

000 895 / 2023

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 24/04/23  
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पश्चिम बंगाल WEST BENGAL

31AA 535092

Certified that the contents of this document are true and correct as admitted by the parties and the endorsement on this document.

*[Signature]*

Dist. Sub-Registrar  
 Alipore, South 24 Parganas

24 APR 2023

BOUNDARY DECLARATION FOR K.M.C.

Re: KMC PREMISES NO.372C, PRINCE ANWAR SHAH ROAD, WARD NO.93, BR. X, ASSESSEE NO.210930905379, P.S. LAKE, KOLKATA - 700045, DIST. 24 PGS. (S).

THIS BOUNDARY DECLARATION FOR KMC IS MADE BY: 1) Mr. Utpal Mukherjee, (PAN ADMPM2568G; Aadhar No. 8847 2810 8681) son of Late Prosad Das Mukherjee, by faith - Hindu, by occupation - Retired, by Nationality - Indian, residing at 188/70 Prince Anwar Shah Road, P.S - Lake, P.C. - Lake Gardens, Kolkata - 700045, District: South 24 Parganas, (2) Miss. Leela Mukherjee, (PAN CXZPM1605H; Aadhar No. 2411 8856 4822) daughter of Late Prosad Das Mukherjee, by faith - Hindu, by occupation - House lady,

396/k

DUTTAREALESTATE  
*[Signature]*  
 Proprietor

6 APR 2023

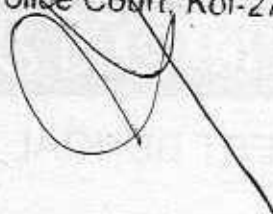
7242

No. .... ₹ 20/- Date.....

Name : ..... LITAN MAJUMDAR  
Advocate

Address : ..... Alipore Criminal Court  
P.S.-Alipore, Kol-27  
Enrol. No.-WB-1321/2003

Vendor : .....  
Alipore Collectorate, 24 Pgs. (South)  
**SUBHANKAR DAS**  
STAMP VENDOR  
Alipore Police Court, Kol-27



District Sub-Registrar-I  
Alipore, South 24 Parganas

24 APR 2023

Identified by me -  
*Litan Majumdar*

**LITAN MAJUMDAR**  
Advocate  
Alipore Criminal Court  
P.S.-Alipore, Kol-27  
Enrol. No.-WB-1321/2003

by Nationality - Indian, residing at 372C, Prince Anwar Shah Road, P.S - Lake, P.O.: Lake Gardens, Kolkata - 700045, District: South 24 Parganas (3A) Mrs. Paushali Mukherjee, (PAN No. -AIDPM6024D; Aadhar No. 9152 0115 5126) wife of Late Ujjwal Mukherjee, by faith - Hindu, by occupation - Housewife, by Nationality - Indian, residing at 1/426, Gariahat Road (South), Jodhpur Park, P.O. - Jodhpur Park, P.S. Lake, Kolkata - 700068; District: South 24 Parganas, (3B) Miss Camellia Mukherjee PAN AUTPM5757D) daughter of Late Ujjwal Mukherjee, by faith - Hindu, by occupation - Service, Address: 1/426, Gariahat Road (South), Jodhpur Park, P.O: Jodhpur Park, P.S. Lake, Kolkata - 700068, District: South 24 Parganas; represented by her mother Mrs. Paushali Mukherjee by way of POA dt. 18/01/2023, (3C). Miss Jasmine Mukherjee (PAN FDTPM1381K; Aadhar No. 6077 5792 3239) Daughter of Late Ujjwal Mukherjee, by faith - Hindu, by occupation - Student, by Nationality - Indian, residing at 1/426, Gariahat Road (South), Jodhpur Park, P.O: Jodhpur Park, P.S. Lake, Kolkata - 700068, District: South 24 Parganas; hereinafter called and referred to as the OWNERS. The land owners are represented by their Lawful Attorney SRI TARAK DUTTA, PAN AEWPD1534L, Mobile No.9830507362, Aadhaar No.9125 8347 5731, Son of Late Kalipada Dutta, by faith- Hindu, by Nationality - Indian, by occupation - Business, residing at 150D, Regent Colony, P.O. Regent Park, Police Station- Regent Park, Kolkata - 700 040, District: South 24-Parganas, and sole Proprietor of M/s. DUTTA REAL ESTATE, a Proprietorship Firm, having its office at 76/B, Netaji Subhas Chandra Bose Road, P.O. Regent Park, P.S. - Regent Park, Kolkata - 700040, District: South 24 Parganas, (Development Power of Attorney registered on 13/04/2023 at D.S.R.-I Alipore, South 24 Parganas vide Book No.I, Volume number 1601-2023, being No.160100800 for the year 2023 do hereby solemnly affirm and declare as follows:-

DUTTA REAL ESTATE  
  
 Proprietor

That Mr. Utpal Mukherjee, Miss. Leela Mukherjee, Mrs. Paushali Mukherjee, Miss Camellia Mukherjee and Miss Jasmine Mukherjee absolutely and jointly seized, possessed of and sufficiently entitled to ALL THAT piece and parcel of land measuring an area 3 Cottahs 12 Chittaks 28 Sq. Ft. together with two storied old building along with all easement rights lying and situate at Premises No.372 C, Prince Anwar Shah Road, Assessee No.210930905379, Kolkata - 700045, P.S.: Lake, Ward No. 93, District South 24 Parganas, free from all sorts of encumbrances, liens, charges and/or any other nature of attachments whatsoever and having no acquisition or requisition or any case or proceedings both in Civil and Criminal nature. Mr. Utpal Mukherjee, Miss. Leela Mukherjee, Mrs. Paushali Mukherjee, Miss Camellia Mukherjee and Miss Jasmine Mukherjee jointly mutated and recorded their names in respect of their landed property lying and situated at Premises No.372 C, Prince Anwar Shah Road, Assessee No.210930905379, P.S.: Lake, Ward No. 93, Kolkata - 700045, District South 24 Parganas. The present Owners have been paying taxes regularly and jointly enjoying the same free from all encumbrances.

THAT the Owners intend to construct a new pucca G+III Storied residential building at Premises No.372C, Prince Anwar Shah Road, Assessee No.210930905379, P.S.: Lake, Ward No. 93, Kolkata - 700045, District South 24 Parganas. The actual boundary lines of the property which is fully mentioned below and demarcated by RED border and they will be liable for dispute of any with their neighbors of this said land in future. The Kolkata Municipal Corporation may be revokes the plan and will not be liable for any litigation over the said land/premises.

THAT said Owners shall submit the plan for the sanction/approval by the Kolkata Municipal Corporation for the construction of the proposed building to be constructed at the said plot of land/premises.

DUTTA REAL ESTATE  
  
 Proprietor

There is no Civil or Criminal suit pending against the said plot of land/premises and the same is free from all sorts of encumbrances.

That the boundary of the bastu land, measuring an area 3 Cottahs 12 Chittacks 28 square feet of land be the same a little more or less equivalent to 253.437 Sq. M. more or less together with two storied old building standing thereon, comprised in Pargana Khaspore, Mouza Arakpore, J.L. No. 39, Touzi No. 56, Part of C.S. Plot No. 602 of Khatian No. 258, Scheme Plot No. 11, lying and situated at Premises No. 372 C, Prince Anwar Shah Road, P.S.: Lake, Ward No. 093, Kolkata - 700045, District South 24 Parganas and the said land and at present the premises is butted and bounded in the manner following :-

ON THE NORTH : Pre. No.70, Jodhpur Gardens, 71, Jodhpur Gardens, 72, Jodhpur Gardens;

ON THE SOUTH : 20 ft, Wide Road maintained by KMC,

ON THE EAST : 372/1, Prince Anwar Shah Road,

ON THE WEST : 372D, Prince Anwar Shah Road.

That the measurement of the four sides of the land measuring an area 3 Cottahs 12 Chittacks 28 square feet of land be the same a little more or less equivalent to 253.437 Sq. M. more or less together with two storied old building standing thereon, comprised in Pargana Khaspore, Mouza Arakpore, J.L. No. 39, Touzi No. 56, Part of C.S. Plot No. 602 of Khatian No. 258, Scheme Plot No. 11, lying and situated at Premises No. 372 C, Prince Anwar Shah Road, Assessee No.210930905379, Kolkata - 700045, P.S.: Lake, Ward No. 93, District South 24 Parganas. Measurement of the boundary butted and bounded as follows:-

North Side: 12266 MM

South Side: 3200 MM, 4369 MM, 4570 MM

East Side: 20574 MM

West Side: 21260 MM

DUTTA REAL ESTATE  
  
 Proprietor

That the enclosed site plan is also the part of this declaration.

That the statements made hereinabove are true to the best of my/our knowledge and belief.

IN WITNESS WHEREOF, I/We, the declarant have hereto signed or set my/our hand and seal at Kolkata this 24<sup>th</sup> day of April, 2023.

Signed, sealed and delivered

In presence of following

Witness :-

1. ~~Tuhin Dutta~~  
TUHIN DUTTA  
C/O TARAK DUTTA  
71/2G, N.S.C BOSE  
ROAD KOLKATA-700040

DUTTA REAL ESTATE

*[Signature]*  
Proprietor

As Constituted Attorney of Owners & Prop. of M/s.  
Dutta Real Estate.

Signature of the Declarant.

2. *Ashim Kumar Ghosh*  
2/12A, Ashoknagar,  
Kolkata-40.

Drafted by me as per K.M.C Proforma

*Litan Majumdar.*

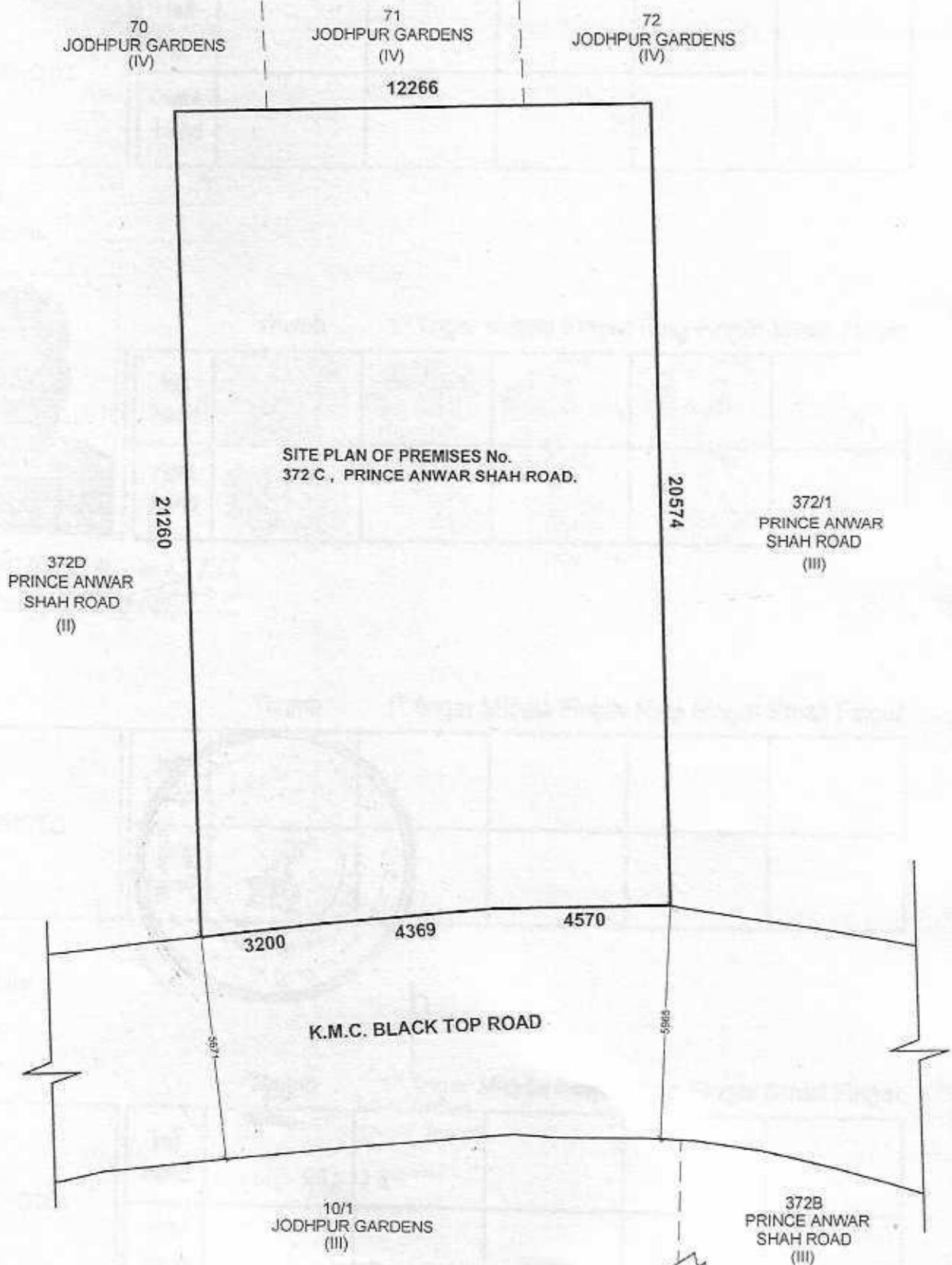
LITAN MAJUMDAR  
Advocate  
Alipore Criminal Court  
P.S.-Alipore, Kol-27  
Enrol. No.-WB-1321/2003

Computer Printed by:

*[Signature]*  
146, Regent Colony, Kol-40.

SITE PLAN OF PREMISES No. 372 C, PRINCE ANWAR  
SHAH ROAD, WARD - 93, BOROUGH - X, P.S.- JADAVPUR,  
KOLKATA - 700 045  
ASSEESSEE No. 210930905379

AREA OF THE LAND : 03 K. - 12 Ch. - 28 Sq.ft. i.e. 253.437 Sq.m  
PROPERTY LINE SHOWN IN RED BORDER



NOTE:  
1. ALL DIMENSIONS ARE IN mm  
2. WRITTEN DIMENSIONS  
SHOULD NOT BE SCALED

DUTTA REAL ESTATE  
*J. P. Dutta*  
Proprietor  
& Constituted Attorney of Landowners.  
SIGNATURE OF OWNER/C.A.

*Jaydeep Deb*  
Jaydeep Deb  
B. Arch (J.U.), M. Arch (Urban Design)  
CoA Regn No. CA/2003/30584  
Associate of I.I.A.  
SIGNATURE OF ARCHITECT

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name .....

Signature .....



		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name J.A.R.A.K. D.W.I.P.

Signature

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name .....

Signature .....

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name .....

Signature .....





THE KOLKATA MUNICIPAL CORPORATION  
Assessment-Collection Department  
No Outstanding Certificate (NOC)

NOC No: E175422023/210930905379  
NOC Issue Date : 23/04/2023

From  
The Assessor-Collector

To

The Owner:  
UTPAL MUKHERJEE, LEELA MUKHERJEE, PAUSHALI MUKHERJEE,  
JASMINE MUKHERJEE, CAMELLIA MUKHERJEE

Dear Sir(s)/Madam(s),

Re: Assessee No : 210930905379  
Premises No : 372C, PRINCE ANWAR SHAH ROAD  
Ward No : 093

This is to inform that, as per our records, there is no outstanding amount due against the above mentioned assessee no as on date.

This NOC is based on the AV Rs. 82780 w.e.f. 1/2017

This payment status is valid upto 30/06/2023.

For, Assessor-Collector

Date : 23/04/2023

Current unpaid amount Rs. 5420.

Pending GR - NA.

As per available data as on our record.

This NOC will not cover any fresh/supplementary demand on account of General Revaluation/Interim Revaluation.

This NOC will be treated as invalid and cancelled, if any payment through Bank Draft / Pay Order drawn in favour of KMC, fails to be encashed.

This document being computer generated does not require any signature

For NOC Authentication visit url : <https://www.kmcgov.in/KMCPortal/jsp/NocDetails.jsp>

## Major Information of the Deed

Deed No :	I-1601-00851/2023	Date of Registration	24/04/2023
Query No / Year	1601-2001010839/2023	Office where deed is registered	
Query Date	22/04/2023 3:32:45 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	LITAN MAJUMDAR ALIPORE JUDGES COURT AND CRIMINAL COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830507276, Status : Advocate		
Transaction	Additional Transaction		
[0901] Declaration, Declaration relating to immovable property	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 1,68,79,500/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20/- (Article:4)	Rs. 46/- (Article:E, 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:- Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Pr Anwar Shah Road, , Premises No: 372C, , Ward No: 093 Pin Code : 700045




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 12 Chatak 28 Sq Ft	1/-	1,68,79,500/-	Width of Approach Road: 20 Ft.,
<b>Grand Total :</b>				<b>6.2517Dec</b>	<b>1 /-</b>	<b>168,79,500 /-</b>	

### Declarant Details :




Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Utpal Mukherjee</b> Son of Late Prosad Das Mukherjee 188/70, Prince Anwar Shah Road, City:- , P.O:- Lake Gardens, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700045 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: adxxxxxx8g, Aadhaar No: 88xxxxxxxx8681, Status :Individual, Executed by: Attorney, Executed by: Attorney
2	<b>Miss Leela Mukherjee</b> Daughter of Late Prosad Das Mukherjee 372C, Prince Anwar Shah Road, City:- , P.O:- Lake Gardens, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700045 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: cxxxxxxx5h, Aadhaar No: 24xxxxxxxx4822, Status :Individual, Executed by: Attorney, Executed by: Attorney

3	<b>Mrs Paushali Mukherjee</b> Wife of Late Ujjwal Mukherjee 1/426, Gariahat Road South, Jodhpur Park, City:- , P.O:- Jodhpur Park, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700068 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: aixxxxx4d, Aadhaar No: 91xxxxxxx5126, Status :Individual, Executed by: Attorney, Executed by: Attorney
4	<b>Miss Camellia Mukherjee</b> Daughter of Late Ujjwal Mukherjee 1/426, Gariahat Road South, Jodhpur Park, City:- , P.O:- Jodhpur Park, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700068 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: auxxxxx7d,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney
5	<b>Miss Jasmine Mukherjee</b> Daughter of Late Ujjwal Mukherjee 1/426, Gariahat Road South, Jodhpur Park, City:- , P.O:- Jodhpur Park, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700068 Sex: Female, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.:: fdxxxxx1k, Aadhaar No: 60xxxxxxx3239, Status :Individual, Executed by: Attorney, Executed by: Attorney
6	<b>Dutta Real Estate</b> 76/B, Netaji Subhas Chandra Bose Road, City:- , P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 , PAN No.:: aexxxxx4I, Aadhaar No: 91xxxxxxx5731, Status :Organization, Executed by: Representative, Executed by: Representative




#### Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Tarak Dutta (Presentant )</b> Son of Late Kalipada Dutta Date of Execution - 24/04/2023, , Admitted by: Self, Date of Admission: 24/04/2023, Place of Admission of Execution: Office	 <small>Apr 24 2023 12:39PM</small>	 <small>LTI 24/04/2023</small>	 <small>24/04/2023</small>
150D, Regent Colony, City:- , P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: aexxxxx4I, Aadhaar No: 91xxxxxxx5731 Status : Attorney, Attorney of : Mr Utpal Mukherjee, Miss Leela Mukherjee, Mrs Paushali Mukherjee, Miss Camellia Mukherjee, Miss Jasmine Mukherjee				

#### Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Tarak Dutta</b> Son of Late Kalipada Dutta Date of Execution - 24/04/2023, , Admitted by: Self, Date of Admission: 24/04/2023, Place of Admission of Execution: Office	 <small>Apr 24 2023 12:39PM</small>	 <small>LTI 24/04/2023</small>	 <small>24/04/2023</small>
150D, Regent Colony, City:- , P.O:- Regent Pak, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: aexxxxx4I, Aadhaar No: 91xxxxxxx5731 Status : Representative, Representative of : Dutta Real Estate (as Proprietor)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Litan Majumdar</b> Son of Late Kiran Sankar Majumdar Alipore Criminal Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24- Parganas, West Bengal, India, PIN:- 700027			
	24/04/2023	24/04/2023	24/04/2023
Identifier Of Mr Tarak Dutta, Mr Tarak Dutta			

Endorsement For Deed Number : I - 160100851 / 2023

On 24-04-2023

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.

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

Presented for registration at 12:20 hrs on 24-04-2023, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Mr Tarak Dutta ,.

Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 ) [Representative]

Execution is admitted on 24-04-2023 by Mr Tarak Dutta, Proprietor, Dutta Real Estate (Sole Proprietorship), 76/B, Netaji Subhas Chandra Bose Road, City:- , P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040

Indetified by Mr Litan Majumdar, , Son of Late Kiran Sankar Majumdar, Alipore Criminal Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Executed by Attorney

Execution by Mr Tarak Dutta, , Son of Late Kalipada Dutta, 150D, Regent Colony, P.O: Regent Park, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by profession Business as constituted attorney for 1. Mr Utpal Mukherjee 188/70, Prince Anwar Shah Road, P.O: Lake Gardens, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700045, 2. Miss Leela Mukherjee 372C, Prince Anwar Shah Road, P.O: Lake Gardens, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700045, 3. Mrs Paushali Mukherjee 1/426, Gariahat Road South, Jodhpur Park, P.O: Jodhpur Park, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700068, 4. Miss Camellia Mukherjee 1/426, Gariahat Road South, Jodhpur Park, P.O: Jodhpur Park, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700068, 5. Miss Jasmine Mukherjee 1/426, Gariahat Road South, Jodhpur Park, P.O: Jodhpur Park, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700068 is admitted by him

Indetified by Mr Litan Majumdar, , Son of Late Kiran Sankar Majumdar, Alipore Criminal Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

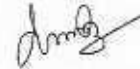
Payment of Fees

Certified that required Registration Fees payable for this document is Rs 46.00/- ( E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 46.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20/- and Stamp Duty paid by Stamp Rs 20.00/-

Description of Stamp  
1. Stamp: Type: Impressed, Serial no 7242, Amount: Rs.20.00/-, Date of Purchase: 06/04/2023, Vendor name: Subhankar Das



Tabis Ansari  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal