1G, Raypur Mondal Para Road, P.S. Netajinagar, P.O. Naktala, District 24 parganas (South), Kolkata 700047, **(4) SAMIR RANJAN KAR** (PAN NO. AFWPK2435E) (AADHAR NO. 2297 7413 3967), son of Late Sachindra Chandra Kar, by faith Hindu, by Nationality Indian, by occupation Retired, of 223/1, Sreerampur Road North, PO Garia, PS Patuli, Kolkata 700084, District 24 parganas (South), **(5) CHANDRAJIT KAR** (PAN NO. BKQPK4543M) (AADHAR NO. 981442220213), son of Late Sachindra Chandra Kar, by faith Hindu, by Nationality Indian, by occupation Retired, of 27/1G, Raypur Mondal Para Road, P.S. Netajinagar, P.O. Naktala, District 24 parganas (South), Kolkata-700047, **(6) SMT. JOLLY KAR** (PAN NO. CHSPK3398E) (AADHAR NO. 2372 9377 4214), wife of Late Debabrata Kar, by faith Hindu, by Nationality Indian, by occupation Business, of Amarabati Mahamayapur School Road, Fartabad, P S. Sonarpur, P.O. Rajpur, District 24 parganas (South), Pin-700084, **(7) SAYANDEEP MAJUMDAR** (PAN NO. BZNPM4776N) (AADHAR NO. 9186 9109 3313), son of Saikat Majumder, by faith Hindu, by Nationality Indian, by occupation Student, of B/13, Bapujinagar, P.S. Jadavpur, P.O. Regent Estate, District 24 Parganas (South), Kolkata- 700092, **(8) SAIKAT MAJUMDAR** (PAN NO. AJWRM2289E) (AADHAR NO. 9264 3023 3864), son of Late Arun Chandra Majumder, by faith Hindu, by Nationality Indian, by occupation Service, of B/13, Bapujinagar, P.S. Jadavpur, P.O. Regent Estate, District (South) 24 Parganas,

Kolkata-700092, do hereby solemnly affirm and declare as follows:

1. That We are the constituted Attorney of the owners of Premises No. 27/1G, Raipur Mondal Para Road, Ward No. 99, Borough No. X, having its recorded land measurement as per Deed of Conveyance, more or less 4 Cottahs 00 Chittaks 00 Sq.Ft., corresponding its present actual physical measurement of land measuring about 250.707 Sq. M. = 3 Kh. 11 Ch. 43.6 Sq. ft. of land with Structure and propose to construct a building in the aforesaid premises as mentioned above. The total boundary line in the property is fully mentioned below and described in **RED** and We shall be liable for dispute arises, within the neighbours in respect of this said land in future. The K.M.C. will not be liable for any litigation arises in future over the said land due to false statement and have liable to revoke the plan in accordance with law.
2. That We shall submit the plan for construction of the building on the said Premises, vide Premises No. 27/1G, Raipur Mondal Para Road, Ward No. 99, Borough No. X, the measurement of land as per Deed of Conveyance recorded, as 4 Cottahs 00 Chittaks 00 Sq.Ft. more or less, corresponding its present actual physical measurement of land measuring about 250.707 Sq. M. = 3 Kh. 11 Ch. 43.6 Sq. ft. more or less for obtaining sanction vide application.
3. That there is no civil or criminal suit pending over the said land and the land is free from all encumbrances.
4. That the measurement of the four side of the land at Premises No. 27/1G, Raipur Mondal Para Road, Ward No. 99, Borough No. X, present measurement of land area 250.707 Sq. M. = 3 Kh. 11 Ch. 43.6 Sq. ft. within

the ownership is as follows:

ON THE NORTH : 9547MM

ON THE SOUTH : 13201MM [3.522 M. (11.6") wide Colony Road].

ON THE EAST : 19330MM

ON THE WEST : 20642MM.

5. That above statement are true to the best of our knowledge and for any discrepancy the K.M.C. Authority will have every right to revoke the sanctioned plan forthwith.

Signed this 19th Day of December, 2024.

**W T N E S S E S**

1. Dipayan Ghosh  
Advocate  
Alipore Police Court  
Kol-27.

2. Ipsita Noogi  
D/O Tarun Noogi  
Alipore Police Court  
Kol-27.

Paleab Ash.  
Abul Kumar Biswas

AS CONSTITUTED ATTORNEY OF  
RARKRISHNA KAR, NARAYAN CHANDRA  
KAR, AMAL CHANDRA KAR, SAMIR  
RANJAN KAR, CHANDRAJIT KAR,  
JOLLY KAR, SAYANDEEP MAJUMDER,  
SAIKAT MAJUMDER

**SIGNATURE OF THE DECLARANTS**

Drafted by me as per K.M.C. Proforma

Dipayan Ghosh  
(DIPAYAN GHOSH) 8/12/2007  
Advocate

Alipore Police Court

Kolkata-700027.

Type by:

✓

PHOTO	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
	left hand				
right hand					

Name .....

Signature .....



Name PALLAB GHOSH

Signature Pallab Ghosh

	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					



Name PRABIR BISWAS @ PRABIR KUMAR BISWAS

Signature Prabir Kumar Biswas

	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

PHOTO	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
	left hand				
right hand					

Name .....

Signature .....

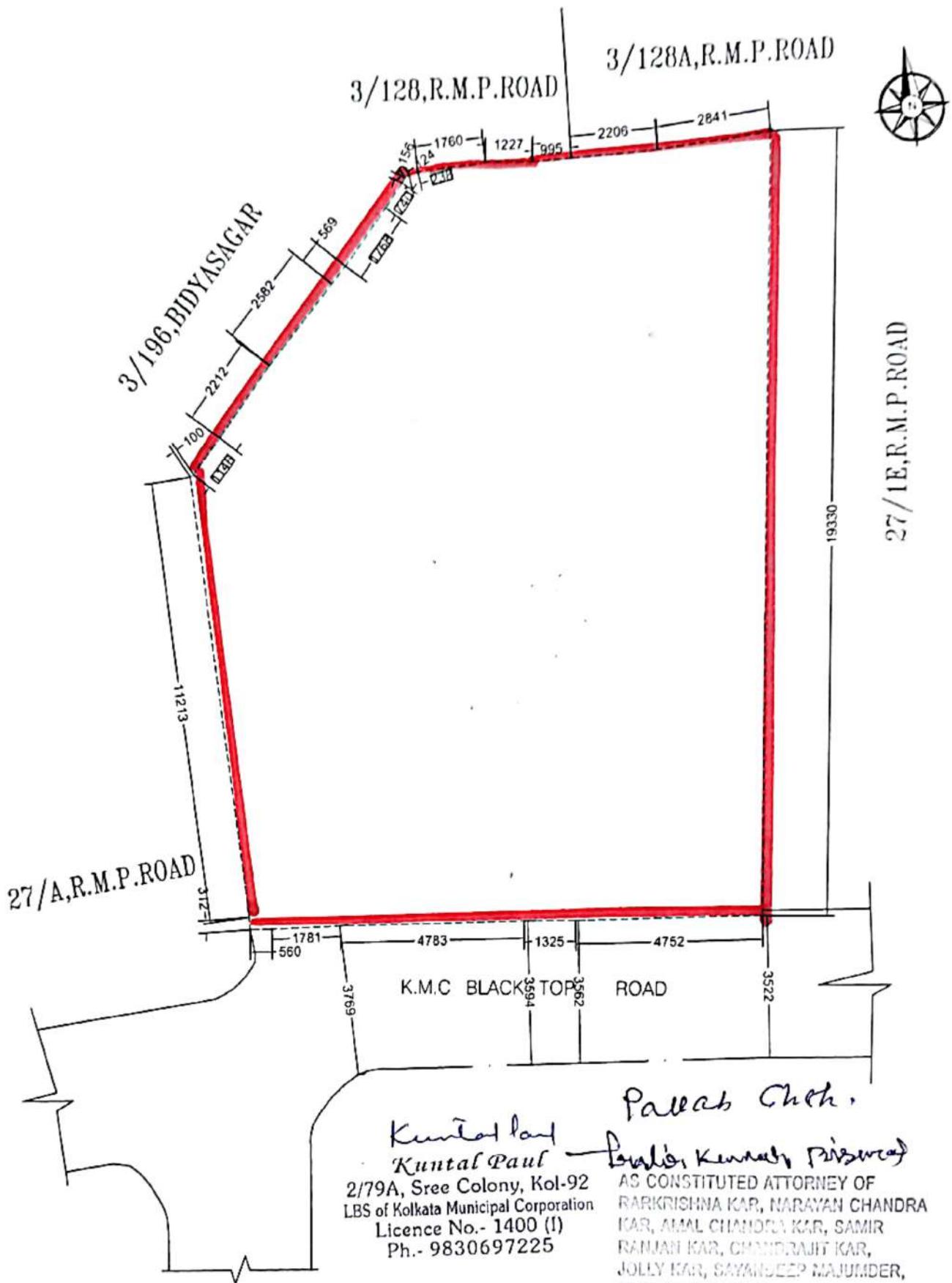
BOUNDARY DECLARATION

SHOWING THE BOUNDARY OF PREMISES NO. 27/1G, RAIPUR MONDAL PARA ROAD, KOLKATA-700047, WARD NO-099, BOROUGH-X, DAG NO. 1055, KHTIAN NO. 475, TOUZI NO. 56, R.S NO. 39, J.L NO. 33, MOUZA, RAIPUR P.S. NETAJI NAGAR UNDER KOLKATA MUNICIPAL CORPORATION.

LAND AREA [ AS PER DEED] = 4 K-0 CH-0SFT = 267.559 SQ.M.

LAND AREA [ AS PER PHYSICAL] = 250.707 SQ.M.

ASSESSEE NO.- 21-099-03-0048.-3



### Major Information of the Deed

Deed No :	I-1605-01089/2024	Date of Registration	19/12/2024
Query No / Year	1605-2003216162/2024	Office where deed is registered	
Query Date	18/12/2024 1:54:22 PM	Address	AD S R. AIRPORT, District: South 24-Parganas
Applicant Name, Address & Other Details	Dipayan Ghosh Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No : 0903638583, Status : Advocate		
Transaction	Additional Transaction		
[0901] Declaration, Declaration relating to immovable property			
Set Forth value	Market Value		
Stampduty Paid(SD)	Rs. 46,28,850/-		
Rs. 10/- (Article 4)	Registration Fee Paid		
Rs. 7/- (Article 5)			
Remarks	Received Rs. 60/- ( FIFTY only ) from the applicant for issuing the assessment slip.(Urban area)		

#### Land Details :

District: South 24-Parganas, P.S.- Patuli, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Mondal Para Road (Roypur), , Premises No: 27/1G, , Ward No: 099 Pin Code: 700047

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 43.6 Sq Ft	46,28,850/-	46,28,850/-	Width of Approach Road: 12 Ft.,
	Grand Total :			6.1843Dec	0/-	46,28,850/-	

#### Declarant Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Shri Narayan Chandra Kar</b> Son of Late Sachindra Chandra Kar Garia Station Road, City:- Not Specified, P.O:- Garia, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , State Government Office,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney
2	<b>Shri Amal Chandra Kar</b> Son of Late Sachindra Chandra Kar Garia Station Road, City:- Not Specified, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , State Government Office,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney
3	<b>Mr Ramkrishna Kar</b> Son of Late Sachindra Chandra Kar 27/1G, Roypur Mondal Para Road, City:- Not Specified, P.O:- Naktala, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India ,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney

4	<b>Mr Samir Ranjan Kar</b> Son of Late Sachindra Chandra Kar 223/1, Sree Rampur Road, North, City:- Not Specified, P.O:- Garia, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India ,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney
5	<b>Mr Chandrajit Kar</b> Son of Late Sachindra Chandra Kar 27/1G, Raypur Mandal Para Road, City:- Not Specified, P.O:- Naktala, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India ,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney
6	<b>Smt Jolly Kar</b> Wife of Late Debabrata Kar Mararabati Mahamayapur School Road, City:- Not Specified, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India ,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney
7	<b>Mr Sayandeep Majumder</b> Son of Mr Saikat Majumder B/13, Bapuji Nagar, 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: Student, Citizen of: India ,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney
8	<b>Mr Saikat Majumder</b> Son of Late Arun Chandra Majumder B/13, Bapuji Nagar, 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: Service, Citizen of: India ,Aadhaar No Not Provided by UIDAI, 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
1	<b>Mr Pallab Ghosh (Presentant )</b> Son of Late Umapada Ghosh Date of Execution - 19/12/2024, , Admitted by: Self, Date of Admission: 19/12/2024, Place of Admission of Execution: Office		 Captured	 Dec 19 2024 12:32PM
4/84A, Vidyasagar Colony, City:- Not Specified, P.O:- Naktala, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India ,Aadhaar No Not Provided by UIDAI Status : Attorney, Attorney of : Shri Narayan Chandra Kar, Shri Amal Chandra Kar, Mr Ramkrishna Kar, Mr Samir Ranjan Kar, Mr Chandrajit Kar, Smt Jolly Kar, Mr Sayandeep Majumder, Mr Saikat Majumder				
2	Name	Photo	Finger Print	Signature
2	<b>Mr Prabir Biswas</b> Son of Late Monindra Nath Biswas Date of Execution - 19/12/2024, , Admitted by: Self, Date of Admission: 19/12/2024, Place of Admission of Execution: Office		 Captured	 Dec 19 2024 12:32PM
19/12/2024 ,Query No:-16052003215162 / 2024 Deed No :I-01989/2024. Document is digitally signed.				

4/84C, Vidyasagar Colony, City:- Not Specified, P.O:- Naktala, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided by UIDAI Status : Attorney, Attorney of : Shri Narayan Chandra Kar, Shri Amal Chandra Kar, Mr Ramkrishna Kar, Mr Samir Ranjan Kar, Mr Chandrajit Kar, Smt Jolly Kar, Mr Sayandeep Majumder, Mr Saikat Majumder

**Identifier Details :**

Name	Photo	Finger Print	Signature
Mr Dipayan Ghosh Son of Mr Pallab Ghosh Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027		 Captured	
	19/12/2024	19/12/2024	19/12/2024

Identifier Of Mr Pallab Ghosh, Mr Prabir Biswas

**Endorsement For Deed Number : I - 160501989 / 2024**

**On 19-12-2024**

**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 11:30 hrs on 19-12-2024, at the Office of the A.D.S.R. ALIPORE by Mr Pallab Ghosh .

**Executed by Attorney**

1. Execution by Mr Pallab Ghosh, , Son of Late Umapada Ghosh, 4/84A, Vidyasagar Colony, P.O: Naktala, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by profession Business as constituted attorney for 1. Shri Narayan Chandra Kar Gari Station Road, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, 2. Shri Amal Chandra Kar Garia Station Road, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, 3. Mr Ramkrishna Kar 27/1G, Raypur Mandal Para Road, P.O: Naktala, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, 4. Mr Samir Ranjan Kar 223/1, Sree Rampur Road , North, P.O: Garia, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, 5. Mr Chandrajit Kar 27/1G, Raypur Mandal Para Road, P.O: Naktala, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, 6. Smt Jolly Kar Mararabati Mahamayapur School Road, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, 7. Mr Sayandeep Majumder B/13, Bapuji Nagar, P.O: Regent Estate, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, 8. Mr Saikat Majumder B/13, Bapuji Nagar, P.O: Regent Estate, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092 is admitted by him

Indentified by Mr Dipayan Ghosh, , Son of Mr Pallab Ghosh, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

2. Execution by Mr Prabir Biswas, , Son of Late Monindra Nath Biswas, 4/84C, Vidyasagar Colony, P.O: Naktala, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by profession Business as constituted attorney for 1. Shri Narayan Chandra Kar Gari Station Road, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, 2. Shri Amal Chandra Kar Garia Station Road, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, 3. Mr Ramkrishna Kar 27/1G, Raypur Mandal Para Road, P.O: Naktala, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, 4. Mr Samir Ranjan Kar 223/1, Sree Rampur Road , North, P.O: Garia, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, 5. Mr Chandrajit Kar 27/1G, Raypur Mandal Para Road, P.O: Naktala, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, 6. Smt Jolly Kar Mararabati Mahamayapur School Road, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, 7. Mr Sayandeep Majumder B/13, Bapuji Nagar, P.O: Regent Estate, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, 8. Mr Saikat Majumder B/13, Bapuji Nagar, P.O: Regent Estate, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092 is admitted by him

Indentified by Mr Dipayan Ghosh, , Son of Mr Pallab Ghosh, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

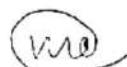
**Payment of Fees**

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 373218, Amount: Rs.10.00/-, Date of Purchase: 13/12/2024, Vendor name: I CHAKRABORTY



**MANIMALA CHAKRABORTY**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. ALIPORE**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2024, Page from 85069 to 85081

being No 160501989 for the year 2024.



W.M.

Digitally signed by MANIMALA CHAKRABORTY  
Date: 2024.12.19 13:08:47 +05:30  
Reason: Digital Signing of Deed.

(MANIMALA CHAKRABORTY) 19/12/2024

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.