

15535/25

I-15132/25



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

09AC 368162

6/8/25
2-2/22-292/25

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

[Signature]

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

06-08-25

BOUNDARY DECLARATION TO K.M.C.

Re: Premises No: 69/1/4/127, Raja S.C. Mullick Road (Postal Premises No: 4/74 Vidyasagar Colony), P.O: Naktala, P.S: Netaji Nagar, Kolkata: 700047, Assessee No: 211000842829, Ward No: 100, Borough: X, Kolkata Municipal Corporation.

We, (1) SRI SOURAV BARDHAN, son of Amal Kanti Bardhan, having Aadhaar No. 8897 8414 4923, by religion: Hindu, by Nationality - Indian, by Occupation - Business, residing at 4/41C, Vidyasagar Upanibesh, P.S: Netaji Nagar, P.O. - Naktala, Kolkata - 700047, (2) **SRI SAJAL BOSE**, son of Late Satyaranjan Bose, having Aadhaar No. 6728 0970 1966, by religion

Cont.....P/2

60430

No.
Name : A. K. DAS, Advocate
Address : High Court, Calcutta
Kolkata - 700001

Kolkata Collectorate
Netaji Subhas Rd.,
Kolkata-1

Annal Kr. Saha
Licensed Stamp
Vendor



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE

6 AUG 2025

Biswanath Halder
S/o. Lt. S. Halder
Alipur Police Comt.
K 17-27.

(2)

- Hindu, by Nationality - Indian, by Occupation-Business, residing at C/1A, Ramgarh, P.S.- Netaji Nagar, P.O.-Naktala, Kolkata - 700047, Partners of **BOSE CONSTRUCTION**, a Partnership Firm having its office at 4/61, Vidyasagar Colony, P.S. Netaji Nagar, Kolkata - 700047, being Constitute Attorney of **(1) SRI JAGADISH DEBNATH**, son of Late Khetra Mohan Debnath, having Aadhaar No. 8362 4952 9638, by occupation - Retired, **(2) SRI SURAJIT KUMAR DEBNATH**, son of Late Khetra Mohan Debnath, having Aadhaar No. 5763 2728 3278, by occupation- Business, and **(3) SRI SUBHASH DEBNATH**, son of Late Khetra Mohan Debnath, having Aadhaar No. 5134 2989 3242, by occupation- Tutor, all are residing at 4/74, Vidyasagar Colony, P.S. Netaji Nagar, P.O. Naktala, Kolkata- 700047, the absolute owners of above mentioned premises do hereby solemnly affirm and declare as follows:-

1) That, We are appointed as Constitute Attorney of 1. SRI JAGADISH DEBNATH son of Late Khetra Mohan Debnath, 2. SRI SURAJITKUMAR DEBNATH son of Late Khetra Mohan Debnath, by occupation: Business, 3. SRI SUBHASH DEBNATH, son of Late Khetra Mohan Debnath, all are residing at 4/74, Vidyasagar Colony, P.S: Netaji Nagar, P.O: Naktala, Kolkata: 700047, through a General Power of Attorney which was registered in the office of the Additional Registrar of assurances-II, Kolkata bearing no: 160706153 of 2019 and recorded in Book No: I, Volume No: 1902-2025, Pages from 50163 to 50179.

2) That we the Constitute Attorney of SRI JAGADISH DEBNATH, SRI SURAJIT KUMAR DEBNATH and SRI SUBHASH DEBNATH, the absolute owners of land measuring about **3 Cottahs 13 Chittaks** equivalent to 255.016 square meter be the same a little more or less lying and situated at **Premises No: 69/1/4/127, Raja S.C. Mullick Road (Postal Premises No: 4/74 Vidyasagar Colony)** appertaining to E/P No: 316, S/P No: 547/1, C.S. Plot No: 1089(P) under Mouza: Raipur, J.L. No: 33 South 24-Parganas of land, Ward No: 100, Borough: X, Kolkata Municipal Corporation, P.S. Netaji Nagar, P.O: Naktala, Kolkata: 700047, with existing structure more fully described in the Schedule hereunder written and delineated in the plan annexed hereto and thereon colored in **"RED"** Border.

Cont.....P/3



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
- 6 AUG 2025

(3)

3) That they proposed to construct a building in the aforesaid premises. The total boundary line in the property is fully mentioned below and described in RED and they shall be liable for dispute, if arises, with their neighbor's in respect of this said land in future. The Kolkata Municipal Corporation will not be liable for any litigation if arises in future over aforesaid land due to false statement made by me and has liberty to revoke the plan in accordance with law.

4) That We shall submit the Plan for the construction of a Building over the above **Premises No: 69/1/4/127, Raja S.C. Mullick Road (Postal Premises No: 4/74 Vidyasagar Colony)** appertaining to E/P No: 316, S/P No: 547/1, C.S. Plot No: 1089(P) under Mouza: Raipur, J.L. No: 33 South 24 Parganas of land. Ward No: 100, Borough: X, Kolkata Municipal Corporation, P.S: Netaji Nagar, P.O: Naktala, Kolkata: 700047.

5) That there is no civil or criminal suit pending over the said land and the land is free from all encumbrances.

6) The measurement of the four sides of the land of **Premises No: 69/1/4/127, Raja S. C. Mullick Road (Postal Premises No: 4/74 Vidyasagar Colony)** appertaining to E/P No: 316, S/P No: 547/1, C.S. Plot No: 1089(P) under Mouza: Raipur, J.L. No: 33 South 24 Parganas of land. Ward No: 100, Borough: X, Kolkata Municipal Corporation, P.S: Netaji Nagar, P.O: Naktala, Kolkata: 700047, Within the ownership of the Declarants are as follows:

ON THE NORTH BY : 2443 mm. + 7064 mm.

ON THE SOUTH BY : 1162 mm. + 7645 mm.

ON THE EAST BY : 5285 mm. + 3506 mm. + 1091 mm. + 2488mm. +
3835 mm. + 9814mm. + 1588 mm.

ON THE WEST BY : 1420 mm. + 1300 mm. + 1190 mm. + 1190 mm. +
3132 mm. + 2631mm. + 2590 mm. + 3591 mm. +
8100 mm. + 2466 mm.

7) That the enclosed Map/Plan is also a part of this Declaration.

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

Cont.....P/4

(4)

SCHEDULE

ALL THAT piece and parcel of homestead land measuring about **3 Cottahs 13 Chittaks** equivalent to 255.016 square meter be the same a little more or less, lying and situated at **Premises No: 69/1/4/127, Raja S. C. Mullick Road (Postal Premises No: 4/74 Vidyasagar Colony)** appertaining to E/P No: 316, S/P No: 547/1, C.S. Plot No: 1089(P) under Mouza: Raipur, J.L. No: 33, South 24-Parganas of land. Ward No: 100, Borough: X, Kolkata Municipal Corporation, P.S: Netaji Nagar, P.O: Naktala, Kolkata: 700047 as delineated in the plan annexed hereto and thereon colored in "RED" Border and butted and bounded as follows :

On the North : By S.P. No: 546/1;
On the South : By Colony Road;
On the East : By E.P. No: 317;
On the West : By E.P. No: 315.

IN WITNESSES WHEREOF the executants/declarants put our respective signature on this^{6th}..... day of August, 2025

WITNESSES :

1. *Biswanath Halder*
Alipor Police Const.
KU-27.

Sajal Bose

Sourav Bardhan.

Sajal Bose & Sourav Bardhan
Partner of Bose Construction
& CA of Jagadish Debnath,
Surajit Kumar Debnath
& Subhash Debnath

2. *Sushamoy Saha*
54, Sarat Park
Haltu KU-78.

DECLARANTS

As per K.M.C. proforma prepared by me

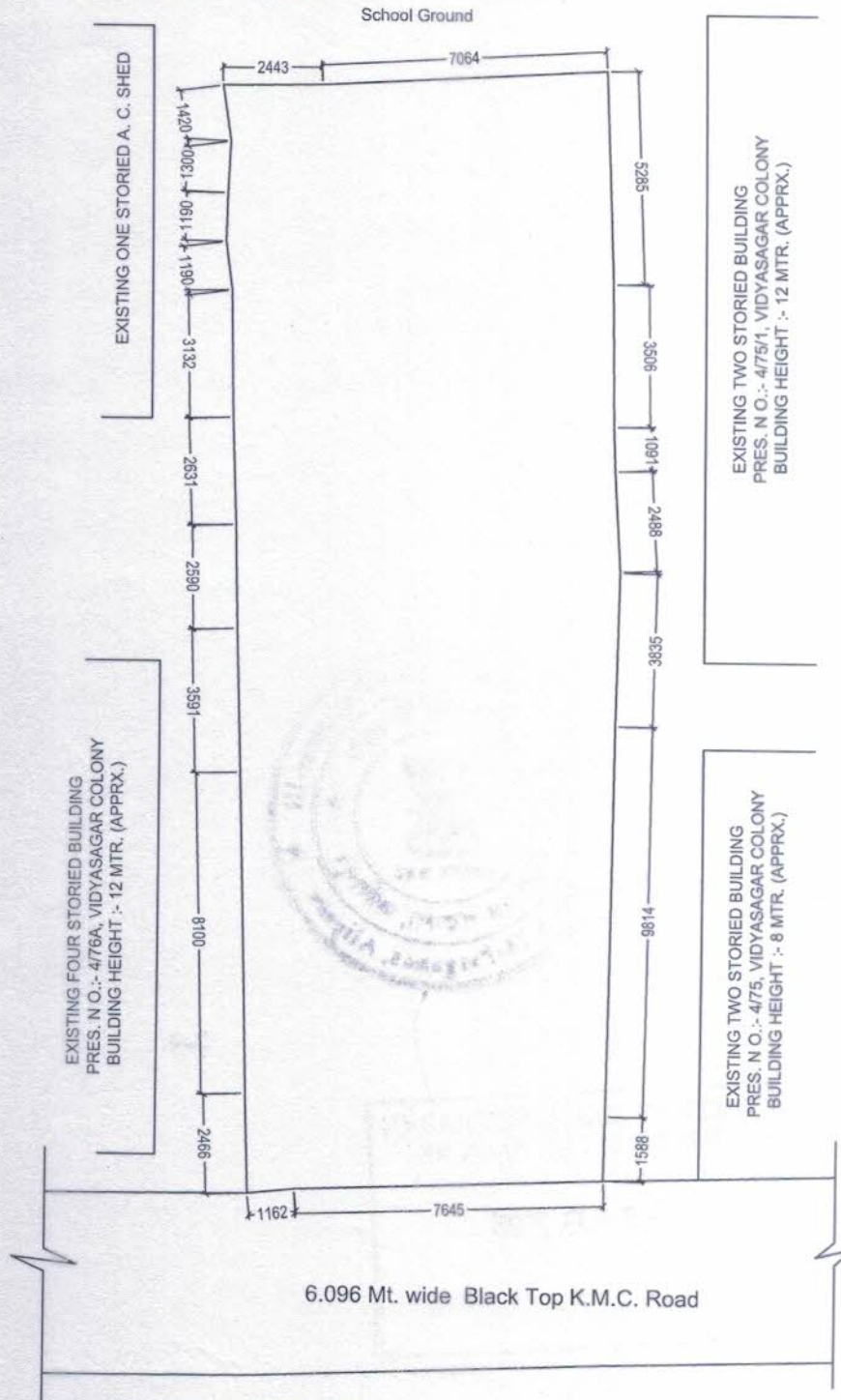
Sourav Bardhan

SITE PLAN OF PREMISES NO. 69/1/4/127, RAJA S.C. MULLICK ROAD (MAILING ADDRESS 4/74, VIDYASAGAR COLONY).

KOLKATA - 700 047, WARD NO. - 100, BOROUGH - X. P.S. - NETAJINAGAR.

AREA OF LAND - 3K - 13 CH - 00 SQ.FT. = 255.016 SQ.MT.

BOUNDARY SHOWN IN 



EXISTING FOUR STORED BUILDING
PRES. N O. :- 4/102, VIDYASAGAR COLONY
BUILDING HEIGHT :- 12 MTR. (APPRX.)

EXISTING FOUR STORED BUILDING
PRES. N O. :- 4/131, VIDYASAGAR COLONY
BUILDING HEIGHT :- 12 MTR. (APPRX.)

Sajal Bose
Sourav Bardhan
Sajal Bose & Sourav Bardhan
Partner of Bose Construction
& CA of Jagadish Debnath,
Surajit Kumar Debnath
& Subhash Debnath

SIGNATURE OF OWNER/APPLICANT



Thumb 1st Finger Middle Finger Ring Finger Small Finger

Left hand					
Right hand					

NameSAJAL BOSE.....
Signature.....Sajal Bose.....



Thumb 1st Finger Middle Finger Ring Finger Small Finger

Left hand					
Right hand					

NameSOURAV BARDHAN.....
Signature.....Sourav Bardhan.....

Thumb 1st Finger Middle Finger Ring Finger Small Finger

PHOTO	Left hand					
	Right hand					

Name
Signature.....

Major Information of the Deed

Deed No :	I-1603-15132/2025	Date of Registration	06/08/2025
Query No / Year	1603-2002249292/2025	Office where deed is registered	
Query Date	05/08/2025 6:51:59 PM	D.S.R. - III 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. 45,75,002/-	
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:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raja S C Mullick Road (Vidyasagar Colony), , Premises No: 69/1/4/127, , Ward No: 100 Pin Code : 700047

Mullick Road (Vidyasagar Colony), , Premises No. 69/1/4/121, , Ward No. 100 P in Code : 70007								
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 13 Chatak	1/-	45,75,002/-	Property is on Road
	Grand Total :				6.2906Dec	1 /-	45,75,002 /-	

Declarant Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Jagadish Debnath Son of Late Khetra Mohan Debnath 4/74, Vidyasagar Colony, 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: 83xxxxxxx9638, Status :Individual, Executed by: Attorney, Executed by: Attorney
2	Mr Surajit Kumar Debnath Son of Late Khetra Mohan Debnath 4/74, Vidyasagar Colony, 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: 57xxxxxxx3278, Status :Individual, Executed by: Attorney, Executed by: Attorney
3	Mr Subhash Debnath Son of Late Khetra Mohan Debnath 4/74, Vidyasagar Colony, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India , Aadhaar No: 51xxxxxxx3242, Status :Individual, Executed by: Attorney, Executed by: Attorney

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Sourav Bardhan Son of Mr Amal Kanti Bardhan Date of Execution - 06/08/2025, , Admitted by: Self, Date of Admission: 06/08/2025, Place of Admission of Execution: Office		 Captured LTI 06/08/2025	 06/08/2025
	Partner, BOSE CONSTRUCTION , 4/61, Vidyasagar Colony,, City:- Not Specified, P.O:- Naktala, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 , 4/41C, Vidyasagar Upanibesh, 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: 88xxxxxxxx4923 Status : Attorney, Attorney of : Mr Jagadish Debnath, Mr Surajit Kumar Debnath, Mr Subhash Debnath			
2	Name	Photo	Finger Print	Signature
	Mr Sajal Bose (Presentant) Son of Late Satyaranjan Bose Date of Execution - 06/08/2025, , Admitted by: Self, Date of Admission: 06/08/2025, Place of Admission of Execution: Office		 Captured LTI 06/08/2025	 06/08/2025
	Partner, BOSE CONSTRUCTION , 4/61, Vidyasagar Colony,, City:- Not Specified, P.O:- Naktala, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 , C/1A, Ramgarh, 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: 67xxxxxxxx1996 Status : Attorney, Attorney of : Mr Jagadish Debnath, Mr Surajit Kumar Debnath, Mr Subhash Debnath			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Biswanath Halder Son of Late S Halder Alipore Police Court, City:- Not Specified, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027		 Captured 06/08/2025	 06/08/2025
Identifier Of Mr Sourav Bardhan, Mr Sajal Bose			

Endorsement For Deed Number : I - 160315132 / 2025

On 06-08-2025

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 13:39 hrs on 06-08-2025, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr Sajal Bose ,.

Executed by Attorney

1. Execution by Mr Sourav Bardhan, Partner, BOSE CONSTRUCTION (Partnership Firm), 4/61, Vidyasagar Colony,, City:- Not Specified, P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 as constituted attorney for 1. Mr Jagadish Debnath 4/74, Vidyasagar Colony, P.O: Naktala, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, 2. Mr Surajit Kumar Debnath 4/74, Vidyasagar Colony, P.O: Naktala, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, 3. Mr Subhash Debnath 4/74, Vidyasagar Colony, P.O: Naktala, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047 is admitted by him

Indetified by Mr Biswanath Haldar, , Son of Late S Haldar, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business

2. Execution by Mr Sajal Bose, Partner, BOSE CONSTRUCTION (Partnership Firm), 4/61, Vidyasagar Colony,, City:- Not Specified, P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 as constituted attorney for 1. Mr Jagadish Debnath 4/74, Vidyasagar Colony, P.O: Naktala, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, 2. Mr Surajit Kumar Debnath 4/74, Vidyasagar Colony, P.O: Naktala, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, 3. Mr Subhash Debnath 4/74, Vidyasagar Colony, P.O: Naktala, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047 is admitted by him

Indetified by Mr Biswanath Haldar, , Son of Late S 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 60430, Amount: Rs.10.00/-, Date of Purchase: 03/06/2025, Vendor name: A K SAHA



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 411717 to 411727

being No 160315132 for the year 2025.



Dhar

Digitally signed by Debasish Dhar
Date: 2025.08.19 16:28:36 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 19/08/2025

DISTRICT SUB-REGISTRAR

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

West Bengal.