

12791/25

L-12482/25



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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X
03/07/25
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Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

X
District Sub-Register-III
Alipore, South 24-parganas

03-07-25

BOUNDARY DECLARATION

Ref. Pre. No. 60, H.L. Sarkar Road, P.S- Bansdroni,
under the KMC Ward No. 112, Borough No. XI,
Kolkata-700070, Dist. 24 pgs (s).

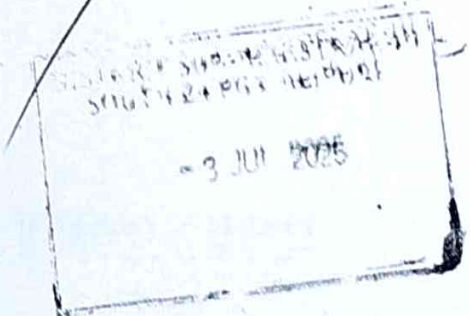
Sl.No
1198

Date
06, MAY, 2025

Rs. _____ 10/-

Name S.K. JANA (Advocate)
Address ALIPORE POLICE COURT, KOL-700027.

SMRITI BIKASH DAS
Govt. Licence Stamp Vendor
Allpore Police Court
Kolkata - 27



Identified by me:
Fazveej Ali Gazi
S/o Anwar Ali Gazi
Allpore Police Court
Kol-27.

We, (1) **SMT PROTIMA DAS (PAN NO. AXSPD4994K, AADHAAR NO. 6908 1875 3779)**, Wife of Anil Kumar Das, by faith- Hindu, by Occupation- Housewife, by Nationality- Indian, residing at **60, H.L. Sarkar Road, Simanta Bag, P.O & P.S- Bansdroni, Kolkata-700070, District South 24 Parganas** (2) **SMT RUMKI SARDAR @ SARADAR (PAN NO. GHGPS6893Q) (Adhaar No. 6288 9773 3907)**, Wife of Sri Kanai Sardar, by faith- Hindu, by Occupation- Housewife, by Nationality- Indian, residing at **South Park, H.L. Sarkar Road, P.O & P.S- Bansdroni, Kolkata- 700070**, Represented by our constituted attorney **SRI SANJIB THAKUR (PAN NO- AFKPT7772F) (AADHAAR NO- 8098 8366 2481)**, son of Sri Naresh Thakur, by faith-Hindu, by occupation- Business, by Nationality- Indian, residing at **P-11, Pir Pukur Road, Vidyasagar Park, P.O. Bansdroni, P.S. Regent Park now Bansdroni, Kolkata-700070**, by virtue of a Registered Development Power of attorney registered in the office of **D.S.R-III at Alipore**, recorded in **Book no. I, Volume no. 1603-2025, Page 281483 to 281495, Being no. 160310717 for the year 2025** do here by solemnly affirm and declare as follows:-

1. That **We** are the joint owners of **ALL THAT** Bastu land measuring **4 Cottah 8 Chittak 7 sq.ft** more or less but after physical measurement **301.497 SQM** approx i.e. **4 Cottah 8 Chittak 5.31 sq.ft** more or less comprised in **Mouza- Bansdroni, J.L- 45, Touzi. 63 & 64, Pargana- Magura, R.S Dag no. 1327, R.S Khatian No. 1099, L.R Dag no. 1327, R.S Khatian No. 137, L.R Khatian no. 5099, 5110, Under KMC Ward no. 112, P.S. Previously Regent park now Bansdroni, K.M.C. Premises No. 60, H.L. Sarkar Road, P.S- Bansdroni, Kolkata- 700070**, now within the limits of the Kolkata Municipal Corporation, Sub-Registry/A.D.S.R. office at Alipore, in the District of South 24-Parganas.
2. That we proposed to construct a Building in the aforesaid premises. The actual boundary line of the property which is fully mentioned below and demarcated **RED BORDER** and we shall be liable for dispute of any



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PWS, WEST BENGAL
- 3 JUL 2025

with our neighbors of this said Land in future. The Kolkata Municipal Corporation or the L. B. S. of the K.M.C. will be not liable for any litigation over the said land.

3. That we shall submit the plans for the construction of a Building in the said premises for sanction vide our application.

4. That we are the owners of **premises no. 60, H.L. Sarkar Road, P.S- Banskroni, under the KMC Ward No. 112, Borough No. XI, Kolkata-700070, Dist. 24 pgs(s), land measuring 301.497 SQM approx i.e. 4 Cottah 8 Chittak 5.31 sq.ft** more or less fully described delineated in the plan annexed here to and there on colored in the RED BORDER.

5. There is no civil or Criminal Suit pending against the said land.

6. The said land is free from all encumbrances.

7. That the measurement of the four sides of the land of the Pre. No. **60, H.L. Sarkar Road, P.S- Banskroni, under the KMC Ward No. 112, Borough No. XI, Kolkata-700070, Dist. 24 pgs(s)**, within my ownership as follows:

North : 15592, 3231
 South : 9832
 East : 11077, 410, 10290
 West : 10328, 9381, 10130

8. That enclosed site plan is also a part of this Declaration.

9. **Schedule:- Pre. No. 60, H.L. Sarkar Road, P.S- Banskroni, under the KMC Ward No. 112, Borough No. XI, Kolkata-700070, Dist. 24**



DISTRICT SUB-REGISTRAR-II
SOUTH 2, PCS, ALPURA
- 3 JUL 2025

pgs (s), area of land measuring **301.497 SQM** approx i.e. **4 Cottah 8 Chittak 5.31 sq.ft** more or less.

Butted and bounded by-

On the North: Premises of Sandhya Paul
 On the South: 10'-6" wide cement concrete road
 On the East: : Premises of Subrata Karmakar
 On the West : 20FT wide KMC Road

10. That each and every statement made in paragraph 1 to 9 are true to best of my knowledge and belief. If there is found any discrepancies, the K.M.C. has full authority to revoke the sanction plan.

Signed this **19th day of June, 2025.**

WITNESSES.

1. *Panvej Ali Gazi*
Alipore Police Court
1/06-27.

2. *Sanjay Shrivastava*
Alipore Police Court
1/06-27.

Sanjiv Kumar
DECLARANT

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

Rajesh Laskar
RAJESH LASKAR
 Advocate
 WB 294 / 2009
ADVOCATE



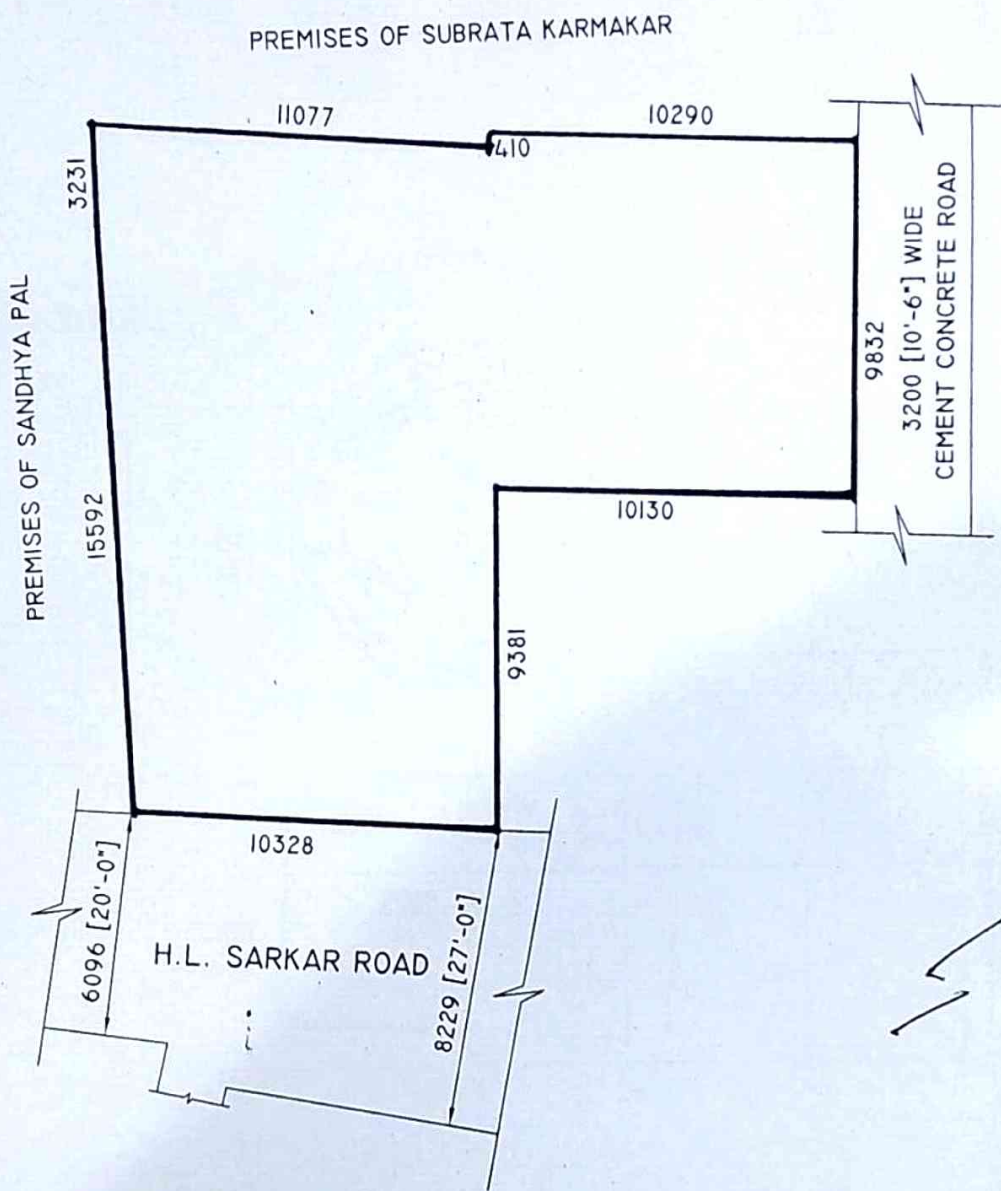
DISTRICT SUB-REGISTRAR
SOUTH ZONE BANGALORE
- 3 JUL 2025

SITE PLAN OF LAND AT K. M. C. PREMISES NO - 60, H. L. SARKAR ROAD,
WARD NO - 112, BOROUGH NO - XI, KOLKATA - 700070, IN R. S. DAG NO - 1327,
J. L. NO - 45, MOUZA - BANSDRONI. P. S. - BANSDRONI.

AREA OF THE LAND AS PER DEED :- 4 K. 08 CH. 07 SFT.

AREA OF THE LAND AS PER PHYSICAL MEASUREMENT :- 301.497 SQM. = 4 K. 08 CH. 5.31 SFT.
[SHOWN IN RED BORDER]

ALL DIMENSIONS ARE IN MM. SCALE :- 1 : 200.



Kush Kundu
KUSH KUNDU (D.C.E)
L.B.S. of K.M.C.
Lic. No. 1412/1
90E, Jadunath Ukil Road
Kolkata - 700 041

SIGNATURE OF THE L. B. S.

Sayitibha

SIGNATURE OF THE OWNER



DISTRICT REGISTRAR - III
SOUTH 2 - BANGALORE
- 3 JUL 2025



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

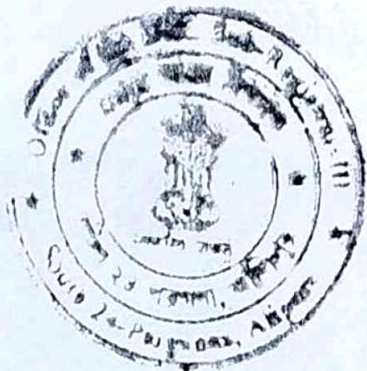
SIGNATURE.....*Sanjit Patra*.....



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

SIGNATURE.....



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
- 3 JUL 2025

Major Information of the Deed

Deed No :	I-1603-12482/2025	Date of Registration	03/07/2025
Query No / Year	1603-2001728719/2025	Office where deed is registered	
Query Date	19/06/2025 8:53:37 AM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	Rajesh Laskar Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8910845995, Status : Advocate		
Transaction	Additional Transaction		
[0901] Declaration, Declaration relating to immovable property			
Set Forth value	Market Value		
Rs. 2/-	Rs. 54,71,669/-		
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:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: H. L. Sarkar Road, , Premises No: 60, , Ward No: 112 Pin Code : 700070

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 8 Chatak 7 Sq Ft	1/-	54,11,669/-	Width of Approach Road: 20 Ft.,
Grand Total :				7.441Dec	1 /-	54,11,669 /-	

Structure Details :



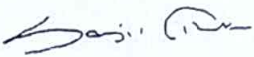
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	1/-	60,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	1 /-	60,000 /-	

Declarant Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mrs PROTIMA DAS Wife of Late ANIL KUMAR DAS 60, H.L. Sarkar Road, Simanta Bag, City:- Not Specified, P.O:- Bansdroni, P.S:- Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth: XX-XX-1XX2 , PAN No.:: AXxxxxxx4K, Aadhaar No: 69xxxxxxxx3779, Status :Individual, Executed by: Attorney, Executed by: Attorney

2 **Mrs RUMKI SARDAR, (Alias: Mrs RUMKI SARADAR)**
 Wife of Mr KANAI SARDAR South Park, H.L. Sarkar Road, City:- Not Specified, P.O:- Bansdroni, P.S:-Bansdror
 District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Female, By Caste: Hindu, Occupation:
 Others, Citizen of: India Date of Birth:XX-XX-2XX7 , PAN No.:: GHxxxxxx3Q, Aadhaar No: 62xxxxxxxx3907, Stat
 :Individual, Executed by: Attorney, Executed by: Attorney

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SANJIB THAKUR (Presentant) Son of Mr NARESH THAKUR Date of Execution - 03/07/2025, , Admitted by: Self, Date of Admission: 03/07/2025, Place of Admission of Execution: Office	Photo  <small>Jul 3 2025 1:56PM</small>	Finger Print  <small>LTI 03/07/2025</small> Captured	Signature  <small>03/07/2025</small>
P-11, Pir Pukur Road, Vidyasagar Park, City:- Kolkata, P.O:- BANSDRONI, P.S:-Bansdroni, District:- South 24-Parganas, West Bengal, India, PIN:- 700070, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.:: AFxxxxxx2F, Aadhaar No: 80xxxxxxxx2481 Status : Attorney, Attorney of : Mrs PROTIMA DAS, Mrs RUMKI SARDAR				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr PARVEJ ALI GAZI Son of Mr ANSAR ALI GAZI ALIPORE POLICE COURT, City:- Not Specified, P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 <small>03/07/2025</small>	 <small>03/07/2025</small> Captured	 <small>03/07/2025</small>
Identifier Of Mr SANJIB THAKUR			

Endorsement For Deed Number : I - 160312482 / 2025

On 03-07-2025

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 12:43 hrs on 03-07-2025, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr SANJIB THAKUR ,.

Executed by Attorney

Execution by Mr SANJIB THAKUR, , Son of Mr NARESH THAKUR, P-11, Pir Pukur Road, Vidyasagar Park, P.O: BANSDRONI, Thana: Bansdrani, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by profession Business as constituted attorney for 1. Mrs PROTIMA DAS 60, H.L. Sarkar Road, Simanta Bag, P.O: Bansdrani, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, 2. Mrs RUMKI SARDAR , Mrs RUMKI SARADAR South Park, H.L. Sarkar Road, P.O: Bansdrani, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700070 is admitted by him

Indetified by Mr PARVEJ ALI GAZI, , Son of Mr ANSAR ALI GAZI, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, 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 , 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 , by Stamp Rs 10.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 1198, Amount: Rs.10.00/-, Date of Purchase: 06/05/2025, Vendor name: S B 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 333095 to 333105

being No 160312482 for the year 2025.



Dhar

Digitally signed by Debasish Dhar
Date: 2025.07.07 16:05:58 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 07/07/2025
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.