

6670/25

I-06508/25



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

37AA 751301

8/4/25
9-2/945557/25

certified that the document is an original. The signature should be in blue ink and should be legible. The document should be in the name of the person who is the owner of the property.

K.M.C. BOUNDARY DECLARATION

[Signature]
District Sub-Registrar-II
Alipore South 24-pargana.

- 8 APR 2025

Reg: - Premises No. 37/51, Naktala Road, Ward No. 100, Borough - X, Police Station - Jadavpur now Netaji Nagar, Kolkata - 700047, District South 24 - Parganas.

I, **SRI JOYSHANKAR SARKAR**, (PAN - BPCPS8365G) (Aadhaar - 4598 7723 8685), son of Late Kamal Sarkar, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 287, Ganguly Bagan, Police Station - Patuli now Netaji Nagar, Kolkata - 700047, as **Constituted Attorney** of (1) **SRI NITYA GOPAL GUHA**, (PAN - ARYPG0671L) (Aadhaar - 8334 6301 5018), son of Kanai Lal Guha, by occupation - Business, residing at 35A, Naktala Road, Post Office - Naktala, Police Station - Netaji Nagar, Kolkata - 700047, District South 24 - Parganas, (2) **SMT. ANITA ROY**, (PAN - CKMPR1866D) (Aadhaar - 8383 2848 3013), wife of Late Narendranath Roy, by occupation - Household Work, residing at 51/A, Arabinda Nagar, Naktala, Post Office - Naktala, Police Station - Netaji Nagar, Kolkata - 700047, District South 24 - Parganas, (3) **SRI BISWANATH GUHA**, (PAN - BZCPG5567C) (Aadhaar - 8182 6266 1458), son of Kanai Lal Guha, by occupation - Business, residing at 37/51, Naktala Road, Post Office - Naktala, Police Station - Netaji Nagar, Kolkata - 700047, District South 24 - Parganas, (4) **SRI KASHI NATH GUHA**, (PAN - AOFPG2840D) (Aadhaar - 6558 6674 5103), son of

04 APR 2025

Sl. 000390 Dt. Rupees 20/-

Address.....

P.O.....

P.S.....

Vendor.....

C. BANERJEE (Advocate)
Alipore Police Court
Kolkata-700 027

Jayanta Dey
ALIPORE POLICE COURT
Kolkata-27



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE

- 8 APR 2025

Basu den Paw
S/o Late D.C. Paw
12/2 Wheel Road
Sankarapur
Kt. 75-

Kanai Lal Guha, by occupation – Retired Person, residing at 37/51, Naktala Road, Post Office – Naktala, Police Station – Netaji Nagar, Kolkata – 700047, District South 24 – Parganas and (5) **SRI GOUTAM GUHA**, (PAN – ADCPG5777H) (Aadhaar – 2305 6870 0285), son of Kanai Lal Guha, by occupation - Business, residing at 37/51, Naktala Road, Post Office – Naktala, Police Station – Netaji Nagar, Kolkata – 700047, District South 24 – Parganas, all by faith – Hindu, by Nationality – Indian, by way of Power of Attorney, duly registered on 26/06/2024 in the office of D.S.R. - III, at Alipore and Book No. I, Volume No. 1603-2024, Page from 272189 to 272210, Being No. 160310173 for the year 2024 do hereby declare as follows:-

1. That I am the Constituted Attorney of the Owners of Premises No. 37/51, Naktala Road, Ward No. 100, Borough - X, Police Station – Jadavpur now Netaji Nagar, Kolkata - 700047, District South 24 - Parganas, as per Physical measurement of Land area **260.897** Square Meter (**03** Cottahs, **14** Chittacks & **18** Square Feet), 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 the Owners shall be liable for dispute, if arises, with our neighbourers 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 have submit the Plan for the construction of a Building as Constituted Attorney of the Owners in the above Premises No. 37/51, Naktala Road, Ward No. 100, Borough - X, Police Station – Jadavpur now Netaji Nagar, Kolkata - 700047, District South 24 - Parganas, for obtaining sanction vide application.
3. That I am the Constituted Attorney of the Owners of Premises No. 37/51, Naktala Road, Ward No. 100, Borough - X, Police Station – Jadavpur now Netaji Nagar, Kolkata - 700047, District South 24 - Parganas, within the Municipal Limits of Kolkata Municipal Corporation, as per Physical measurement of Land area **260.897** Square Meter (**03** Cottahs, **14** Chittacks & **18** Square Feet), 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. 37/51, Naktala Road, Ward No. 100, Borough - X, Police Station – Jadavpur now Netaji Nagar, Kolkata - 700047, District South 24 - Parganas, is given in the Schedule below

SCHEDULE

Premises No. 37/51, Naktala Road, Ward No. 100, Borough - X, Police Station – Jadavpur now Netaji Nagar, Kolkata - 700047, District South 24 - Parganas, as per Physical measurement of Land area 260.897 Square Meter (03 Cottahs, 14 Chittacks & 18 Square Feet), along with structure standing thereon, within the limits of the Kolkata Municipal Corporation, being Butted and Bounded as follows:-

ON THE NORTH : 9754 MM;
 ON THE SOUTH : 9196 MM;
 ON THE EAST : 28804 MM;
 ON THE WEST : 14851 MM & 11392 MM.

The width 4900 to 4270 MM wide Black Top Road, on the Northern Side of the above mentioned premises has been measured at different points by Avijit Majumdar, A.M.L.E. Chartered Engineer, M.I.G.S. (LM – 4817) L.B.S. – I/1505, in presence of me and the minimum width of the road within a stretch up to nearest junction with main road subject to a maximum of 50.00 M on either side of the said premises I found 4900 to 4270 MM wide Black Top Road, on the Northern Side and 1805 width of Private Passage ^(Colony Road) for single premises only at the Western Side.

IN WITNESS WHEREOF the executants put this respective signature on this 8th day of April April, 2025

WITNESSES:-

Banu Devi Paul
 48/2 Jheel Road
 Santoshpur
 Kt. 75

Sujay Sarkar Datta
 37/53, Naktala
 Road Kt-47.

Jayshankar Sarkar.

SRI JOYSHANKAR SARKAR
 Prop. of M/s. Joyshankar Sarkar as a
 Constituted attorney of Anita Roy,
 Biswanath Guha, Kashi Nath Guha,
 Nitya Gopal Guha, Gautam Guha

DECLARANT

Drafted as per K.M.C. Proforma

Jayshankar Sarkar.

Type In:

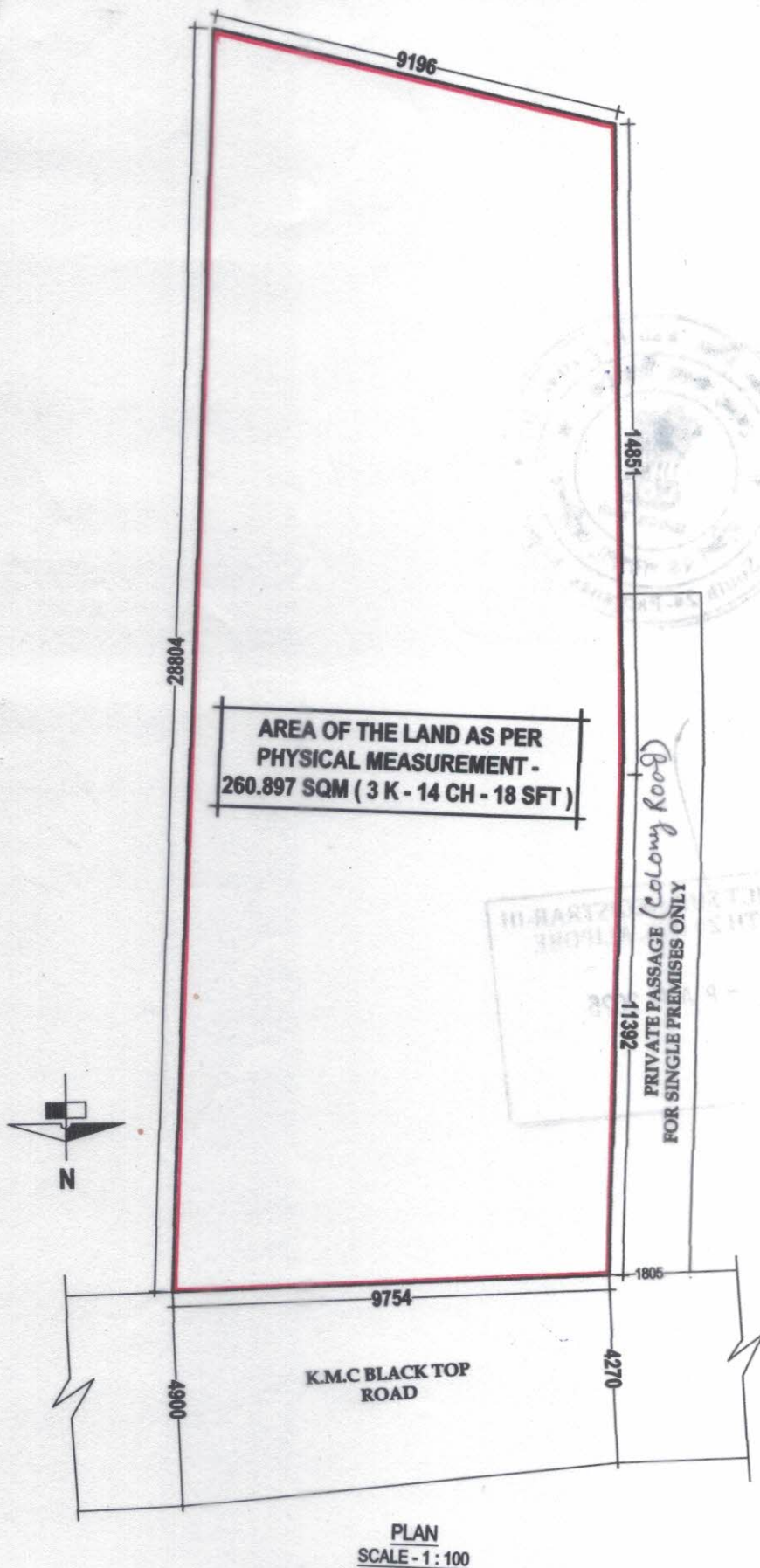
PRINT ZONE,

Alipore Police Court,

S. Ahmed
 Sarfaraz Ahmed

Jayshankar Sarkar.
 SRI JOYSHANKAR SARKAR
 Prop. of M/s. Joyshankar Sarkar as a
 Constituted attorney of Anita Roy,
 Biswanath Guha, Kashi Nath Guha,
 Nitya Gopal Guha, Gautam Guha

SITE PLAN SHOWING THE AREA OF THE LAND AT PREMISES NO. 37 / 51, NAKTALA ROAD, WARD NO. 100, BOROUGH NO. X, UNDER THE KOLKATA MUNICIPAL CORPORATION, KOLKATA - 700047, P.S - NETAJI NAGAR
AREA OF THE LAND AS PER PHYSICAL MEASUREMENT - 260.897 SQM (3 K - 14 CH - 18 SFT)



Jayshankar Sarkar.

SRI JOYSHANKAR SARKAR
Prop. of M/s. Joyshankar Sarkar as a
Constituted attorney of Anita Roy,
Biswanath Guha, Kashi Nath Guha,
Nitya Gopal Guha, Gautam Guha

SIGNATURE OF THE OWNER / APPLICANT

Avjit Majumdar

AVJIT MAJUMDAR
B.TECH (CIVIL)
A.M.I.E. CHARTERED ENGINEER
M.I.G.S (LM - 4617)
L.B.S - 1 / 1505 OF K.M.C

SIGNATURE OF THE L.B.S

| | | Thumb | 1 st finger | Middle Finger | Ring Finger | Small Finger |
|-------|------------|-------|------------------------|---------------|-------------|--------------|
| PHOTO | left hand | | | | | |
| | right hand | | | | | |

Name

Signature



| | | Thumb | 1 st finger | Middle Finger | Ring Finger | Small Finger |
|------------|--|-------|------------------------|---------------|-------------|--------------|
| left hand | | | | | | |
| right hand | | | | | | |

NameJOYSHANKAR SARKAR.

SignatureJoyshankar Sarkar.

| | | Thumb | 1 st finger | Middle Finger | Ring Finger | Small Finger |
|-------|------------|-------|------------------------|---------------|-------------|--------------|
| PHOTO | left hand | | | | | |
| | right hand | | | | | |

Name

Signature

| | | Thumb | 1 st finger | Middle Finger | Ring Finger | Small Finger |
|-------|------------|-------|------------------------|---------------|-------------|--------------|
| PHOTO | left hand | | | | | |
| | right hand | | | | | |

Name

Signature

Major Information of the Deed

| | | | |
|--|---|---|------------|
| Deed No : | I-1603-06508/2025 | Date of Registration | 08/04/2025 |
| Query No / Year | 1603-2000945557/2025 | Office where deed is registered | |
| Query Date | 07/04/2025 4:47:54 PM | D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas | |
| Applicant Name, Address & Other Details | MM NOORUZAMAN ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9903735373, Status :Deed Writer | | |
| Transaction | | Additional Transaction | |
| [0901] Declaration, Declaration relating to immovable property | | | |
| Set Forth value | | Market Value | |
| Rs. 1/- | | Rs. 70,19,999/- | |
| Stampduty Paid(SD) | | Registration Fee Paid | |
| Rs. 20/- (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:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Naktala Road, , Premises No: 37/51, , Ward No: 100 Pin Code : 700047

| Sch No | Plot Number | Khatian Number | Land Use Proposed | Use ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|---------------|-------------|----------------|-------------------|---------|----------------------------|-------------------------|-----------------------|---------------------|
| L1 | (RS :-) | | Bastu | | 3 Katha 14 Chatak 18 Sq Ft | 1/- | 70,19,999/- | Property is on Road |
| Grand Total : | | | | | 6.435Dec | 1 /- | 70,19,999 /- | |




Declarant Details :

| SI No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | NITYA GOPAL GUHA Son of KANAI LAL GUHA 35A, NAKTALA ROAD, City:- , 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: 83xxxxxxxx5018, Status :Individual, Executed by: Attorney, Executed by: Attorney |
| 2 | ANITA ROY Wife of Late NARENDRANATH ROY 51/A, ARABINDA NAGAR, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , Aadhaar No: 83xxxxxxxx3013, Status :Individual, Executed by: Attorney, Executed by: Attorney |
| 3 | BISWANATH GUHA Son of KANAI LAL GUHA 37/51, NAKTALA ROAD, City:- , 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: 81xxxxxxxx1458, Status :Individual, Executed by: Attorney, Executed by: Attorney |
| 4 | KASHI NATH GUHA Son of KANAI LAL GUHA 37/51, NAKTALA ROAD, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India , Aadhaar No: 65xxxxxxxx5103, Status :Individual, Executed by: Attorney, Executed by: Attorney |




5 **GOUTAM GUHA**

Son of KANAI LAL GUHA 37/51, NAKTALA ROAD, City:- , 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: 23xxxxxxxx0285, Status :Individual, Executed by: Attorney, Executed by: Attorney

Attorney Details :

| SI No | Name,Address,Photo,Finger print and Signature | | | |
|---|--|--|--|--|
| 1 | JOYSHANKAR SARKAR (Presentant) Son of Late KAMAL SARKAR Date of Execution - 08/04/2025, , Admitted by: Self, Date of Admission: 08/04/2025, Place of Admission of Execution: Office |  Apr 8 2025 2:17PM |  LTI 08/04/2025 Captured |  08/04/2025 |
| 2287, GANGULY BAGAN, City:- , 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: 45xxxxxxxx8685 Status : Attorney, Attorney of : NITYA GOPAL GUHA, ANITA ROY, BISWANATH GUHA, KASHI NATH GUHA, GOUTAM GUHA | | | | |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|--|---|---|--|
| BASUDEB PAUL Son of Late D C PAUL ALIPORE, City:- , P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027 |  |  Captured |  |
| Identifier Of JOYSHANKAR SARKAR | 08/04/2025 | 08/04/2025 | 08/04/2025 |

Endorsement For Deed Number : I - 160306508 / 2025

On 08-04-2025

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 13:18 hrs on 08-04-2025, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by JOYSHANKAR SARKAR ,

Executed by Attorney

Execution by JOYSHANKAR SARKAR, , Son of Late KAMAL SARKAR, 2287, GANGULY BAGAN, P.O: NAKTALA, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by profession Business as constituted attorney for 1. NITYA GOPAL GUHA 35A, NAKTALA ROAD, P.O: NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, 2. ANITA ROY 51/A, ARABINDA NAGAR, P.O: NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, 3. BISWANATH GUHA 37/51, NAKTALA ROAD, P.O: NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, 4. KASHI NATH GUHA 37/51, NAKTALA ROAD, P.O: NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, 5. GOUTAM GUHA 37/51, NAKTALA ROAD, P.O: NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047 is admitted by him

Indetified by BASUDEB PAUL, , , Son of Late D C PAUL, ALIPORE, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business

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 20.00/-

Description of Stamp
1. Stamp: Type: Impressed, Serial no 390, Amount: Rs.20.00/-, Date of Purchase: 04/04/2025, Vendor name: J DEY



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 162918 to 162927
being No 160306508 for the year 2025.



Digitally signed by Debasish Dhar
Date: 2025.04.08 15:51:06 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 08/04/2025
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.