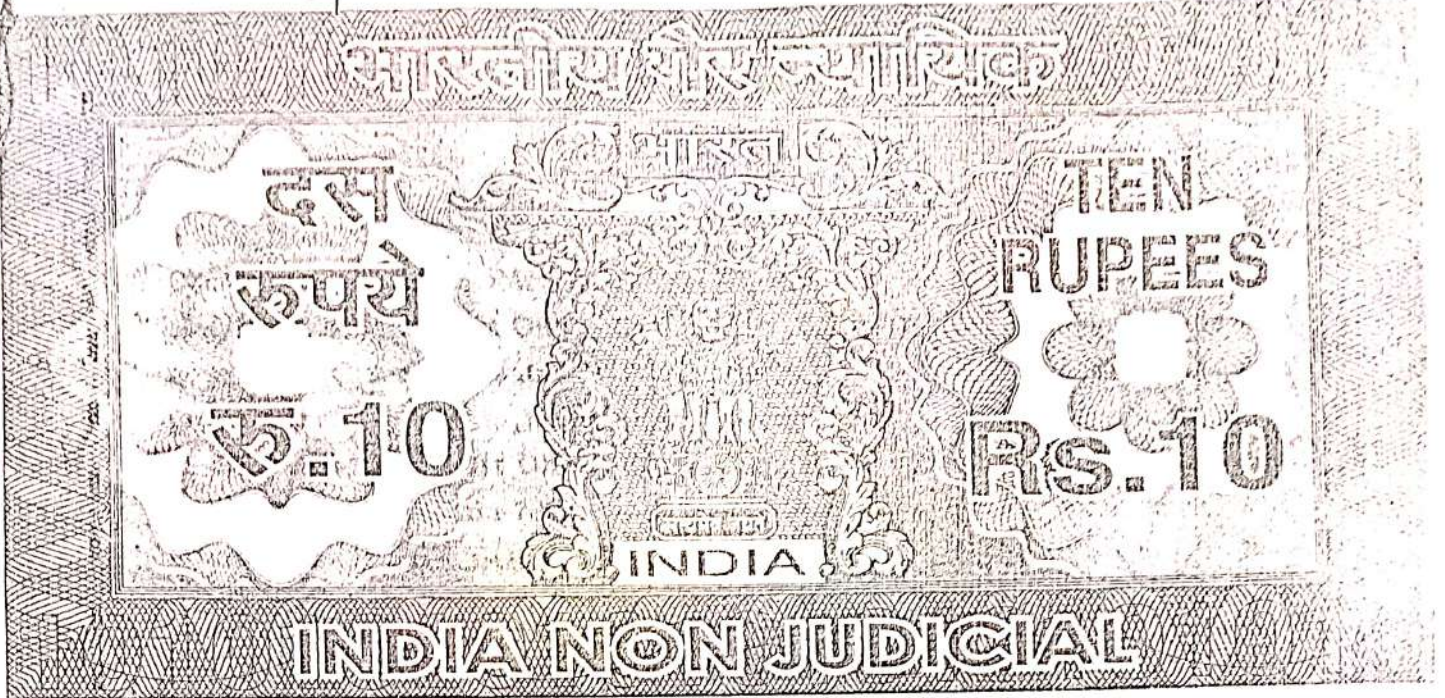


08513/24

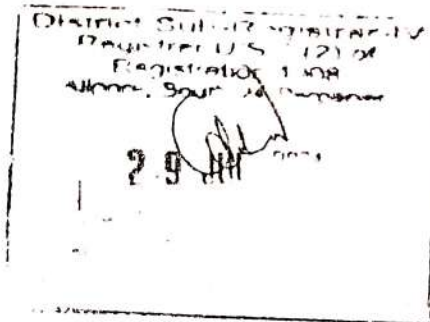
D-08439/2021



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

26/07/2024  
Q-2001996051/2024

Certified that the... 95AD 998539  
...  
...  
...



: K.M.C. BOUNDARY DECLARATION :

Ref : Premises No.130D, Netaji Subhas Chandra Bose Road, WARD NO.095,  
Assessee No.210950601267, Police Station-Previously Jadavpur now Golf Green,  
Kolkata-700040, District South 24-Parganas.

I, SRI NARAYAN SAHA, Son of Late Chittaranjan Saha, By Faith Hindu, by Occupation- Business, PAN-AKMPS3317G, Aadhaar No.245032839163, residing at 4/12, Azadgarh, Post Office-Regent Park, Police Station- Previously Jadavpur now Golf Green, Kolkata-700 040, District-24-Parganas (South), the sole proprietor of "M/S. NARAYAN SAHA" a proprietorship business, having its office at 4/12, Azadgarh, Post Office-Regent Park, Police Station-Previously Jadavpur now Golf Green, Kolkata-700 040, District-24 Parganas (South), is the constituted attorney of (1) SMT. GOURI GANGULY, Wife of Late Sital Das Ganguly, PAN - ALYPG9168N, Aadhaar No.716371242095, date of birth - 19/02/1942, By Faith Hindu, By Occupation-Housewife, Nationality-Indian, residing at 130D, N.S.C. Bose Road, Post Office-Regent Park, Police Station-Golf Green, Kolkata-700040, (2) SRI SUDIP GANGULY, Son of Late Sital Das Ganguly, OCI No.A4786028, By Faith Hindu, By Occupation-Service, Nationality-Indian, date of birth 18/08/19770, now residing at 50 Marlin Ave East, Edison, New Jersey 08820, USA, and also of 130D, N.S.C. Bose Road, Post Office-Regent Park, Police Station-Golf Green, Kolkata-700040, empowered through a registered Power of Attorney, which was registered at DSR-IV Alipore, Vide Book No.I, Volume No.1604-2024, Pages 61092 to 61111, being No.160402022, for the year 2024.

1} That I am the constituted Attorney of owners of the KMC Premises No.130D, Netaji Subhas Chandra Bose Road, WARD NO.095, Assessee No.210950601267, Police Station-Previously Jadavpur now Golf Green, Kolkata-700040, District South 24-Parganas, being land measuring 249.564 Square Meter more or less equivalent to 3 Cottahs 11 Chittacks and 31 Square feet be the same a little more or less as per physical survey and land measuring 248.606 Square Meter more or less equivalent to 3 Cottahs 11 Chittacks and 21 Square feet be the same a little more or less as per Deed and proposed to construct a proposed Building in the aforesaid Premises. The total Boundary Line if the Property is fully mentioned below and described "RED" Border and I shall be liable for dispute, if arises, with my 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 statements and have liberty to revoke the plan in accordance with the law.

2} That I have submit the Plan for the construction of a Building as a constituted attorney of the owners in the above KMC Premises No.130D, Netaji Subhas Chandra Bose Road, WARD NO.095, Assessee No.210950601267, Police Station-Previously Jadavpur now Golf Green, Kolkata-700040, District South 24-Parganas, for obtaining sanction vide application.

3} That I am the constituted attorney of the Owners of KMC Premises No.130D, Netaji Subhas Chandra Bose Road, WARD NO.095, Assessee No.210950601267, Police Station-Previously Jadavpur now Golf Green, Kolkata-700040, District South 24-Parganas, comprising land measuring 249.564 Square Meter more or less equivalent to 3 Cottahs 11 Chittacks and 31 Square feet be the same a little more or less as per physical survey and land measuring 248.606 Square Meter more or less equivalent to 3 Cottahs 11 Chittacks and 21 Square feet be the same a little more or less as per Deed with structure standing thereon more fully described and delineated in the Map or Plan annexed hereto and thereon coloured in RED verge line.

4} That there is no Civil or Criminal Suit is pending against the said land and the said land is free from all encumbrances.

5} That the measurement of the Four Sides of Premises No.130D, Netaji Subhas Chandra Bose Road, WARD NO.095, Assessee No.210950601267, Police Station-Previously Jadavpur now Golf Green, Kolkata-700040, District South 24-Parganas, is given in the Schedule below.

NORTH - 19100mm.

SOUTH - 27876mm.

EAST - 9417mm.

WEST - 400mm+125mm+4092mm+8606mm+1291mm.

SCHEDULE

Premises No.130D, Netaji Subhas Chandra Bose Road, WARD NO.095, Assessee No.210950601267, Police Station-Previously Jadavpur now Golf Green, Kolkata-700040, District South 24-Parganas, now within the limits of the Kolkata Municipal Corporation, being land measuring 249.564 Square Meter more or less equivalent to 3 Cottahs 11 Chittacks and 31 Square feet be the same a little more or less as per physical survey and land measuring 248.606 Square Meter more or less equivalent to 3 Cottahs 11 Chittacks and 21 Square feet be the same a little more or less as per Deed, which butted and bounded as follows :

NORTH - KMC Road.

SOUTH -Premises No.4/4, Azadgarh & 130A, N.S.C. Bose Road.

EAST -Premises No.4/3, Azadgarh.

WEST - KMC Road.

IN WITNESSES WHEREOF, the EXECUTANT put his signature on this 26<sup>th</sup> day of July, 2024.

WITNESSES :

1. Subha Houdre  
220, Reflect Club East  
Kolkata - 700070.

2. Smt. S. Choudhury  
Advocate  
Cont. 4-27

M/s NARAYAN SAHA

*Narayan Saha*  
Proprietor

As Constituted Attorney of

(1) SMT. GOURI GANGULY

(2) SRI SUDIP GANGULY

DECLARANT.

DRAFTED BY ME AS PER K.M.C.PROFORMA.

*Sudipta Chakraborty*  
{ ADVOCATE }

(SUDIPTA CHAKRABORTY)  
WB/1056/1999

TYPED BY

*Sudip Ganguly*  
TYPIST

Thumb      1<sup>st</sup> finger      middle finger      ring finger      small finger

	Left Hand					
	Right Hand					

Name ...NARAYAN SAHA.....

Signature ...Narayan Saha.....

Thumb      1<sup>st</sup> finger      middle finger      ring finger      small finger

	Left Hand					
	Right Hand					

Name .....

Signature .....

Thumb      1<sup>st</sup> finger      middle finger      ring finger      small finger

	Left Hand					
	Right Hand					

Name .....

Signature .....

SITE PLAN OF THE PREMISES NO-130D,NETAJI SUBHAS CHANDRA BOSE ROAD. WARD NO-095.

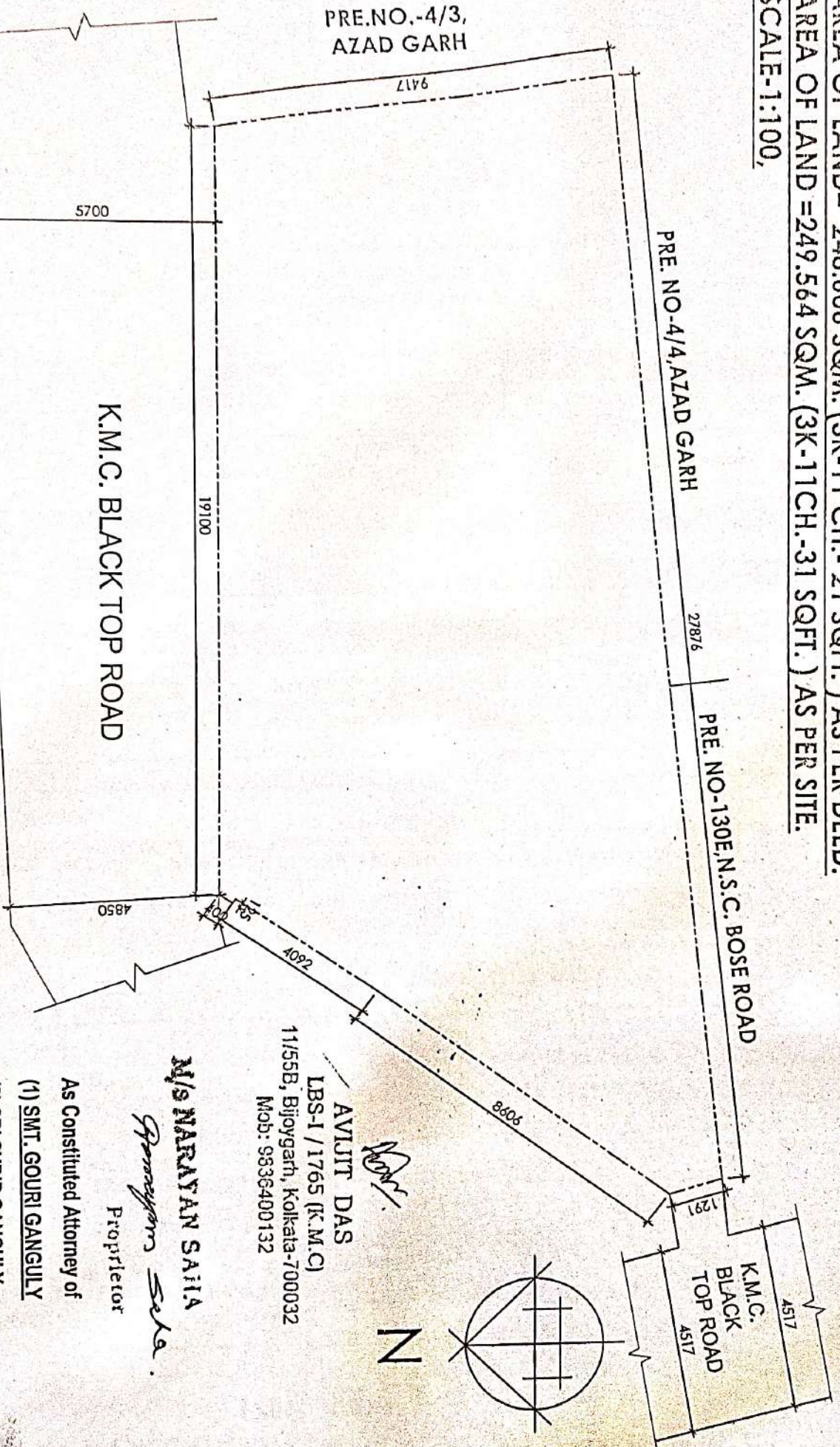
BOROUGH-X,UNDER K.M.C. P.S.- GOLF GREEN FORMERLY JADAVPUR.

C.S. DAG NO-349, KHAIYAN NO-137/4, MOUZA-SHIBPUR.

AREA OF LAND= 248.606 SQM. (3K-11 CH. - 21 SQFT. ) AS PER DEED.

AREA OF LAND =249.564 SQM. (3K-11CH.-31 SQFT. ) AS PER SITE.

SCALE-1:100.



*[Signature]*  
**AVIJIT DAS**  
 LBS-1 / 1765 (K.M.C)  
 11/55B, Bijoigarh, Kolkata-700032  
 Mob: 9836400132

**M/s NARAYAN SAHA**  
*[Signature]*  
 Proprietor

As Constituted Attorney of  
 (1) **SMT. GOURI GANGULY**  
 (2) **SRI SUDIP GANGULY**



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

Query No / Year	2001996051/2024	Office where deed will be registered
Query Date	25/07/2024 8:10:34 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	SUDIPTA CHAKRABORTY Calcutta High Court, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9163407529, Status : Advocate	
Transaction	Additional Transaction	
[0901] Declaration, Declaration relating to immovable property		
Set Forth value	Market Value	
	Rs. 93,26,392/-	
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: Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: N.S.C Bose Road, Road Zone : (Ward No. 97 & 95 – Ward No. 97 & 95) , , Premises No: 130D, , Ward No: 095, Pin Code 700040

Sch No	Plot Number	Khatian Number	Land Use ROR Proposed	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 11 Chatak 31 Sq Ft		93,26,392/-	Property is on Road
Grand Total :				6.1554Dec	0 /-	93,26,392 /-	

**Declarant Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	Mrs GOURI GANGULY Wife of Late Sital Das Ganguly, 130D, N.S.C. Bose Road, City:- , P.O:- Bansdroni, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Date of Birth:XX-XX-2XX4, PAN No. alxxxxxx8n, Aadhaar No.: 71xxxxxxx2095, Status :Individual, Executed by: Attorney	Individual	Executed by: Attorney



Mr SUDIP GANGULY Son of Late Sital Das Ganguly,50, Marlin Ave East, Edison, City:- , New Jersey, United States, PIN:- 08820 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Aadhaar No Not Provided by UIDAI Status :Individual, Executed by: Attorney	Individual	Executed by: Attorney
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**Attorney Details :**

Sl No	Name & Address	Attorney of
1	Mr NARAYAN SAHA Son of Late Chittaranjan Saha Sole Proprietor, MS NARAYAN SAHA , 4/12, Azadgarh, City:- , P.O:- Regent Park, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 , 4/12, Azadgarh, City:- , P.O:- Regent Park, P.S:-Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0, PAN No. akxxxxxx7g , Aadhaar No.: 24xxxxxxxx3916	Mrs GOURI GANGULY, Mr SUDIP GANGULY

**Identifier Details :**

Name & address
Mr SUBHA MONDAL Son of Mr Sashi Mondal B/95, Satyajit Park, City:- , P.O:- Bansdrani, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700070, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Mr NARAYAN SAHA

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. : 210950601267 Premises No. : 130D Ward No. : 095 Street Name : NETAJI SUBHAS CHANDRA BOSE ROAD	Reference Deed No. : Date of Registration. : Office Where Registered :	Owner Name : SMT. GOURI GANGULY,SRI. SUDIP GANGULY Owner Address : 130D,N.S.C.BOSE ROAD,P.O & P.S- REGENT PARK,KOLKATA- 700040 Pin No. : 700040	Character of Premises: Total Area of Land: 3 Cottah, 11 Chatak, 21 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 24-08-2024) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 24-08-2024)
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.



Query No: 2001996051 of 2024, Printed On : Jul 25 2024 8:10PM, Generated from wregistration.gov.in

### Major Information of the Deed

Deed No :	I-1604-08439/2024	Date of Registration	29/07/2024
Query No / Year	1604-2001996051/2024	Office where deed is registered	
Query Date	25/07/2024 8:10:34 PM	D.S.R. - IV SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	SUDIPTA CHAKRABORTY Calcutta High Court, Thana : Hare Street, District : Kolkata, WEST BENGAL., PIN - 700001, Mobile No. : 9163407529, Status :Advocate		
Transaction	Additional Transaction		
[0901] Declaration, Declaration relating to Immovable property			
Set Forth value	Market Value		
Stampduty Paid(SD)	Rs. 93,26,392/-		
Rs. 10/- (Article:4)	Registration Fee Paid		
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: N.S.C Bose Road, Road Zone : (Ward No. 97 & 95 -- Ward No. 97 & 95) , , Premises No: 130D, , Ward No: 095 Pin Code : 700040

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		3 Katha 11 Chatak 31 Sq Ft		93,26,392/-	Property is on Road
<b>Grand Total :</b>					<b>6.1554Dec</b>	<b>0 /-</b>	<b>93,26,392 /-</b>	




#### Declarant Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	<b>Mrs GOURI GANGULY</b> Wife of Late Sital Das Ganguly 130D, N.S.C. Bose Road, City:- , P.O:- Bansdroni, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX2 , PAN No.:: alxxxxx8n, Aadhaar No: 71xxxxxxx2095, Status :Individual, Executed by: Attorney, Executed by: Attorney
2	<b>Mr SUDIP GANGULY</b> Son of Late Sital Das Ganguly 130D, Bose Road, City:- , P.O:- Regent Park, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India ,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	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr NARAYAN SAHA</b>                      (Presentant)                      Son of Late Chittaranjan Saha                      Date of Execution -                      26/07/2024, , Admitted by:                      Self, Date of Admission:                      26/07/2024, Place of                      Admission of Execution: Office                 </td> <td>  </td> <td>                       Captured                 </td> <td>  </td> </tr> <tr> <td>Jul 26 2024 12:32PM</td> <td>LTI 26/07/2024</td> <td>26/07/2024</td> <td></td> </tr> </tbody> </table> <p>Sole Proprietor, MS NARAYAN SAHA , 4/12, Azadgarh, City:- , P.O:- Regent Park, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 , 4/12, Azadgarh, City:- , P.O:- Regent Park, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.:: akxxxxx7g, Aadhaar No: 24xxxxxxxx3916 Status : Attorney, Attorney of : Mrs GOURI GANGULY, Mr SUDIP GANGULY</p>	Name	Photo	Finger Print	Signature	<b>Mr NARAYAN SAHA</b> (Presentant) Son of Late Chittaranjan Saha Date of Execution - 26/07/2024, , Admitted by: Self, Date of Admission: 26/07/2024, Place of Admission of Execution: Office		 Captured		Jul 26 2024 12:32PM	LTI 26/07/2024	26/07/2024	
Name	Photo	Finger Print	Signature										
<b>Mr NARAYAN SAHA</b> (Presentant) Son of Late Chittaranjan Saha Date of Execution - 26/07/2024, , Admitted by: Self, Date of Admission: 26/07/2024, Place of Admission of Execution: Office		 Captured											
Jul 26 2024 12:32PM	LTI 26/07/2024	26/07/2024											

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr SUBHA MONDAL</b> Son of Mr Sashi Mondal B/95, Satyajit Park, City:- , P.O:- Bansdroni, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070		 Captured	
	26/07/2024	26/07/2024	26/07/2024

Identifier Of Mr NARAYAN SAHA

Endorsement For Deed Number : I - 160408439 / 2024

On 26-07-2024

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

Presented for registration at 12:18 hrs on 26-07-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr NARAYAN SAHA .

Executed by Attorney

Execution by Mr NARAYAN SAHA, Sole Proprietor, MS NARAYAN SAHA (Sole Proprietorship), 4/12, Azadgarh, City:- , P.O:- Regent Park, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 as constituted attorney for 1. Mrs GOURI GANGULY 130D, N.S.C. Bose Road, P.O: Bansdroni, Thana: Bansdroni, South 24-Parganas, WEST BENGAL, India, PIN - 700070, 2. Mr SUDIP GANGULY 130D, Bose Road, P.O: Regent Park, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700040 is admitted by him

Identified by Mr SUBHA MONDAL, , Son of Mr Sashi Mondal, B/95, Satyajit Park, P.O: Bansdroni, Thana: Bansdroni, South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by profession Law Clerk

*(Signature)*

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

On 29-07-2024

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 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 002320, Amount: Rs.10.00/-, Date of Purchase: 05/07/2024, Vendor name: Samiran Das

*(Signature)*

Anupam Halder  
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 1604-2024, Page from 246483 to 246496

being No 160408439 for the year 2024.



(Anupam Halder)

Digitally signed by Anupam Halder  
Date: 2024.07.29 13:39:56 +05:30  
Reason: Digital Signing of Deed.

(Anupam Halder) 29/07/2024  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS.  
West Bengal.