

0201/2026

2-0203/2026



पश्चिम बंगाल WEST BENGAL

14AC 147801

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

2-86167/16

District Sub-Registrar &
Registrar U/S 7 (2) &
Registration Act
District, South 20 Parganas

4 JAN 2026

BOUNDARY DECLARATION

Reg. : Premises No. 1/286, Gariahat Road, Ward No. 093, Borough No. X, Kolkata - 700068, P.S. - Lake.

We, (1) **SRI SANJAY RAY**, son of Late Deb Kumar Ray, having Aadhaar No. 3491 9322 0080, and (2) **SRI TUSHAR RAY**, son of Late Deb Kumar Ray, having Aadhaar No. 7820 4627 7908, both by faith - Hindu, by occupation - Retired, both are residing at 1/286, Gariahat Road, (also known as 286, Jodhpur Park) P.O. - Jodhpur Park, P.S. - Lake, Kolkata - 700068, (3) **SRI SHAUMIK RAY**, son of Sri Sanjay Roy, having Aadhaar No. 7597 9922 8822, by faith - Hindu, by Nationality - Nonresident India, present residing at Richard Tauber Strasse, Flat No. 6, 81243, Munich, Germany and permanent address 1/286, Gariahat Road, (also known as

Cont.....P/2

117046

25 SEP 2025

TEN
RUPEES

Rs. 10

Rs. Date

Name :- K. P. MAJUMDER

Address :- Advocate High Court, Cal.

Vendor :-

I. CHAKRA

6B, Dr. Rajendra P. Sarani

Kolkata-700 001



Registrar of Companies
West Bengal
Registrar U/S 7 (2) of
Registration Act
1956, South 24 Parganas

BOUNDARY DECLARATION

4 JAN 2025

Biswanath Halder
S/o Lt. S. Halder
Alipur Police Court
Kolkata-700 27

286, Jodhpur Park) P.O. – Jodhpur Park, P.S. - Lake, Kolkata – 700068, (4) **SRI KAUSHIK RAY**, (OCI No. A2671269), son of Sri Sanjay Ray, by Nationality – British, at present residing at 2 Bays Crescent, Spencer Wood, Reading RG7 1DF, Berkshire, United Kingdom, and permanent address 1/286, Gariahat Road, (also known as 286, Jodhpur Park) P.O. – Jodhpur Park, P.S. - Lake, Kolkata – 700068, represented by their lawful Constituted Attorney M/S. PRATTAY, a proprietorship firm, having its office 32, Old Ballygunge 1st Lane, P.O. – Ballygunge, P.S. Karaya, Kolkata – 700019, represented by it's sole Proprietor namely **SRI PARTHO SARATHI DAS**, having Aadhaar No. 8158 5684 8803; son of Sri Prasanta Kumar Das, by faith Hindu, by occupation – Business, by Nationality – Indian, residing at 32, Old Ballygunge 1st Lane, P.O. – Ballygunge, P.S. Karaya, Kolkata – 700019, (by way of registered General Power of Attorney, recorded therein Book No. I, Volume No. 1604-2025, Pages 306241 to 306259, Being No. 160409852, for the year 2025, office at D.S.R:11, Alipur,) do hereby solemnly affirms and declare as follows :

1. That we are the owners of Premises No. 1/286, Gariahat Road, Ward No. 093, Borough No. X, under K.M.C. Assessee No. 210930403970, Kolkata – 700068, P.S. – Lake, District South 24-Parganas, land measuring an area (as per deed) 5Kh.-02Ch.-29 Sft. = 345.504 Sqm. and as per physical measurement 345.315 Sq.Mtr. be the same a little more or less, and propose to construct a building in the aforesaid premises. The total boundary line in the property is fully mentioned in below and described in RED and we shall be liable for dispute, if arises, with our neighbors 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 statement and has liberty to revoke the plan in accordance with law.
2. That we shall submit the plan for the construction of a building in the said premises for obtaining sanction vide application.
3. That we are the owners of Premises No. 1/286, Gariahat Road, Ward No. 093, Borough No. X, under K.M.C. Assessee No. 210930403970, Kolkata

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District Sub-Registrar-IV
Registrar UAS 7, (2) of
Registration 1908
Alipore, South 24 Parganas

14 JAN 2026

Pautho Sanyal Das

- 700068, P.S. - Lake, District South 24-Parganas, land measuring an area (as per deed) 5Kh.-02Ch.-29 Sft. = 345.504 Sqm. and as per physical measurement 345.315 Sq.mtr. be the same a little more or less, more fully described and delineated in the plan annexed hereto and thereon colour in red verge line.

4. That there is no civil or criminal suit pending over the said land and the land is free from all encumbrances.
5. The measurement of the four sides of the land of Premises No. 1/286, Gariahat Road, Ward No. 093, Borough No. X, under K.M.C. Assessee No. 210930403970, Kolkata - 700068, P.S. - Lake, District South 24-Parganas, within my ownership are as follows :

ON THE NORTH : 15187 mm.

ON THE SOUTH : 15203 mm.,

ON THE EAST : 22782 mm.

ON THE WEST : 6373mm., + 2928 mm. + 13455 mm.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring an area (as per deed) 5Kh.-02Ch.-29 Sft. = 345.504 Sqm. and as per physical measurement 345.315 Sq.mtr. ^{= 3717 Sft.} be the same a little more or less, lying and situated at Municipal Premises No. 1/286, Gariahat Road, Ward No. 093, Borough No. X, under K.M.C. Assessee No. 210930403970, Kolkata - 700068, P.S. - Lake, District South 24-Parganas, which is butted and bounded as follows :

ON THE NORTH : Premises No. 1/267, Gariahat Road.

ON THE SOUTH : Road.

ON THE EAST : Premises No. 1/287, Gariahat Road.

ON THE WEST : Premises No. 1/284 & 284A, Gariahat Road.

Cont....P/4

Pautho Sanyal Das

Pautho Sanyal Das

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District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1906
Alipore, South 24 Parganas

14 JAN 2026

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Handwritten signature

That the above statements are true to the best of our knowledge and belief.

Signed this 14th day of January, 2026.

WITNESSES:

1. Mrinal Halder
Aizawl Police Court
KDI-27
2. Biswanath Halder
Aizawl Police Court
KDI-27.

M/S PRATTAY
Partho Sarathi Das
PROPRIETOR

As Constituted Attorney of
Sri Sanjay Ray,
Sri Tushar Ray,
Sri Shaumik Ray,
Sri Kaushik Ray

DECLARANTS

As per KMC proforma prepared by me.

Partho Sarathi Das



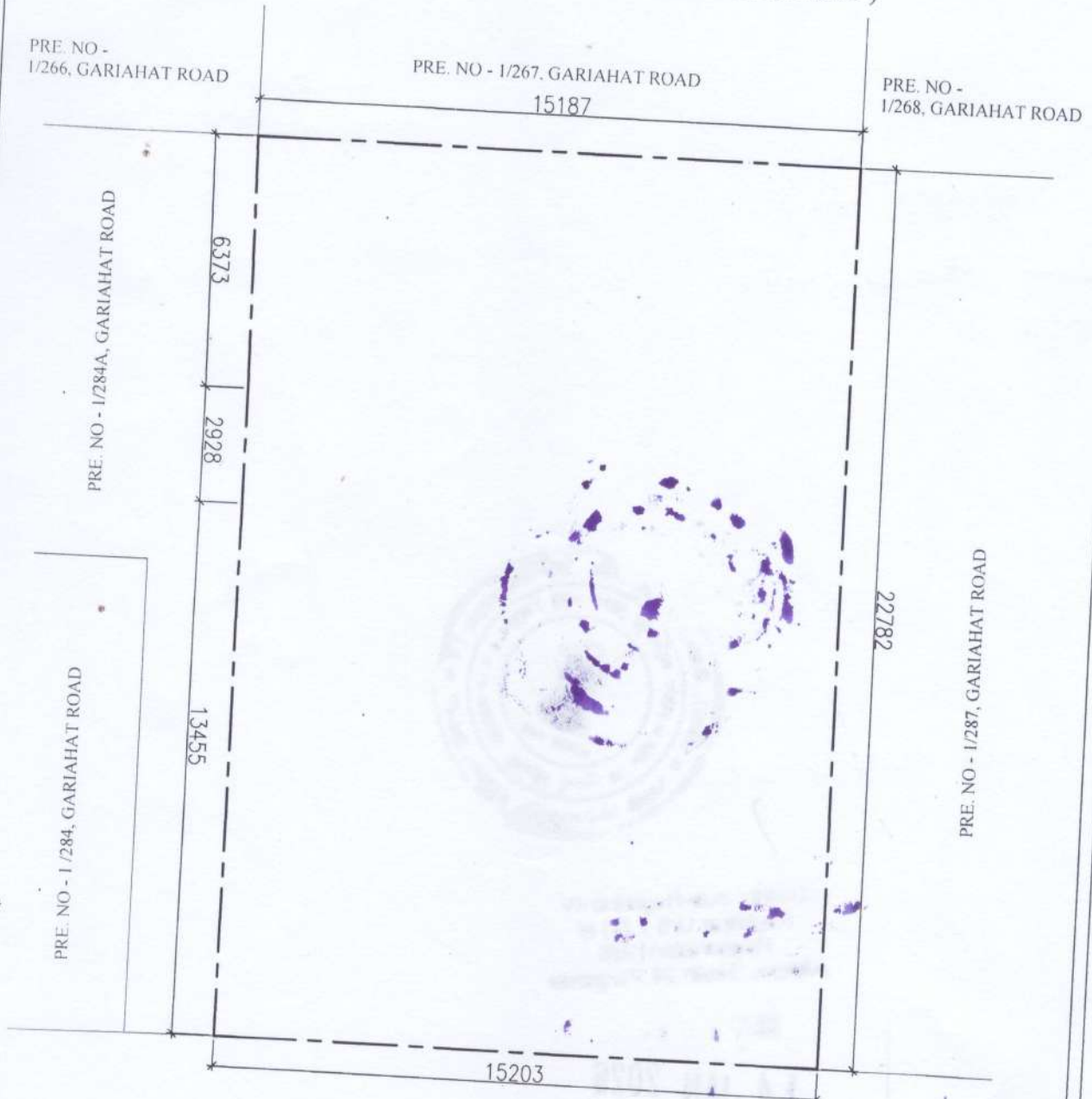
District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Algera, South 24 Paraganas

14 JAN 2026

BOUNDARY PLAN AT PREM. NO. 1/286, GARIAHAT ROAD,
(FORMALY KNOWN AS 286, JODHPUR PARK) KOLKATA- 700068,
WARD NO.-93, BOROUGH NO.-X, P.S.- LAKE.



LAND AREA : 345.504 sq.m (05K- 02CH- 29 SQ.FT) (AS PER DEED)
: 345.315 sq.m (AS PER PHYSICAL MEASUREMENT)



R O A D

M/S PRATTAY
Partho Sarathi Das
Proprietor

AS Constituted Attorney of
1 Sri Sanjay Ray 2 Sri Tushar Ray
3 Sri Shaumik Ray 4 Sri Kaushik Ray
SIGNATURE OF OWNER

PROPERTY PLAN AT PREMISES 1200 GARDEN ROAD
KNOWN AS THE JOHNNIE WALKER KATA TONGE
BLOCK NO 82 THROUGH BLOCK 88 - CASE

REGISTERED - REGISTERED FOR DEEDS (AS PER DEED)
REGISTERED WITH THE EXERCISE OF ALLOCATION



Dist. Sub-Registrar IV
Registrar U/S 7 (2) of
Registration Act
Allegre, South 24 Pagaras

14 JAN 2026

SPECIMEN FORM FOR TEN FINGERPRINTS



		Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
Left hand						
Right hand						

Name PARTHO SARATHI DAS

Signature Partho Sarathi Das

		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.....

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District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1808
Alipore, South 24 Parganas

4 JAN 2026



THE KOLKATA MUNICIPAL CORPORATION
MUNICIPAL ASSESSMENT BOOK
LAND AND BUILDING ASSESSMENT DEPARTMENT

Assessee No:	Ward No:	Borough No:	Premises No:	Street No:	Name of the Street:	Owner Name :	Person Liable To Pay Tax	Address:	Is Heritage	Is Pond:
210930403970	093	10	1/286	04	GARIAHAT ROAD	SRI SANJAY RAY SRI TUSHAR RAY SRI SHAUMIK RAY SRI KAUSHIK RAY		1/286, GARIAHAT ROAD, P.O.- JODHPUR PARK, P.S.-LAKE, KOLATA	N	N

Area Details: Dag No.- Khatian No.- Mouza- Parking area-365 Common area-

No Of Stories	Nature Of Use	Plot Area	Covered Area	Floor Area	Land Area	Exempti on Applied	Exempti on Till	Exemption Rate	Residential	Non Residential	Classified Owership	Operative GR Quarter
3	D H		5792		Cottah:5 Satak:29 Chatak:2 SqFt:3719							3/2025

PARTICULARS OF SUBSEQUENT ALTERATIONS

Annual Valuation	Assmt. u/s	Rate	Date of Alteration of AV	Date of effect of Alteration	Quarterly Payable	Quarterly Payable after Rebate	H.B.T.	Manual Capp. Tax	Comm Rate	Surcharge	Gross Payable	Rebate Amount	Net Payable per Quarter	Quarter of Issuing of F.S bills
50740	ARV	40.0	30/03/2016	01/07/2007	5074.00	5074.00	31.71	0	50.0	0.00	5106	255.30	4851	2/2007
223450	ARV	40.0	30/03/2016	01/04/2011	22345.00	22345.00	139.66	0	50.0	10260.00	32745	1637.25	31108	1/2011
223450	ARV	40.0	30/03/2016	01/04/2012	22345.00	22345.00	139.66	0	50.0	10260.00	32745	1637.25	31108	1/2012
19920	ARV	40.0	09/11/2016	01/10/2015	1992.00	1992.00	12.45	0	50.0	0.00	2004	100.20	1904	3/2015
97270.00	UAA	20.00	11/11/2025	01/04/2017	2405.00	2284.75	60.79	0	0	0	2405.00	120.25	2285	1/2017
255530.00	UAA	20.00	06/01/2026	01/10/2025	12936.00	12289.20	159.71	0	0	0	12936.00	646.80	12289	3/2025

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Sw

Major Information of the Deed

Deed No :	I-1604-00203/2026	Date of Registration	14/01/2026
Query No / Year	1604-2000086167/2026	Office where deed is registered	
Query Date	12/01/2026 8:34:50 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Biswanath Haldar Alipur,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 7003816976, Status :Solicitor firm		
Transaction	Additional Transaction		
[0901] Declaration, Declaration relating to immovable property			
Set Forth value	Market Value		
Rs. 1/-	Rs. 3,35,56,299/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10/- (Article:4)	Rs. 232/- (Article:E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



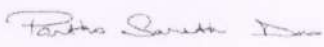
District: South 24-Parganas, P.S:- Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Gariahat Road (Jodhpur Park), , Premises No: 1/286, , Ward No: 093 Pin Code : 700068

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	3717 Sq Ft	1/-	3,35,56,299/-	Property is on Road
Grand Total :				8.5181Dec	1 /-	335,56,299 /-	

Declarant Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Sanjay Ray Son of Late Deb Kumar Ray 1/286, Gariahat Road, City:- , P.O:- Jodhpur Park, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700068 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India , Aadhaar No: 34xxxxxxxx0080, Status :Individual, Executed by: Attorney, Executed by: Attorney
2	Mr Tushar Ray Son of Late Deb Kumar Ray 1/286, Gariahat Road, City:- , P.O:- Jodhpur Park, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700068 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India , Aadhaar No: 78xxxxxxxx7908, Status :Individual, Executed by: Attorney, Executed by: Attorney
3	Mr Shaumik Ray Son of Mr Sanjay Ray 1/286, Gariahat Road, City:- , P.O:- Jodhpur Park, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700068 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India , Aadhaar No: 75xxxxxxxx8822, Status :Individual, Executed by: Attorney, Executed by: Attorney
4	Mr Kaushik Ray Son of Mr Sanjay Ray 2 Bays Crescent, Berkshire, City:- , P.O:- Spencer Wood, England, United Kingdom, PIN:- RG71DF Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: United Kingdom , NRI/OCI/PIO,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 Mr Partho Sarathi Das (Presentant) Son of Mr Prasanta Kumar Das Date of Execution - 14/01/2026, , Admitted by: Self, Date of Admission: 14/01/2026, Place of Admission of Execution: Office	Photo  Jan 14 2026 12:07PM	Finger Print  Captured LTI 14/01/2026	Signature  14/01/2026
Proprietor, M/S. PRATTAY , 32, Old Ballygunge 1st Lane, City:- , P.O:- Ballygunge, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , 32, Old Ballygunge 1st Lane, City:- , P.O:- Ballygunge, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 81xxxxxxx8803 Status : Attorney, Attorney of : Mr Sanjay Ray, Mr Tushar Ray, Mr Shaumik Ray, Mr Kaushik Ray				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Biswanath Haldar Son of Late Sukumar Haldar Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 14/01/2026	 Captured 14/01/2026	 14/01/2026
Identifier Of Mr Partho Sarathi Das			

Endorsement For Deed Number : I - 160400203 / 2026

On 14-01-2026

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 12:04 hrs on 14-01-2026, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr Partho Sarathi Das .

Executed by Attorney

Execution by Mr Partho Sarathi Das, Proprietor, M/S. PRATTAY (Sole Proprietorship), 32, Old Ballygunge 1st Lane, City:- , P.O:- Ballygunge, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 as constituted attorney for 1. Mr Sanjay Ray 1/286, Gariahat Road, P.O: Jodhpur Park, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700068, 2. Mr Tushar Ray 1/286, Gariahat Road, P.O: Jodhpur Park, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700068, 3. Mr Shaumik Ray 1/286, Gariahat Road, P.O: Jodhpur Park, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700068, 4. Mr Kaushik Ray 2 Bays Crescent, Berkshire, P.O: Spencer Wood, England, United Kingdom, PIN - RG71DF is admitted by him

Identified by Mr Biswanath Haldar, , , Son of Late Sukumar Haldar, Alipore Police Court, 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 232.00/- (E = Rs 200.00/- ,H = Rs 28.00/- ,M (b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 232.00/-

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 117046, Amount: Rs.10.00/-, Date of Purchase: 25/09/2025, Vendor name: I Chakraborty

B. Dasgupta
Baishali Dasgupta
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2026, Page from 13598 to 13609

being No 160400203 for the year 2026.



Bdasgupta

Digitally signed by Baishali Dasgupta

Date: 2026.01.14 13:04:16 +05:30

Reason: Digital Signing of Deed.

(Baishali Dasgupta) 14/01/2026

DISTRICT SUB-REGISTRAR

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

West Bengal.