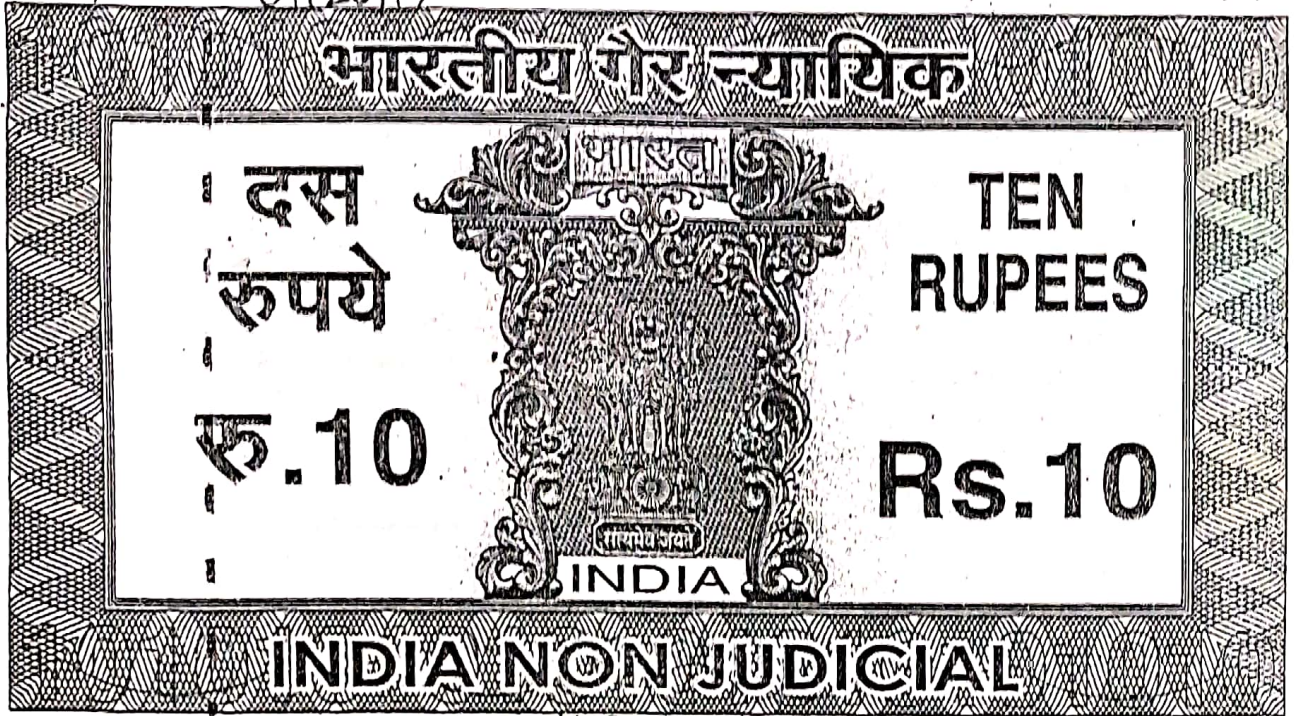


01/23/17

I - 1098/17



Ok  
1.30.  
2/4/17

1630-1000112562/17

08AB 251328

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

District Sub-Registrar-V  
Alipore, South 24 Parganas

### K.M.C. BOUNDARY DECLARATION

07 APR 2017

Reg: - Premises No. 3463, Nayabad, Ward No. 109, Borough - XII, Police Station - Purba Jadavpur, District South 24 - Parganas.

"M/S. SUDIP CONSTRUCTION", a Proprietorship Firm, having its office at Nayabad, Dhalua Border Road, Garia Station, Post Office & Police Station - Sonarpur, Kolkata - 700152, represented by its Proprietor namely SRI SUDIP GARAI, (PAN - AKKPG0127A), son of Kiriti Garai, by faith - Hindu, by occupation - Business, residing at Nayabad, Dhalua Border Road, Garia Station, Post Office & Police Station - Sonarpur, Kolkata - 700152, as Constituted Attorney of (1) SRI KANAI MONDAL, (PAN - CCHPM0609L) and (1) SRI NIMAI MONDAL, (PAN - ACBPM0960K), both are sons of Late Manya Mondal, both by faith - Hindu, by occupation - Business, both are residing at Nayabad, Post Office - Mukundapur, Police Station - Purba Jadavpur, Kolkata - 700094, by virtue of Registered Power of Attorney, which was duly registered in the office of the D.S.R. - III, at Alipore and recorded in Book No. I, Being No. 05969 for the year 2014, do hereby declare as follows:-

Contd....., P/2

No. .... Rs. .... Date .....  
Name : .....  
Address : .....  
Vendor : .....

419849

ARJUN GOPE  
Advocate  
Alipore Police Court  
Kolkata-27

22 MAR 2017.

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



Bahadur Dhar  
Shri. Ranajit Dhar  
4/9/17  
Kolkata - 700 001

District Sub-Registrar-V  
Alipore, South 24 Parganas  
07 APR 2017



1. That the plan submitted herewith may kindly be accepted for record is final boundary plan of the Premises No. 3463, Nayabad, Ward No. 109, Borough – XII, Police Station – Purba Jadavpur, District South 24 – Parganas.
2. That at the time of Deed when it was registered the boundary measurement plan & orientation of the premises was not tally as per site in the registered Deed (D.S.R. – III,), Pages 138 to 152, Book No. I, Volume No. 17, Being No. 04144, dated 09/07/2009. In the deed of declaration dated 16/04/2012 (D.S.R. – III, Pages 7906 to 7915, Volume No. 7, Being No. 03217) rectification is made for inclusion for Dag Nos. in the schedule and pages. In another deed of declaration dated 16/10/2015 (D.S.R. – III, Pages 106830 to 106848, Book No. I, Volume No. 1603-2015, Being No. 160307201) rectification is made by the present owners for the size & shape of the plot as per present shape & size. It is also noted that in that declaration the length of the east arm as per the said gift deed is mentioned wrongly. Also, it is noted that in the general power of attorney in favour of Sri Sudip Garai, Proprietor of M/s. Sandip Construction, dated 04/08/2014 (D.S.R. – III, Pages 6079 to 6091, Book No. I, Volume No. 14, Being No. 05969) the shape and size of the plot in the attached plan is shown as per gift deed (D.S.R. – III, Pages 138 to 152, Book No. I, Volume No. 17, Being No. 04144, dated 09/07/2009). Which is not as per the present shape and size of the plot. Now the said measurement & orientation given in the attached plan may be taken as the actual boundary measurement of the Premises which is annexed herewith. If dispute arises, the Kolkata Municipal Corporation will not be responsible regarding this boundary of the adjoining owner.
3. That Sri Kanai Mondal & Sri Nemai Mondal are the absolute owners of the Premises No. 3463, Nayabad, Ward No. 109, Borough – XII, Police Station – Purba Jadavpur, District South 24 – Parganas, the boundary of which has not been surveyed & duly shown in the enclosed site plan.
4. That the area of the Premises No. 3463, Nayabad, Ward No. 109, Borough – XII, Police Station – Purba Jadavpur, District South 24 – Parganas, measuring 334.376 Square Meter.
5. That there is no case pending in both Civil/Criminal Court of Premises No. 3463, Nayabad, Ward No. 109, Borough – XII, Police Station – Purba Jadavpur, District South 24 – Parganas, if any dispute arises then the Kolkata Municipal Corporation will relocate the building sanction plan.
6. That we propose to construct a building in the aforesaid Premises. The actual boundary line of the property which is full mentioned below & demarcated by RED & we shall be liable for dispute any with our neighbour of this said land in future. The Kolkata

Municipal Corporation, will not be liable for any litigation over the said, and is at liberty to revoke the plan if any discrepancy arises & false action in accordance with law.

ALL THAT piece or parcel of land having an area 334.376 Square Meter of Premises No. 3463, Nayabad, Ward No. 109, Borough - XII, Police Station - Purba Jadavpur, District South 24 - Parganas, delineated in the Map or Plan hereto annexed & there to colour RED & butted & bounded in the following that it to say:-

ON THE NORTH : Land of Nemai Mondal;  
ON THE SOUTH : Land of Kashinath Ghosh;  
ON THE EAST : Personal property of Kanai Mondal & Property of others';  
ON THE WEST : 5.8 M wide K.M.C. (Black Top) Road.

& dimension are as follows:-

ON THE NORTH : 33.933 M;  
ON THE SOUTH : 33.933 M;  
ON THE EAST : 9.854 M;  
ON THE WEST : 9.854 M.

7. That the aforesaid declaration will binding on our heirs, executors, representatives and assigns.

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

IN WITNESS WHEREOF the executants put their respective signature on this 7<sup>th</sup> day of April, 2017

WITNESSES:

1) *Rahul Dhor*  
*Nay Nagar*  
*Kol - 76*  
2) *Kashinath Ghosh*  
*C-35, Salyasit Kanai*  
*Kol - 99*

Type In  
PRINT ZONE  
Alipore Police Court  
Kolkata - 700027.  
*Sarfaraz Ahmed.*

**M/s. SANDIP CONSTRUCTION**

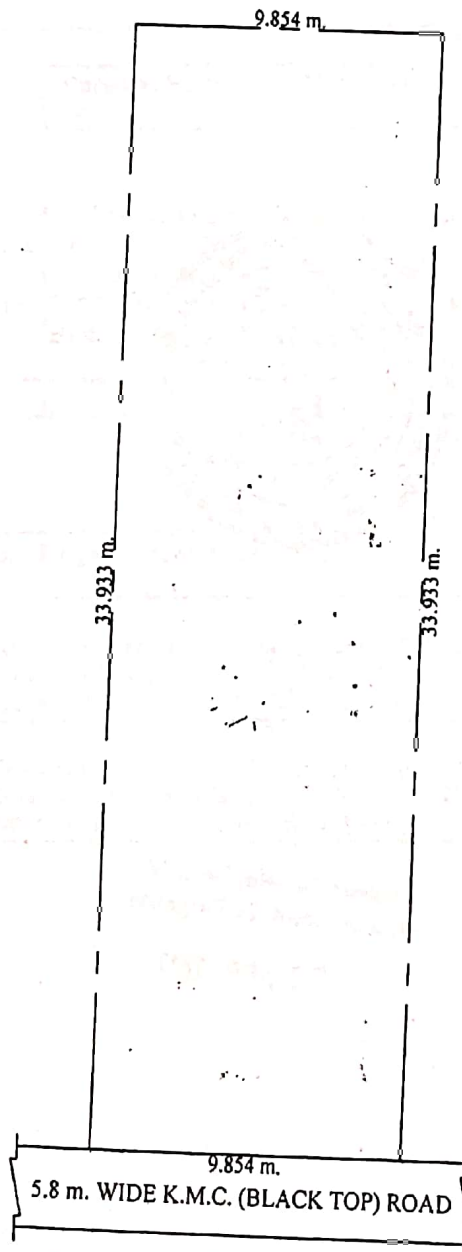
*Sudip Garai*  
Proprietor  
SUDIP GARAI  
As Constituted Attorney of  
SRI KANAI MONDAL  
SRI NEMAI MONDAL

DECLARANT  
Drafted as per K.M.C. Proforma

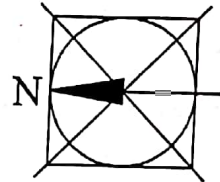
*Sudip Garai*

SITE PLAN AT PREMISES NO. 3463, NAYABAD; WARD - 109, BR.-XII, K.M.C  
(JADAVPUR UNIT), P.S. - PURBA JADAVPUR

AREA OF LAND = 334.376 SQM.



SITE PLAN  
SCALE 1:200



**M/s. SANDIP CONSTRUCTION**

*Sudip Garai*

Proprietor

**SUDIP GARAI**  
As Constituted Attorney of  
SRI KANAI MONDAL  
SRI NEMAI MONDAL

SIGNATURE OF OWNER /S



## Major Information of the Deed

Deed No :	I-1630-01098/2017	Date of Registration	07/04/2017
Query No / Year	1630-1000112562/2017	Office where deed is registered	
Query Date	06/04/2017 3:08:02 PM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Rahul Dhar Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9836926280, Status :Others		
Transaction		Additional Transaction	
[0901] Declaration, Declaration relating to immovable property			
Set Forth value		Market Value	
Rs. 1/-		Rs. 59,96,478/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 10/- (Article:4)		Rs. 39/- (Article:E, M(b), H)	
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No. 3463, Ward No: 109

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		3597.88 Sq Ft	1/-	59,96,478/-	Width of Approach Road: 20 Ft.,
Grand Total :					8.2452Dec	1 /-	59,96,478 /-	

### Declarant Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Kanai Mondal</b> Son of Late Manyo Mondal Nayabad, P.O:- Panchasayar, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700094 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:CCHPM0609LStatus :Individual, Executed by: Attorney
2	<b>Mr Nema Mondal</b> Son of Late Manyo Mondal Nayabad, P.O:- Panchasayar, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700094 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:ACBPM0960KStatus :Individual, Executed by: Attorney



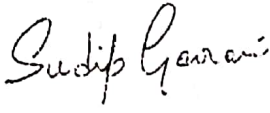
10/04/2017 Query No:-16301000112562 / 2017 Deed No :I- 163001098 / 2017, Document is digitally signed.

Page 7 of 10

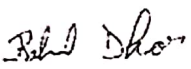




**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr Sudip Garai Proprietor Of Ms Sudip Construction (Presentant)</b> Son of Mr Kiriti Garai Date of Execution - 07/04/2017, , Admitted by: Self, Date of Admission: 07/04/2017, Place of Admission of Execution: Office	<b>Photo</b>  Apr 7 2017 1:33PM	<b>Finger Print</b>  LTI 07/04/2017	<b>Signature</b>  07/04/2017
Nayabad, Dhalua Border Road, Garia Station, P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:AKKPG0127A Status : Attorney, Attorney of : Mr Kanai Mondal, Mr Nemai Mondal				

**Identifier Details :**

Name & address	
Mr Rahul Dhar Son of Mr Ranajit Dhar Ajay Nagar, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Mr Sudip Garai Proprietor Of Ms Sudip Construction	
	07/04/2017

**Endorsement For Deed Number : I - 163001098 / 2017****On 07-04-2017****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 13:23 hrs on 07-04-2017, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Mr Sudip Garai Proprietor Of Ms Sudip Construction ,,

**Executed by Attorney**

Execution by Mr Sudip Garai Proprietor Of Ms Sudip Construction, , Son of Mr Kiriti Garai, Nayabad, Dhalua Border Road, Garia Station, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Business as the constituted attorney of 1. Mr Kanai Mondal Nayabad, P.O: Panchasayar, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700094, 2. Mr Nemai Mondal Nayabad, P.O: Panchasayar, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700094 is admitted by him

Indetified by Mr Rahul Dhar, , , Son of Mr Ranajit Dhar, Ajay Nagar, 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 251328, Amount: Rs.10/-, Date of Purchase: 22/03/2017, Vendor name: I Chakraborty



**Md Shadman**

**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 1630-2017, Page from 32230 to 32239

being No 163001098 for the year 2017.



Digitally signed by MD SHADMAN  
Date: 2017.04.10 12:44:25 +05:30  
Reason: Digital Signing of Deed.

(Md Shadman) 10-04-2017 12:44:25

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)

10/04/2017 Query No:-16301000112562 / 2017 Deed No :I - 163001098 / 2017, Document is digitally signed.



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