


10814/23

D-10632/2023



...that the document is submitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

WEST BENGAL 87AB 135077

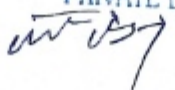

 Addl. District Sub-Registrar
 Behala, South 24 Parganas

BOUNDARY DECLARATION

G. No. 2002/2022/299/1073
 6 P.M. 18/8
 29 AUG 2023

I, SRI SOURAV KHANDELWAL (AADHAAR No. 9720-1021-9718) (PAN BGXPK5911N), son of Sri Prem Narayan Khandelwal, by faith Hindu, by Nationality Indian, by occupation Business, residing at 10/16A, Siddhinath Chatterjee Road, Post Office Behala, Police Station - Parnasree, Kolkata - 700 034, represented by my constituted attorney SRI BAPI CHATTERJEE (AADHAAR No. 4623-0733-5154) (PAN ACHPC869IG), son of Sri Madhusudan Chatterjee, by faith Hindu, by Nationality Indian, by occupation Business,

S M D JOKA METRO CITY DEVELOPER PRIVATE LIMITED



Director

143496

- 4 AUG 2023

No. Rs. Date
Name :- Santaanu Bar, Advocate
Address :- Bidhannagar Court, Kol-91
Vendor -

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

(B) Chakraborty



8076
18.8.23



(B) Chakraborty

A.D.S.R Behala
✓
18 AUG 2023
Dist.- South 24 Pgs



8077

Defal Sam B
77

Director

Major Information of the Deed

Deed No :	I-1607-10639/2023	Date of Registration	29/08/2023
Query No / Year	1607-2002102289/2023	Office where deed is registered	
Query Date	16/08/2023 10:18:25 PM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	SANJIB MONDAL 6/2, BOMBAI BAGAN ROAD, Thana : Thakurpukur, District : South 24-Parganas, WEST BENGAL, PIN - 700061, Mobile No. : 8910712849, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0901] Declaration, Declaration relating to immovable property			
Set Forth value	Market Value		
Rs. 1,00,000/-	Rs. 49,78,128/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10/- (Article:4)	Rs. 7/- (Article:E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

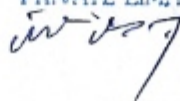
District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bakrahat Road, Road Zone : (Bachharpara Road -- Raghunathpur Road Premises Not Located on Road) , , Premises No: 131/2B, , Ward No: 144 Pin Code : 700104

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	7 Katha 1 Chatak 8 Sq Ft	1,00,000/-	49,78,128/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,
Grand Total :				11.6715Dec	1,00,000 /-	49,78,128 /-	

Declarant Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SAURAV KHANDELWAL Daughter of PREM NARAYAN KHANDELWAL 10/16A, SIDDHINATH CHATTERJEE ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BGxxxxxx1N, Aadhaar No: 97xxxxxxxx9718, Status : Individual, Executed by: Attorney, Executed by: Attorney

S M D JOKA METRO CITY DEVELOPER
PRIVATE LIMITED



Director



S M D JOKA NING CHA DEUTER
DIRECTOR

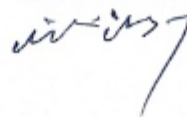
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	BAPI CHATTERJEE (Presentant) Son of MADHUSUDAN CHATTERJEE 309E, HO-CHI-MINH SARANI, SANGITAA RESIDENCY, Block/Sector: B, City:- , P.O:- SARSUNA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx1G, Aadhaar No: 46xxxxxxxx5154 Status : Attorney, Attorney of : SAURAV KHANDELWAL

Identifier Details :

Name	Photo	Finger Print	Signature
DIPAK KUMAR DAS Son of D.K. DAS ALIPORE JUDGES COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027			
Identifier Of BAPI CHATTERJEE			

S M D JOKA METRO CITY DEVELOPER
PRIVATE LIMITED



Director

On 18-08-2023

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 18:00 hrs on 18-08-2023, at the Private residence by BAPI CHATTERJEE ..

Executed by Attorney

Execution by BAPI CHATTERJEE, , Son of MADHUSUDAN CHATTERJEE, 309E, HO-CHI-MINH SARANI, SANGITAA RESIDENCY, Sector: B, P.O: SARSUNA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by profession Business as constituted attorney for SAURAV KHANDELWAL 10/16A, SIDDHINATH CHATTERJEE ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034 is admitted by him

Indetified by DIPAK KUMAR DAS, , Son of D.K. DAS, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate



Sourav Chakraborty
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal

On 29-08-2023

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.


Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 7.00/-

Payment of Stamp Duty

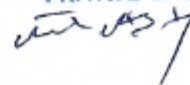
Certified that required Stamp Duty payable for this document is Rs. 10/- and Stamp Duty paid by Stamp Rs 10.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 135077, Amount: Rs.10.00/-, Date of Purchase: 04/08/2023, Vendor name: I Chakraborty



Sourav Chakraborty
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal

S M D JOKA METRO CITY DEVELOPER
PRIVATE LIMITED



Director

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1607-2023, Page from 307296 to 307311
being No 160710639 for the year 2023.



S. Chakraborty

Digitally signed by SOURAV
CHAKRABORTY

Date: 2023.08.29 16:12:29 +05:30

Reason: Digital Signing of Deed.

(Sourav Chakraborty) 2023/08/29 04:12:29 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. BEHALA

West Bengal.

M D JOKA METRO CITY DEVELOPER
PRIVATE LIMITED

M. D. Joka

Director

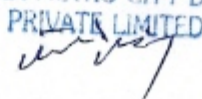
(This document is digitally signed.)

residing at 309E, Ho-Chi-Minh Sarani, Sangitaa Residency, Block 'B', Post Office and Police Station - Sarsuna, Kolkata - 700 061, sole proprietor of Sangitaa Construction of 309F, Ho-Chi-Minh Sarani, Sangitaa Residency, First Floor, Post Office and Police Station - Sarsuna, Kolkata - 700 061, by way of Development Power of Attorney registered at ADSR - Behala, recorded in Book No. I, Volume No. 1607-2023, Pages 224547-224571, being No. 160707768 of 2023, do hereby affirm and declare as follows :

1. That I am the owner of the Premises No. 131/2B, Bakrahat Road, Post Office Joka, Police Station Thakurpukur, Kolkata 700104, under Ward No. 144, District South 24-Parganas land measuring 07 Cottahs 01 Chittack 08 Square Feet more or less by way of Deed No. 687 for the year 2021 at ADSR - Behala.

2. That I am propose to construct a building in the aforesaid premises. The actual boundary lines of the property which is fully mentioned below and demarcated by Red Border and I shall be liable for dispute of any with my neighbour of

S.M.D JOKA METRO CITY DEVELOPER
PRIVATE LIMITED



Director



A.D.S.R Behale
✓
18 AUG 2008
Dist. - South 24 Pcs

this said land in future. The Calcutta Municipal Corporation will not be liable for any litigation over the said land.

3. That presently the shape of the land has changed though the area remain same i.e. 07 Cottahs 01 Chittack 08 Square Feet more or less which is true and correct.

4. That I have submitted the plans for the construction of a building in the said premises for sanction vide my application.

5. That there is no civil or criminal suit pending against the land. The said land is free from all encumbrances.

6. That at present the revised measurement of the four sides of the land of the Premises No. 131/2B, Bakrahat Road, Post Office Joka, Police Station Thakurpukur, 'Kolkata 700104, under Ward No. 144, District South 24-Parganas, within my ownership as follows :

ON THE NORTH : By 9296 mm, 11100 mm ;

ON THE SOUTH : By 20295 mm ;

ON THE EAST : By 23444 mm ;

ON THE WEST : By 22860 mm.

butted and bounded by boundary wall as follows :

S M D JOKA METRO CITY DEVELOPER
PRIVATE LIMITED

Director

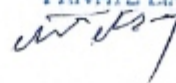
- ON THE NORTH** : By land & structure of Dag No. 272 ;
ON THE SOUTH : By 7100 mm wide common passage ;
ON THE EAST : By land & structure of Ratna
 Khandelwal;
ON THE WEST : By land & structure of Tulika Ice
 Cream Pvt. Ltd..

7. That the enclosed site plan is also a part of Declaration.
8. If the above statements of boundary declaration is to be false, the C. M. C. shall have every right to revoke the sanction plan.
9. That each and every statements made in above paragraphs are true to my knowledge.

SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Premises No. 131/2B, Bakrahat Road, Post Office Joka, Police Station Thakurpukur, Kolkata 700104, land measuring 07 Cottahs 01 Chittack 08 Square Feet (473.131 Sqm) of Mouza Hanspukuria, KMC Ward No. 144, J.L. No. 20, R.S. No. 36, R.S. Dag No. 273, 274, 275 and 276, L.R. Dag No. 325, 326, 327 and 328, R.S. Khatian No. 217, L.R. Khatian No. 9193, in the District South 24-Parganas.

S M D JOKA METRO CITY DEVELOPER
 PRIVATE LIMITED




Director

IN WITNESS WHEREOF the party has signed and sealed
on the 18th day of August 2023.

WITNESSES :

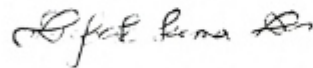
- 1) Suvankar Bag
Koner Purba Para
Howrah - 711114
- 2) Arnab Bag
Udaynarayanpur
Howrah - 711412

For SANGITAA CONSTRUCTION


Proprietor

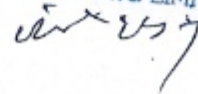
(SIGNATURE OF THE DECLARANT)As Constituted Attorney for and
on behalf of Owner

Drafted by me as per
KMC Proforma.



Advocate
Alipore Police Court.

S M D JOKA METRO CITY DEVELOPER
PRIVATE LIMITED



Director

SITE PLAN FOR SRI SAURAV KHANDELWAL AT PREMISES NO. - 131/2B, BAKRAHAT ROAD, WARD NO. - 144, BOROUGH NO. - XVI, MOUZA - HANSPUKURIA, J.L. NO. - 20, R.S. NO. - 36, R.S. KHATIAN NO. - 217, L.R. KHATIAN NO. - 9193, R.S. DAG NO. - 273, 274, 275 & 276, L.R. DAG NO. - 325, 326, 327 & 328, TOUZI NO. - 15, P.S. - THAKURPUKUR, KOLKATA - 700104, DIST. - 24 Pgs. (S), UNDER KOLKATA MUNICIPAL CORPORATION.

AREA OF LAND = 473.131 Sqm.

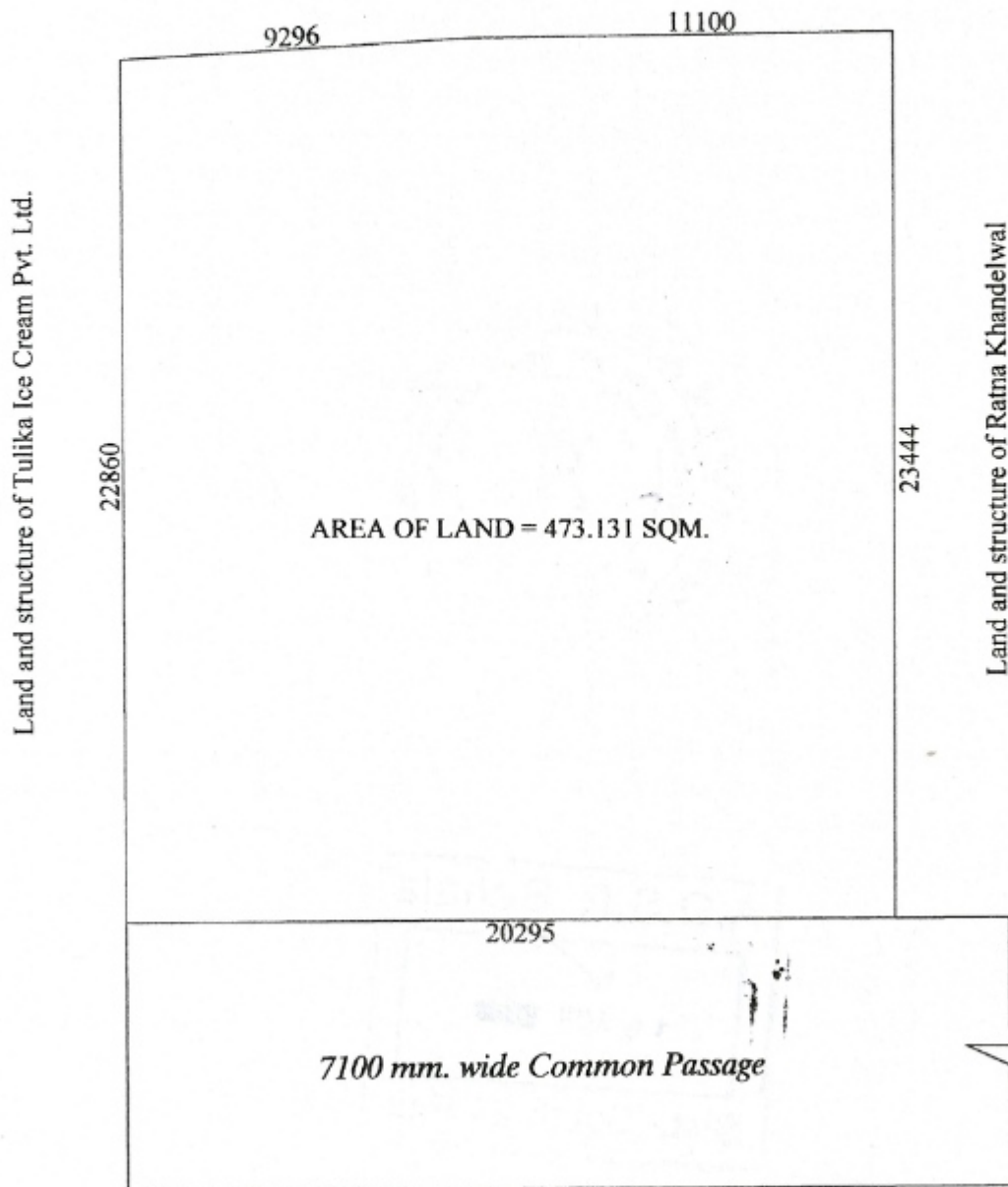
SHOWN IN RED COLOUR

SCALE - 1:200

All dimensions are in mm.



Land and structure at Dag no. - 272



For SANGITAA CONSTRUCTION

Proprietor

C.A. OF SAURAV KHANDELWAL

SIGNATURE OF OWNER / APPLICANT

S M D JOKA METRO CITY DEVELOPER
PRIVATE LIMITED










AKASH MONDAL
REGISTERED WITH COUNCIL
OF ARCHITECTURE
Director REGD. NO. CA/19/111545

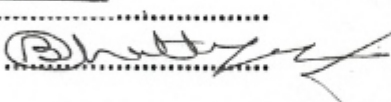
SIGNATURE OF ARCHITECT

		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					

Signature 

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

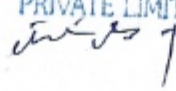
Name

Signature

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

Name

Signature

S M D JOKA METRO CITY DEVELOPER
PRIVATE LIMITED

Director



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. BEHALA, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16072002102289/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	BAPI CHATTERJEE 309E, HO-CHI-MINH SARANI, SANGITAA RESIDENCY, Block/Sector: B, City:- , P.O:- SARSUNA, P.S:- Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700061	Attorney of Declarant [SAURAV KHANDEL WAL]			 18/08/23
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	DIPAK KUMAR DAS Son of D.K. DAS ALIPORE JUDGES COURT, City:- , P.O:- ALIPORE, P.S:- Alipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700027	BAPI CHATTERJEE			 18/08/23

(Sourav Chakraborty)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
BEHALA
South 24-Parganas, West
Bengal

S M D JOKA METRO CITY DEVELOPER
PRIVATE LIMITED

Director



सत्यमेव जयते

Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	2002102289/2023	Office where deed will be registered
Query Date	16/08/2023 10:18:25 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	SANJIB MONDAL 6/2, BOMBAI BAGAN ROAD,Thana : Thakurpukur, District : South 24-Parganas, WEST - BENGAL, PIN - 700061, Mobile No. : 8910712849, Status :Buyer/Claimant	
Transaction	Additional Transaction	
[0901] Declaration, Declaration relating to immovable property		
Set Forth value	Market Value	
Rs. 1,00,000/-	Rs. 49,78,128/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 10/- (Article:4)	Rs. 7/- (Article:E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 10/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bakrahat Road, Road Zone : (Bachharpara Road -- Raghunathpur Road Premises Not Located on Road) , , Premises No: 131/2B, , Ward No: 144, Pin Code : 700104

Sch No	Plot Number	Khatian Number	Land Use/ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	7 Katha 1 Chatak 8 Sq Ft	1,00,000/-	49,78,128/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,
Grand Total :				11.6715Dec	1,00,000 /-	49,78,128 /-	

Declarant Details :

SI No	Name & address	Status	Execution Admission Details :
1	SAURAV KHANDELWAL Daughter of PREM NARAYAN KHANDELWAL,10/16A, SIDDHINATH CHATTERJEE ROAD, City:- , P.O:- BEHALA, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. BGxxxxxx1N, Aadhaar No.: 97xxxxxxxx9718,Status :Individual, Executed by: Attorney	Individual	Executed by: Attorney

S M D JOKA METRO CITY DEVELOPER
PRIVATE LIMITED

(Signature)

Director



Attorney Details :

SI No	Name & Address	Attorney of
1	BABI CHATTERJEE Son of MADHUSUDAN CHATTERJEE309E, HO-CHI-MINH SARANI, SANGITAA RESIDENCY, Block/Sector: B, City:- , P.O:- SARSUNA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxx1G, Aadhaar No: 46xxxxxxxxx5154	SAURAV KHANDELWAL

Identifier Details :

Name & address
DIPAK KUMAR DAS Son of D.K. DAS ALIPORE JUDGES COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of BABI CHATTERJEE

Owner and Land or Building Details as received from KMC :

Sch. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 711440204380 Premises No. : 131/2B Ward No. : 144 Street Name : BAKRA HAT ROAD	Ref Deed No. : Date Of Registration : Office Where Registered :	Owner Name : SOURAV KHANDELWAL Owner Address : 131/2B, BAKRA HAT ROAD , PLOT- D , P.O.-JOKA,KOLKATA Pin No. : 700104	Character of Premises: Constructed Building Total Area of Land: 07 Cottah, 01 Chatak, 08 SqFeet.

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 15-09-2023) for e-Payment. Assessed market value & Query is valid for 30 days.(i.e. upto 15-09-2023)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.

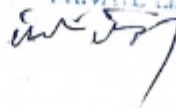
S M D JOKA METRO CITY DEVELOPER
PRIVATE LIMITED

(Signature)

Director

This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-
PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. BEHALA, D.S.R. - V SOUTH 24-
PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA

S M D JOKA METRO CITY DEVELOPER
PRIVATE LIMITED



Director

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BAPI CHATTERJEE
MADHUSUDAN CHATTERJEE
02/11/1968

Permanent Account Number

ACHPC8691G

Chatterjee



S M D JOKA METRO CITY DEVELOPER
PRIVATE LIMITED

smj

Director



सौरव खंडेलवाल

Saurav Khandelwal

जन्म तिथि/ DOB: 24/02/1992

पुरुष / MALE

9720 1021 9718

मेरा आधार, मेरी पहचान

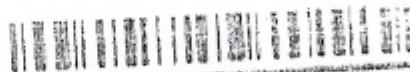


पता:

आत्मज: प्रेम नारायण खंडेलवाल,
10/16ए, सिद्धिनाथ चतुर्जी रोड,
मंटो स्टॉप, बेहाला, बेहाला,
कोल्कता,
वेस्ट बंगाल - 700034

Address

S/O: Prem Narayan
Khandelwal, 10/16A,
Siddhinath Chatterjee Road,
Manton Stop, Behala, Behala,
Kolkata,
West Bengal - 700034



1947
1800 300 1947

gov.in

www.aadhaar.gov.in

S M D JOKA METRO CITY DEVELOPER
PRIVATE LIMITED.

Director