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भारत

TEN UPEES

Rs. 10

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পঞ্চম বাংলা WEST BENGAL

WEST BENGAL
Report No. The signature sheets and the
code conversion sheets attached with the
document are the part of this document

02AC 773957

248731 / 25

W. J. M. G. S. - Registrar and
Registrar U.S. 1 (2) of
Registration, 1908
Albion, South 24 Parsons

27 JAN 2025

K. M. C. BOUNDARY DECLARATION

RE : K.M.C. Premises No. 1150, Mukundapur, Assessee No. 31-109-07-1150-0, within K.M.C. Ward No. 109, P.S. Purba Jadavpur, Kolkata - 700 099, District - South 24-Parganas.

We, (1) **SMT. SHIKHA NANDI** (PAN – BVBPN6111Q), (Aadhaar No. 24862547 3177), wife of Sri Harendra Kumar Nandi, by faith - Hindu, by Occupation - Housewife, by Nationality - Indian and (2) **SRI HARENDRAY KUMAR NANDI**, (PAN – ABFPN5848P), (Aadhaar No. 7820 6339 5461), son of Banamali Nandi, by faith - Hindu, by Occupation - Retired, by Nationality - Indian, both are presently residing at 1150, Mukundapur, P.O. Mukundapur, P.S. Panchasayar, Kolkata-700099, District – South 24-Parganas, represented by their Constituted Lawful Attorney namely “MESSRS

28854

SL. No. Date.
Rs.
Name.
Address.

27 JAN 2025

DEBES KUMAR MISRA
ADVOCATE
CALCUTTA HIGH COURT
KOLKATA - 700 001

SMRITI BIKASH DAS
Govt. Licence Stamp Vendor
Alipore Police Court
Kol-27



District Sub-Registrar AV
Registration U/S 7 (2) of
Registration 1908
Area, South 24 Parganas

27 JAN 2025

Identified by :-

Abhejil Kumar Misra
son of late Neerjan Misra

VI/II - Nij Maifana

P.O. Bettala

Dist- Purba Midnapur

Pin code- 721433

Law clerk

BASBHUMI", (PAN – AFNPB5701P), a proprietorship firm having its office at 8R, Roy Para Bye Lane, Post Office and Police Station – Sinthi, Kolkata – 700 050, District – North 24-Parganas, represented by its sole proprietor namely **SRI DEBABRATA BHATTACHARYA, (PAN – AFNPB5701P)**, son of Late Nripendra Nath Bhattacharjee, by faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at 8R, Roy Para Bye Lane, Post Office and Police Station – Sinthi, Kolkata – 700 050, District – North 24-Parganas, by virtue of a registered General Power of Attorney dated 25.06.2024, registered at District Sub-Registrar - IV, Alipore, South 24-Parganas and entered into Book No. I, Volume No. 1604-2024, Pages from 221142 to 221165, being Deed No. 160407085 for the year 2024, do hereby solemnly declare and say as follows:

1. That by virtue of purchase deed and thereafter by virtue of registered Deed of Amalgamation dated 27.02.2024, registered in the office of District Sub – Registrar - III, Alipore and entered into Book No. 1, Volume No. 1603-2024, Page No. 78054 to 78071, Deed No. 3185 for the year 2024, the present **OWNERS/DECLARANTS** herein become the absolute joint recorded owners and possessors of **ALL THAT** piece and parcel of land measuring an area of 5 (Five) Cottahs 0 (Zero) Chittack 0 (Zero) Sq.ft. more or less together with a two storied building measuring each floor area of 1000 (One Thousand) Sq.ft. more or less having cemented flooring standing thereon, lying and situated in Mouza - Chakganiagachi, J.L. No. 24, R.S. No. 8½, Touzi No.151, Pargana - Khaspur, comprised in R.S. Dag No. 40, under R.S. Khatian No. 37, A.D.S.R. Office at Sealdah and D.S.R. Office at Alipore, within the jurisdiction of The Kolkata Municipal Corporation Ward No.109, known as **K.M.C. Premises No. 1150, Mukundapur, Assessee No. 31-109-07-1150-0**, under P.S. Purba Jadavpur, Kolkata – 700 099, in the District of South 24-Parganas, together with all easement rights thereto.
2. That the net land area of our own ownership is 5 (Five) Cottahs more or less as per deed and as per present physical measurement the land area of 334.398 Sq.Mtr. equivalent to 3599.46 Sq.ft. more or less known as **K.M.C. Premises No. 1150, Mukundapur, Assessee No. 31-109-07-1150-0**, within the limits of The Kolkata Municipal Corporation Ward No. 109, P.S. Purba Jadavpur, Kolkata – 700 099, District – South 24-Parganas, Borough - XII.
3. That we are going to submit the building plan for the construction of the building in our said property measuring net land area of 334.398 Sq.Mtr. equivalent to 3599.46 Sq.ft. more or less as per present physical measurement known as **K.M.C. Premises No. 1150, Mukundapur, Assessee No. 31-109-07-1150-0**, within the



limits of The Kolkata Municipal Corporation **Ward No. 109**, P.S. Purba Jadavpur, Kolkata – 700 099, Borough - XII.

4. That there is no Civil or Criminal suit pending over the said land and the land is free from all encumbrances.
5. That if there is any dispute arises over the said land area and boundary, the K.M.C. will not be liable for any litigation in future over the said land due to false statement and The Kolkata Municipal Corporation shall have the right/authority to revoke the plan to be submitted by me in accordance with law.
6. That we are at present the joint owners of land measuring net land area of 334.398 Sq.Mtr. equivalent to 3599.46 Sq.ft. more or less as per present physical measurement known as **K.M.C. Premises No. 1150, Mukundapur, Assessee No. 31-109-07-1150-0**, within the limits of The Kolkata Municipal Corporation **Ward No. 109**, P.S. Purba Jadavpur, Kolkata – 700 099, Borough - XII, and it is butted and bounded by :

ON THE NORTH : 6200 mm wide K.M.C. Black Top Road ;

ON THE SOUTH : 6200 mm wide K.M.C. Black Top Road ;

ON THE EAST : Land of R.S. Dag No. 40/Partly Scheme Plot No. 3 & Partly Scheme Plot No. 8 known as 1869, Mukundapur ;

ON THE WEST : Land of R.S. Dag No. 40/Scheme Plot Nos. 1 & 6.

7. The measurement of the four sides boundary of the land is mentioned below and the said property is known as **K.M.C. Premises No. 1150, Mukundapur, Assessee No. 31-109-07-1150-0**, within the limits of The Kolkata Municipal Corporation **Ward No. 109**, P.S. Purba Jadavpur, Kolkata – 700 099, Borough - XII, within our own ownership :

NORTHERN SIDE : 13705 MM;

SOUTHERN SIDE : 13705 MM;

EASTERN SIDE : 24420 MM;

WESTERN SIDE : 24420 MM.

8. That the enclosed Map/Plan is also a part of this Declaration.
9. That this is not a tank or a filled up tank or filled up land.
10. That the above statements are true to the best of our knowledge and belief.





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

27 JAN 2025

IN WITNESS WHEREOF the Declarants put their signatures on this the 27th day of **January, 2025** (Two Thousand and Twenty-five).

WITNESS :

1. *Ashok Kumar Mishra
Vill. Maji Maitana
P.O. Battala
Dist. - Purba Midnapur*

2. *Akash Kunder
93, Garia Kolkata-84*

For BASBHUMI
D. Bhattacharya
(DEBABRATA BHATTACHARYA)
Proprietor

As constituted lawful Attorney of the
Declarants herein.

SIGNATURE OF THE DECLARANTS



DRAFTED & PREPARED BY
AS PER K.M.C. PROFORMA :

Debas Kumar Misra (Signature)

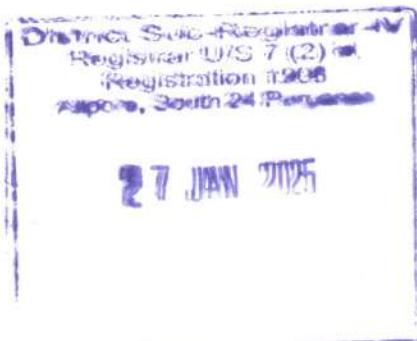
(DEBES KUMAR MISRA)

ADVOCATE [Enrollment No.F/364/329/1989]

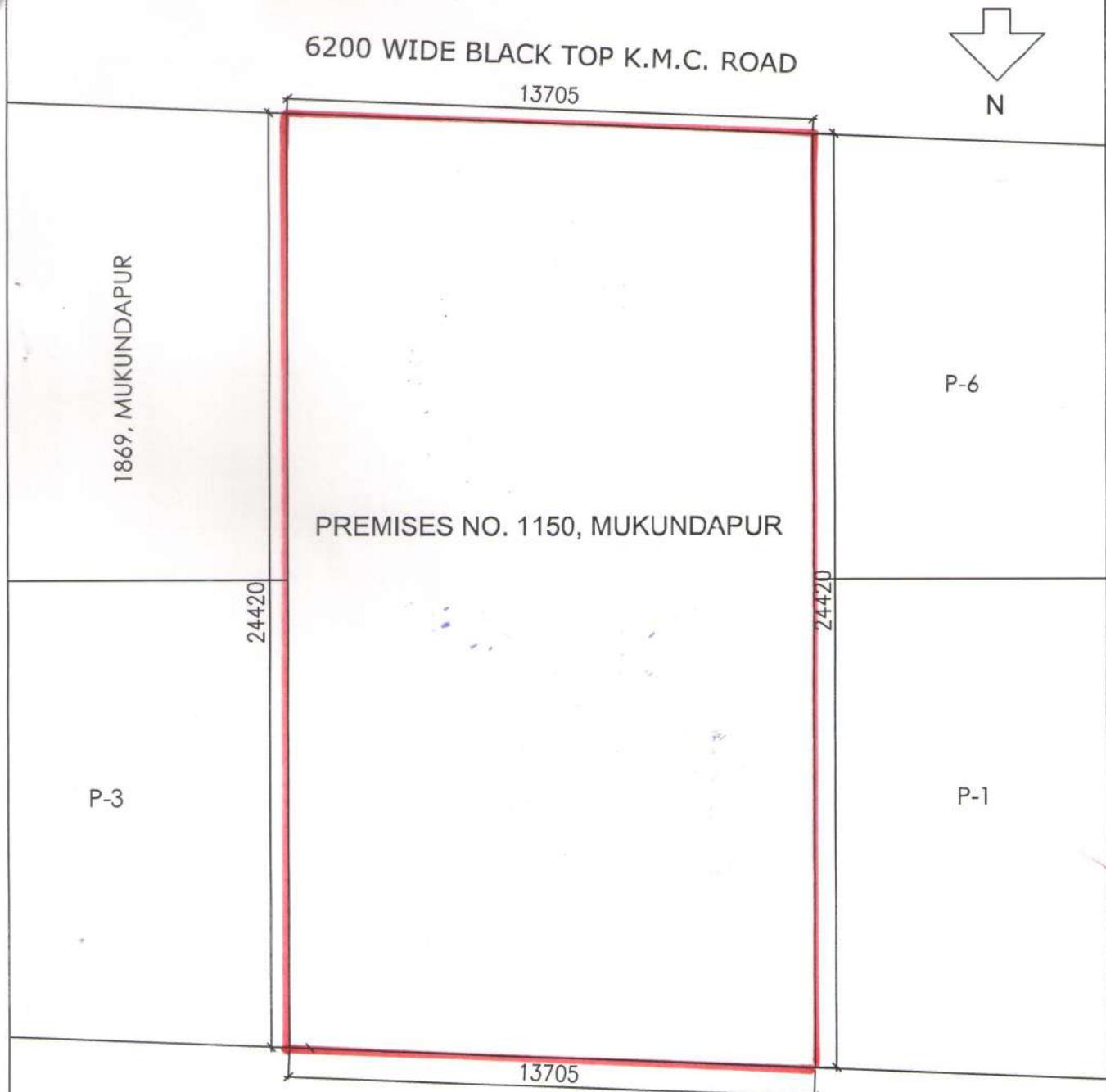
HIGH COURT, CALCUTTA

Resi-cum-Chamber :69/1, Baghajatin
Place, Kolkata-700086

MOB. 9830236148 (D.K.M.),
9051446430 (Somesh),
9836115120 (Tapesh)



PLAN AT PREMISES NO. - 1150, MUKUNDAPUR, WARD NO. - 109,
BOUGH - XII, P.S. - PURBA JADAVPUR, KOLKATA - 700 099, UNDER
DUZA - CHAKGANIAGACHI, J.L. NO. - 24, R.S. DAG NO. - 40, R.S.
HATIAN NO. - 37. AREA OF LAND - 334.398 SQM.
ALL DIMENSIONS ARE IN MM.



For BASBHUMI

D. Bhattacharya
Proprietor

SIGNATURE OF OWNERS/

CONSTITUTED ATTORNEY

[Signature]



✓

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

27 JAN 2025



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

Name... DEBABRATA BHATTACHARYA

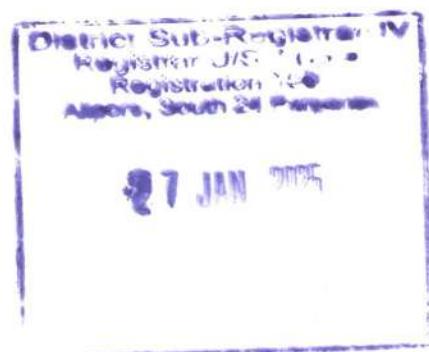
Signature



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

Name

Signature





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

Query No / Year	2000248731/2025	Office where deed will be registered
Query Date	27/01/2025 12:32:09 AM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Takesh Mishra H C Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9836115120, Status : Advocate	
Transaction	Additional Transaction	
[0901] Declaration, Declaration relating to immovable property		
Set Forth value	Market Value	
Rs. 1/-	Rs. 85,48,733/-	
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: Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: MUKUNDA PUR, Road Zone : (Mukundapur More -- Daspara/Chak Garia) , , Premises No: 1150, , Ward No: 109, Pin Code : 700099

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	3599.46 Sq Ft	1/-	85,48,733/-	Width of Approach Road: 20 Ft.,
	Grand Total :			8.2488Dec	1/-	85,48,733/-	

Declarant Details :

SI No	Name & address	Status	Execution Admission Details :
1	Mrs Shikha Nandi Wife of Mr Harendra Kumar Nandi, 1150, Mukundapur, City:- , P.O:- Mukundapur, P.S:- Purba Jadabpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700099 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Date of Birth: XX-XX-1XX2, PAN No. bvxxxxxxxx1q, Aadhaar No.: 24xxxxxxxx3117, Status : Individual, Executed by: Attorney	Individual	Executed by: Attorney



Query No: 2000248731 of 2025, Printed On : Jan 27 2025 12:32AM, Generated from wbregistration.gov.in

Harendra Kumar Nandi Son of Banamali Nandi, 1150, Mukundapur, City:-, P.O:- Mukundapur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, Date of Birth: XX-XX-1XX3, PAN No. abxxxxxx8p, Aadhaar No.: 78xxxxxxxx5461, Status :Individual, Executed by: Attorney	Individual	Executed by: Attorney
--	------------	-----------------------

Attorney Details :

SI No	Name & Address	Attorney of
1	Mr Debabrata Bhattacharya Son of Late Nripendra Nath Bhattacharjee Sole Proprietor, Basbhumi , 8R, Roy Para Bye Lane, Kolkata - 700050, City:- , P.O:- Sinthi, P.S:-Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700050 , 8R, Roy Para Bye Lane, Sinthee, Kolkata - 700050, City:- , P.O:- Sinthi, P.S:-Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700050 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth: XX-XX-1XX0, PAN No. afxxxxxx1p , Aadhaar No.: 31xxxxxxxx3802	Mrs Shikha Nandi, Mr Harendra Kumar Nandi

Identifier Details :

Name & address
Mr Abhijit Kumar Mishra Son of Late Niranjan Mishra Village- Nij Maitana, City:- , P.O:- Battala, P.S:-Ramnagar, District:-Purba Midnapore, West Bengal, India, PIN:- 721433, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Mrs Shikha Nandi, Mr Harendra Kumar Nandi

Owner and Land or Building Details as received from KMC :

Sc. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 311090711500 Premises No. : 1150 Ward No. : 109 Street Name : MUKUNDAPUR	Reference Deed No. : Date of Registration. : Office Where Registered :	Owner Name : SMT. SHIKHA NANDI & SRI HARENDRA KUMAR NANDI Owner Address : 1150 MUKUNDAPUR , P.O.- MUKUNDAPUR,P.S.- PURBA JADAVPUR , KOLKATA Pin No. : 700099	Character of Premises: Total Area of Land: 05 Cottah,

Note:

- If the given information are found incorrect, then the assessment made stands invalid.
- Query is valid for 30 days (i.e. upto 26-02-2025) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 26-02-2025)
- 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.



Query No: 2000248731 of 2025, Printed On : Jan 27 2025 12:32AM, Generated from wbregistration.gov.in

Major Information of the Deed

Deed No :	I-1604-00776/2025	Date of Registration	27/01/2025
Query No / Year	1604-2000248731/2025	Office where deed is registered	
Query Date	27/01/2025 12:32:09 AM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Takesh Mishra H C Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9836115120, Status : Advocate		
Transaction	Additional Transaction		
[0901] Declaration, Declaration relating to immovable property			
Set Forth value	Market Value		
Rs. 1/-	Rs. 85,48,733/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10/- (Article:4)	Rs. 39/- (Article:E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

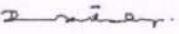
District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: MUKUNDA PUR, Road Zone : (Mukundapur More – Daspara/Chak Garia) , Premises No: 1150, , Ward No: 109 Pin Code : 700099

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
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	Grand Total :			8.2488Dec	1/-	85,48,733/-	

Declarant Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mrs Shikha Nandi Wife of Mr Harendra Kumar Nandi 1150, Mukundapur, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700099 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX2 , PAN No.: bvxxxxxxxx1q, Aadhaar No: 24xxxxxxxx3117, Status :Individual, Executed by: Attorney, Executed by: Attorney
2	Mr Harendra Kumar Nandi Son of Banamali Nandi 1150, Mukundapur, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India Date of Birth:XX-XX-1XX3 , PAN No.: abxxxxxxxx8p, Aadhaar No: 78xxxxxxxx5461, Status :Individual, Executed by: Attorney, Executed by: Attorney

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Debabrata Bhattacharya (Presentant) Son of Late Nripendra Nath Bhattacharjee Date of Execution - 27/01/2025, Admitted by: Self, Date of Admission: 27/01/2025, Place of Admission of Execution: Office	 Jan 27 2025 1:48PM	 Captured	 27/01/2025
Sole Proprietor, Basbhumi , 8R, Roy Para Bye Lane, Kolkata - 700050, City:- , P.O:- Sinthi, P.S:-Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700050 , 8R, Roy Para Bye Lane, Sinthee, Kolkata - 700050, City:- , P.O:- Sinthi, P.S:-Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700050, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.: afxxxxxx1p, Aadhaar No: 31xxxxxxxx3802 Status : Attorney, Attorney of : Mrs Shikha Nandi, Mr Harendra Kumar Nandi				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Abhijit Kumar Mishra Son of Late Niranjan Mishra Village- Nij Maitana, City:- , P.O:- Battala, P.S:-Ramnagar, District:-Purba Midnapore, West Bengal, India, PIN:- 721433	 27/01/2025	 Captured	 27/01/2025
Identifier Of Mr Debabrata Bhattacharya			

Endorsement For Deed Number : I - 160400776 / 2025

On 27-01-2025

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 13:07 hrs on 27-01-2025, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr Debabrata Bhattacharya ..

Executed by Attorney

Execution by Mr Debabrata Bhattacharya, Sole Proprietor, Basbhumi (Sole Proprietorship), 8R, Roy Para Bye Lane, Kolkata - 700050, City:- , P.O:- Sinthi, P.S:-Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700050 as constituted attorney for 1. Mrs Shikha Nandi 1150, Mukundapur, P.O: Mukundapur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700099, 2. Mr Harendra Kumar Nandi 1150, Mukundapur, P.O: Mukundapur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700099 is admitted by him

Indetified by Mr Abhijit Kumar Mishra, , Son of Late Niranjan Mishra, Village- Nij Maitana, P.O: Battala, Thana: Ramnagar, , Purba Midnapore, WEST BENGAL, India, PIN - 721433, by caste Hindu, by profession Law Clerk

Payment of Fees

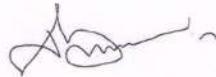
Certified that required Registration Fees payable for this document is Rs 39.00/- (E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 39.00/-

Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 28854, Amount: Rs.10.00/-, Date of Purchase: 21/01/2025, Vendor name: Smriti Bikash Das



Santanu Basak
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 1604-2025, Page from 26643 to 26655
being No 160400776 for the year 2025.**



(Anupam Halder)

Digitally signed by Anupam Halder
Date: 2025.01.30 15:24:23 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 30/01/2025

DISTRICT SUB-REGISTRAR

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

West Bengal.