

18150/2023

I-1671/2023

भारतीय गैर न्यायिक

पचास  
रुपये  
रु.50



FIFTY  
RUPEES  
Rs.50

INDIA NON JUDICIAL

पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL



AE 830268

3/289527/23

7-30 P.M.  
07/12/23

Additional Registrar of Assurances-II  
Kolkata

Certified that the Document is admitted to  
Registration. The Signatures Sheet and the  
endorsement sheets attached to this document  
are the part of the document.

Additional Registrar  
of Assurances II Kolkata

9 FEB 2023

**BOUNDARY DECLARATION TO K.M.C.**

**Reg.:** Premises No. 15/3A, Hazra Road, P.S. & P.O. - Bhowanipore,  
Kolkata - 700026, Ward No. 72, Borough No. VIII.

**Land Area:** 11Kh. 04Ch. 23Sq.ft. / 754.702 Sq.M.

We, (1) **Mr. Vijay Kumar Ganeriwala** (having **PAN - ADFPG9475P** and  
**AADHAAR NO. - 3202 7718 2014**), son of Late Shyam Sunder  
Ganeriwala, by faith Hindu, by Nationality - Indian, by occupation -  
Business (2) **Mrs. Sushila Ganeriwala** (having **PAN : ADEPG9476Q** and  
**AADHAAR NO : 6498 2289 0480**), daughter of Late Mali Ram  
Jhunjhunwala, wife of Mr. Vijay Kumar Ganeriwala, by faith Hindu, by

Vijay Kumar Ganeriwala

Sushila Ganeriwala

Saurav Ganeriwala



S.L. No. 1870 Date 21 OCT 2022  
Value 501  
Name.....  
Address.....  
Signature.....  
Prokash Ch. Sarkar  
Stamp Vendor  
A D S R Office Kalyani Nadia

Nepal Chandra Majumder  
Advocate  
Sealdah Court, Kol-14

Gaurang Ganeriwala  
[ GAURANG GANERIWALA ]



988

Gaurang Ganeriwala



ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA  
-7 FEB 2023

Identified by me  
Arun Senapati  
Advocate  
Sealdah Civil Court  
Calcutta









Government of West Bengal




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

OFFICE OF THE A.R.A. - II KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19023000289527/2023

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	Vijay Kumar Ganeriwala 6/1A, Moira Street, City:- , P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017	Declarant		989 	Vijay Kumar Ganeriwala 7/02/2023
2	Sushila Ganeriwala 6/1A, Moira Street, City:- , P.O:- Shakespeare Sarani, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017	Declarant		790 	Sushila Ganeriwala 7/2/23
3	Gaurang Ganeriwala 6/1A, Moira Street, City:- , P.O:- Shakespeare Sarani, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017	Declarant		988 	Gaurang Ganeriwala 07/02/2023

SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Arun Senapati Son of Swapan Senapati Sealdah Civil Court, City:- , P.O:- Sealdah, P.S:-Entaly, District:-South 24- Parganas, West Bengal, India, PIN:- 700014	Vijay Kumar Ganeriwala, Sushila Ganeriwala, Gaurang Ganeriwala		 991	 7.2.2023

(Satyajit Biswas)

ADDITIONAL REGISTRAR  
OF ASSURANCE

OFFICE OF THE A.R.A. -  
II KOLKATA

Kolkata, West Bengal



Nationality - Indian, by occupation - Housewife and (3) **Mr. Gaurang Ganeriwala** (having **PAN : AHJPG5236C** and **AADHAAR NO. 9995 5922 1052**), son of Mr. Vijay Kumar Ganeriwala, by faith-Hindu, by Nationality - Indian, by occupation - Business, all are residing Near Mira Mandir, 6/1A, Moira Street, Flat No 102, Kolkata - 700017, Post Office - Shakespeare Sarani, Police Station - Shakespeare Sarani, do hereby solemnly affirm and declare as follows:

1. That we are the owners of premises no. 15/3A, Hazra Road, P.S. & P.O. - Bhowanipore, Kolkata - 700026, Ward No. 72, Boroughs No. VIII. having its land area measuring 11Kh. 04 Ch. 23 Sq.ft. / 754.702 Sq.M of land with structure and propose to construct a building in the aforesaid premises as mentioned above. The total boundary line in the property is fully mentioned below and described in RED and we shall be liable for dispute if arises, within the neighbourers in respect of this said land in future. The K.M.C. will not be liable for any litigation arises in future over the said land due to false statement and has liberty to revoke the plan in accordance with law.

2. That we shall submit the plan for construction of the building in the said premises measuring actual land area 11Kh. 04Ch. 23Sq.ft./ 754.702 Sq.M more or less for obtaining sanction vide application.

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

4. That the measurement of the four sides of the land at premises no. 15/3A. Hazra Road. PS & P.O. Bhowanipore, Kolkata - 700026, Ward No. 72, Borough No. VIII, Assessee No. - 110721300377, measuring land area 11Kh. 04Ch. 23Sq.ft. / 754.702 Sq.M within the ownership are as follows

ON THE NORTH	:	13335mm, 7917mm
ON THE SOUTH	:	15945mm, 3360mm
ON THE EAST	:	35595mm,
ON THE WEST	:	39155mm,

The land is butted and bounded by

ON THE NORTH	:	15B, Hazra Road
ON THE SOUTH	:	15.800m (max.) to 15.810m (min.) Wide Hazra Road
ON THE EAST	:	Pre.No.15B, Hazra Road.

Vijay Kumar Ganeriwala,  
Sushila Ganeriwala

2

Gaurang Ganeriwala

...in order to ...  
...at ...  
...of ...  
...of ...  
...of ...

1. That we are for other ...  
P.O. ...  
...of ...  
...of ...  
...of ...

2. That we shall submit the plan for ...  
...of ...  
...of ...

3. That ...  
...of ...  
...of ...



ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA  
- 7 FEB 2023

ON THE NORTH  
ON THE SOUTH  
ON THE EAST  
ON THE WEST  
ON THE NORTH  
ON THE SOUTH  
ON THE EAST  
ON THE WEST



5. The above statements are true to the best of our knowledge and for any discrepancy the K.M.C. Authority will have every right to revoke the sanctioned plan forthwith.

Signed this 7<sup>th</sup> February, 2023

WITNESSES:

1) SUNAKAR DOTAL  
6/1A, Moira Street,  
Kolkata - 700077.

Vijay Kumar Ganeriwal

[VIJAY KUMAR GANERIWALA]

Sushila Ganeriwal

2) AGISH KARNANI  
Agish Karnani  
9/2, Lower Rowden St.  
Kal - 20.

Gaurang Ganeriwal

[GAURANG GANERIWALA]

SIGNATURE OF THE DECLARANTS

Drafted & Prepared by me  
As per K.M.C.  
Asun Senapat  
Advocate  
Sealdah Civil Court,  
Kal - 700014  
F. No. 1920/2003.

The above contents are true to the best of our knowledge and belief and we warrant that the same are correct and true in every particular.

Subscribed at \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_ 2023.

WITNESSES

[Signature]

(1) \_\_\_\_\_  
(2) \_\_\_\_\_

[Signature]



REGISTRAR OF THE REGISTRATION

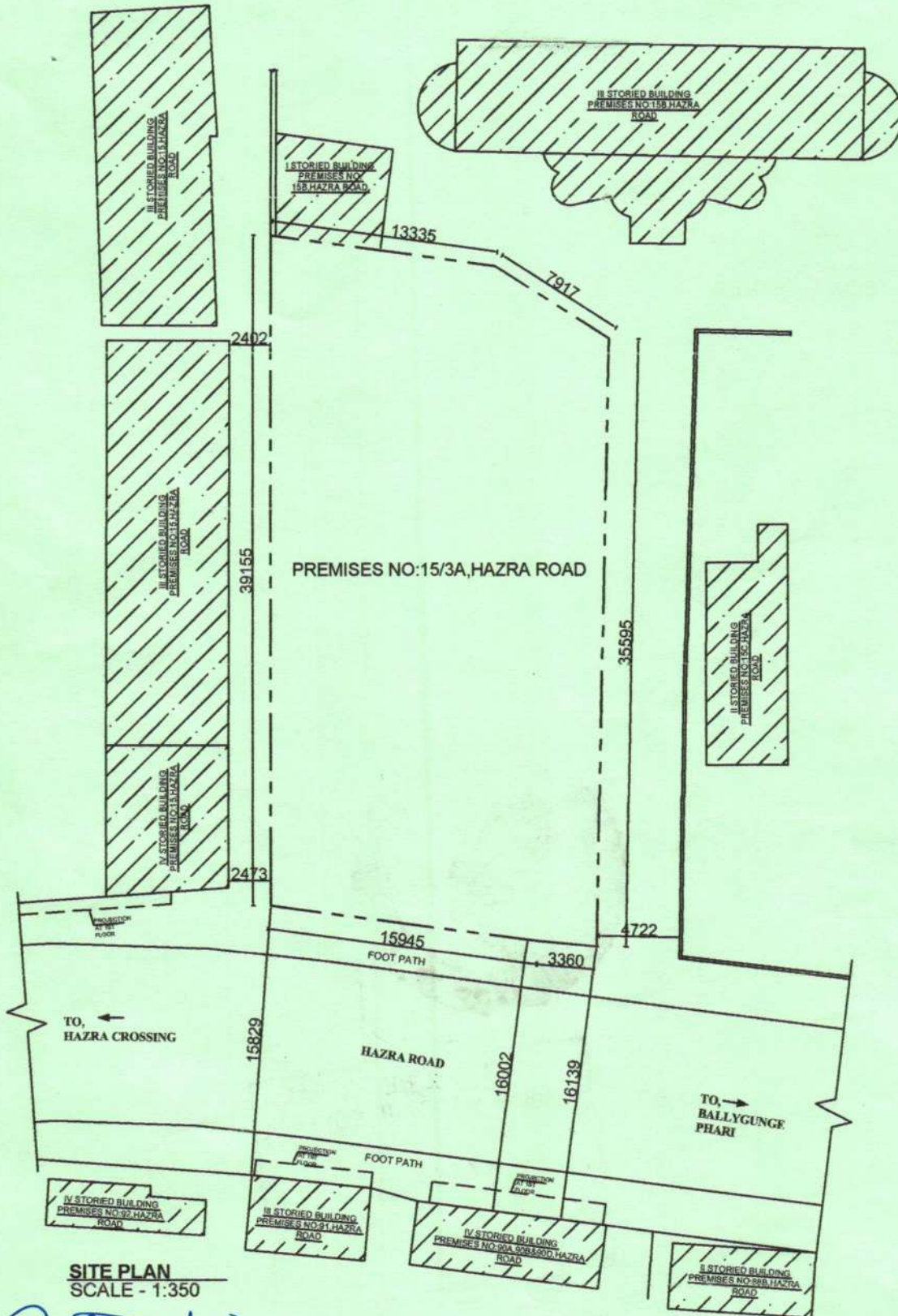
ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA  
- 7 FEB 2023

[Faint handwritten notes and signatures]



SITE PLAN OF BOUNDARY DECLARATION AT PREMISES NO: 15/3A, HAZRA ROAD, P.S: BHAWANIPORE, KOLKATA:700 026 UNDER KOLKATA MUNICIPAL CORPORATION.

LAND AREA AS PER SITE= 11 COTTAHS 04 CHITTACKS 23 SQ.FT. / 754.702 SQ.M.



SITE PLAN  
SCALE - 1:350

*Suvadip Dutta*

SUVADIP DUTTA

B, Arch.

COUNCIL OF ARCHITECTURE

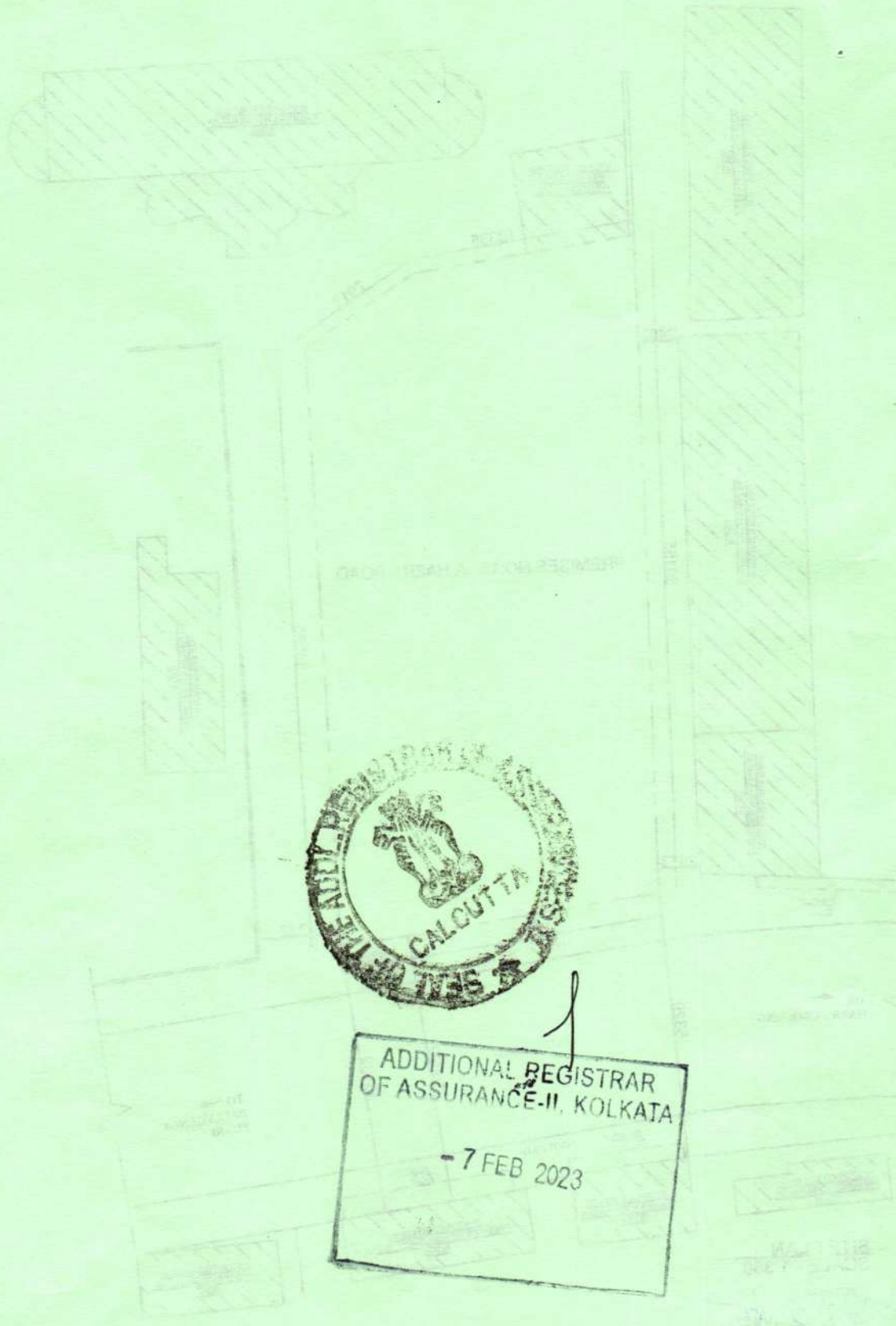
REGISTRATION NO. CA/2002/28951

**SIGNATURE OF ARCHITECT**

*Udit Kumar Gannig*  
*Sushila Gannig*  
*Goway Gannig*

**SIGNATURE OF OWNER**

LAND AREA AS PER SITE PLAN: 1000 SQ. FT. (APPROX.)  
KOLKATA 700 THE UNDER KOLKATA MUNICIPAL CORPORATION  
SITE PLAN OF BOUNDARY DECLARATION BY REFERENCE NO. 1234 HASRA ROAD, P.S. HASRA

























ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA  
- 7 FEB 2023












SIGNATURE OF OWNER

SIGNATURE OF ARCHITECT  
REGISTRATION NO. CA/2002/28851  
COUNCIL OF ARCHITECTURE  
KOLKATA



Finger prints of the executant					
 <p>Uday Kumar Ganerwal</p> <p>Uday Kumar Ganerwal</p>					
	Little	Ring	Middle (Left Hand)	Fore Hand	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand	Little

Finger prints of the executant					
 <p>Sushila Ganerwal</p> <p>Sushila Ganerwal</p>					
	Little	Ring	Middle (Left Hand)	Fore Hand	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand	Little

Finger prints of the executant					
 <p>Gaurang Ganerwal</p> <p>Gaurang Ganerwal</p>					
	Little	Ring	Middle (Left Hand)	Fore Hand	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand	Little




ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA

7 FEB 2023



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
**ADFPG9475P**




नाम /NAME  
**VIJAY KUMAR GANERIWALA**

पिता का नाम /FATHER'S NAME  
**SHYAM SUNDER GANERIWALA**

जन्म तिथि /DATE OF BIRTH  
**22-02-1948**

हस्ताक्षर /SIGNATURE  
*Vijay Kumar Ganeriwala*

*KG*  
आयकर आयुक्त, प.बं.-II  
COMMISSIONER OF INCOME-TAX, W.B. - II



*Vijay Kumar Ganeriwala*



भारत सरकार  
GOVERNMENT OF INDIA



ভিজে কুমার গানেরিবালা  
Vijay Kumar Ganeriwala  
জন্ম সাল / Year of Birth : 1948  
পুরুষ / Male



3202 7718 2014

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:

S/O শ্যাম সুন্দর গানেরিবালা,  
মীরা মন্দিরের কাছে, ৬/১৭, মীরা  
স্ট্রীট ফ্লাট নো - ১০২, সির্কাস  
অভেনুয়ে স.ও, কলকাতা,  
পশ্চিমবঙ্গ, 700017

Address:

S/O Shyam Sundar  
Ganeriwala, NEAR MIRA  
MANDIR, 6/1A, MOIRA  
STREET FLAT NO - 102,  
Circus Avenue S.O, Kolkata,  
West Bengal, 700017



1947  
1800 180 1947



help@uidai.gov.in

WWW

www.uidai.gov.in



P.O. Box No. 1947,  
Bengaluru-560 001

Vijay Kumar Ganeriwala



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
ADFPG9476Q



नाम /NAME  
SUSHILA GANERIWALA

पिता का नाम /FATHER'S NAME  
MALI RAM JHUNJHUNWALA

जन्म तिथि /DATE OF BIRTH  
17-10-1953

हस्ताक्षर /SIGNATURE  
*Sushila Ganeriwala*

आयकर आयुक्त, प.बं.-11  
COMMISSIONER OF INCOME-TAX, W.B. - II



*Sushila Ganeriwala*

 ভারত সরকার  
Government of India

 সুশিলা গনেরিওয়াল  
SUSHILA GANERIWALA  
পিতা : মালিরমজী জুনজুনওয়াল  
Father : Maliramjee Jhunjunwala

জন্মতারিখ / DOB: 17/10/1953  
মহিলা / Female

6498 2289 0480



আধার - সাধারণ মানুষের অধিকার

 আধার  
ভারতীয় বিশিষ্ট পরিচয়-প্রাধিকরণ  
Unique Identification Authority of India

ঠিকানা: ৬-১এ, মোয়া স্ট্রিট  
সার্কাস এভিনিউ, সার্কাস আভেনু  
কোলকাতা, পশ্চিম বঙ্গ,  
Address: 6/1A, MOIRA  
STREET, Circus Avenue,  
Kolkata, Circus Avenue,  
West Bengal, 700017

6498 2289 0480

 1847  
1800 300 1847

 help@uidai.gov.in

 www  
www.uidai.gov.in

Sushila Ganeriwala



आयकर विभाग  
INCOME TAX DEPARTMENT  
GAURANG GANERIWALA  
VIJAY KUMAR GANERIWALA  
04/05/1981  
Permanent Account Number  
AHJPG6236C  
Signature

भारत सरकार  
GOVT. OF INDIA



Gaurang Ganeriwal.



भारत सरकार  
Government of India



Issue Date : 13/01/2012



Gaurang Ganeriwala  
DOB : 04/05/1981  
Male

9995 5922 1052

मेरा आधार, मेरी पहचान

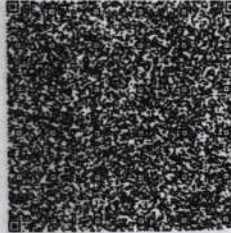


भारतीय विशिष्ट पहचान आधिकरण  
Unique Identification Authority of India



Print Date : 23/03/2021

Address: S/O Vijay Kumar  
Ganeriwala, NEAR MIRA MANDIR,  
6/1A, MOIRA STREET FLAT - 102,  
Circus Avenue S.O, Kolkata, West  
Bengal, 700017



9995 5922 1052



1947



help@uidai.gov.in



www.uidai.gov.in

Gaurang Ganeriwala.



## Major Information of the Deed

Deed No :	I-1902-01671/2023	Date of Registration	09/02/2023
Query No / Year	1902-3000289527/2023	Office where deed is registered	
Query Date	03/02/2023 11:32:27 AM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Arun Senapati Sealdeh Court,Thana : Entaly, District : South 24-Parganas, WEST BENGAL, PIN - 700014, Mobile No. : 7001215891, Status :Advocate		
Transaction	Additional Transaction		
[0901] Declaration, Declaration relating to immovable property			
Set Forth value	Market Value		
	Rs. 5,91,61,841/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:4)	Rs. 73/- (Article:E, M(a), M(b), I)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Kalighat, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Hazra Road, Road Zone : (Tolly Nala -- Hazra More (Premises Nos. 113/1A to 128)) , , Premises No: 15/3A, , Ward No: 072 Pin Code : 700072

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	11 Katha 4 Chatak 23 Sq Ft		5,91,61,841/-	Property is on Road
<b>Grand Total :</b>				<b>18.6152Dec</b>	<b>0 /-</b>	<b>591,61,841 /-</b>	

### Declarant Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Vijay Kumar Ganeriwala</b> Son of Late Shyam Sunder Ganeriwala 6/1A, Moira Street, City:- , P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: adxxxxxx5p, Aadhaar No: 32xxxxxxx2014, Status :Individual, Executed by: Self, Date of Execution: 07/02/2023 , Admitted by: Self, Date of Admission: 07/02/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/02/2023 , Admitted by: Self, Date of Admission: 07/02/2023 ,Place : Pvt. Residence
2	<b>Sushila Ganeriwala</b> Daughter of Late Mali Ram Jhunjunwala 6/1A, Moira Street, City:- , P.O:- Shakespeare Sarani, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: adxxxxxx6q, Aadhaar No: 64xxxxxxx0480, Status :Individual, Executed by: Self, Date of Execution: 07/02/2023 , Admitted by: Self, Date of Admission: 07/02/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/02/2023 , Admitted by: Self, Date of Admission: 07/02/2023 ,Place : Pvt. Residence

3 **Gaurang Ganeriwala (Presentant )**

Son of Vijay Kumar Ganeriwala 6/1A, Moira Street, City:- , P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ahxxxxxx6c, Aadhaar No: 99xxxxxxx1052, Status :Individual, Executed by: Self, Date of Execution: 07/02/2023  
, Admitted by: Self, Date of Admission: 07/02/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/02/2023  
, Admitted by: Self, Date of Admission: 07/02/2023 ,Place : Pvt. Residence

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Arun Senapati</b> Son of Swapan Senapati Sealdah Civil Court, City:- , P.O:- Sealdah, P.S:-Entaly, District:-South 24- Parganas, West Bengal, India, PIN:- 700014			
Identifier Of Vijay Kumar Ganeriwala, Sushila Ganeriwala, Gaurang Ganeriwala			



Endorsement For Deed Number : I - 190201671 / 2023

On 07-02-2023

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

Presented for registration at 19:30 hrs on 07-02-2023, at the Private residence by Gaurang Ganeriwala , one of the Executants.

**Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 )**

Execution is admitted on 07/02/2023 by 1. Vijay Kumar Ganeriwala, Son of Late Shyam Sunder Ganeriwala, 6/1A, Road: Moira Street, , P.O: Shakespeare Sarani, Thana: Shakespeare Sarani, , Kolkata, WEST BENGAL, India, PIN - 700017, by caste Hindu, by Profession Business, 2. Sushila Ganeriwala, Daughter of Late Mali Ram Jhunjunwala, 6/1A, Road: Moira Street, , P.O: Shakespeare Sarani, Thana: Shakespeare Sarani, , Kolkata, WEST BENGAL, India, PIN - 700017, by caste Hindu, by Profession House wife, 3. Gaurang Ganeriwala, Son of Vijay Kumar Ganeriwala, 6/1A, Road: Moira Street, , P.O: Shakespeare Sarani, Thana: Shakespeare Sarani, , Kolkata, WEST BENGAL, India, PIN - 700017, by caste Hindu, by Profession Business

Indetified by Arun Senapati, , Son of Swapan Senapati, Sealdah Civil Court, P.O: Sealdah, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

*fmj*

Satyajit Biswas

ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - II KOLKATA

Kolkata, West Bengal

On 09-02-2023

**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 73.00/- ( E = Rs 7.00/- ,I = Rs 55.00/- ,M(a) = Rs 7.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 73.00/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 10/- and Stamp Duty paid by Stamp Rs 50.00/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 1870, Amount: Rs.50.00/-, Date of Purchase: 21/10/2022, Vendor name: P C Sarkar

*fmj*

Satyajit Biswas

ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - II KOLKATA

Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2023, Page from 60935 to 60949  
being No 190201671 for the year 2023.



Digitally signed by SATYAJIT BISWAS  
Date: 2023.02.11 13:02:40 +05:30  
Reason: Digital Signing of Deed.

*Handwritten signature*

(Satyajit Biswas) 2023/02/11 01:02:40 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - II KOLKATA  
West Bengal.

**(This document is digitally signed.)**