

013664/21 - VC-3604/21

13321/2021

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

57AB 362887
registration. Enclosure of act
the address for the registration of which
document is the of this document.

K
H-1221
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Q-21264702

BOUNDARY DECLARATION

K
District Sub-Register
Alipore, South 24-parganas
20 DEC 2021

**RE. PREMISES NO. Premises No. 3039, Rajdanga Main Road, Ward - 107,
Borough - XII, P.S. - Kasba, P.O. East Kolkata Township, Kolkata-700107**

We, **(1) SMT. MINERVA BISWAS** (PAN: ACZPB6849H), widow of Late Nani Gopal Biswas, by faith Hindu, by occupation Housewife, residing at Flat No. 202, 2nd Floor at "Abakash Apartment", 422, Jogendra Garden, P.S. Kasba, Kolkata - 700107, AND **(2) MR. PRANAB BISWAS**, (PAN: AEWPB5196C), son of Late Nani Gopal Biswas, by faith Hindu, by occupation Legal Practitioner, residing at Flat No. 201, 2nd Floor at "Abakash Apartment", 422, Jogendra Garden, P.S. Kasba, Kolkata - 700107, are the Owners of the **Premises No. 3039, Rajdanga Main Road, P.S. - Kasba, Ward - 107, Br. - XII, Kolkata - 700107**, do hereby solemnly declare and affirm as under: -

[Faint handwritten text, possibly a signature or additional declaration]

1. That we are the owners of Premises No. 3039, Raidanga Main Road, P.S. – Kasba, Ward – 107, Br. – XII, Kolkata – 700107, measuring 699.026 Sq.Mt. (10k - 07ch - 09sqft.)
2. That the our names has been mutated and recorded, as owners of Premises No. 3039, Raidanga Main Road, P.S. – Kasba, Ward – 107, Br. – XII, Kolkata – 700107, in the books of The Kolkata Municipal Corporation and the Assessee No is 311071634880.
3. That we propose to construct a new building in the aforesaid premises. The actual boundary line of the property which is fully mentioned below and demarcated by red line, and that we shall be liable for dispute of any kind with our neighbors in regards for the said land in future. The Kolkata Municipal Corporation will not be liable for any litigation over this land.
4. That we have submitted the plans for the construction of building in the said premises for the sanction vide our application.
5. That we are the owners of Premises No. 3039, Raidanga Main Road, P.S. – Kasba, Ward – 107, Br. – XII, Kolkata – 700107, within the Municipal limits of the Kolkata Municipal Corporation comprising land measuring 699.026 Sq.Mt. (10k - 07ch - 09sqft.)
6. Be the same or little more or less, more fully described and delineated in the plan annexed hereto and thereon colored red verge line.
7. There is no civil or criminal suit pending against the said land. The land is free from all encumbrances.
8. That the measurement of the four sides of the land of Premises No. 3039, Raidanga Main Road, P.S. – Kasba, Ward – 107, Br. – XII, Kolkata – 700107, within my ownership are as follows:

North : 21.884m + 5.525m + 11.262m
 South : 22.383m + 20.051m
 West : 12.806m + 18.878m + 0.323m
 East : 25.073m + 4.553m

9. That the enclosed site plan is also as part of the deed of declaration.

10. That the premises is butted and bounded in the manner following:

South : 9.869M (AVG) Wide K.M.C. Road.
 North : 11.200M (AVG) Wide Rajdanga Main Road.
 West : V Storied building Pre. No. 422, Jogendra Garden
 East : IV Storied Building Pre. No. 379, BL-ED, Plot-37 and Open Land

11. That each and every statement made in paragraphs 1 to 10 are true to my knowledge.

This declaration is executed on this the 17th day of December, 2021

1. Apurba Brata Roy
 Adv.
 High Court, Cal.

2. Rajat Hata.
 Adv. - Ramkrishna Hata
 10, old post office street, Kalyan.

Minerva Biswas
 Minerva

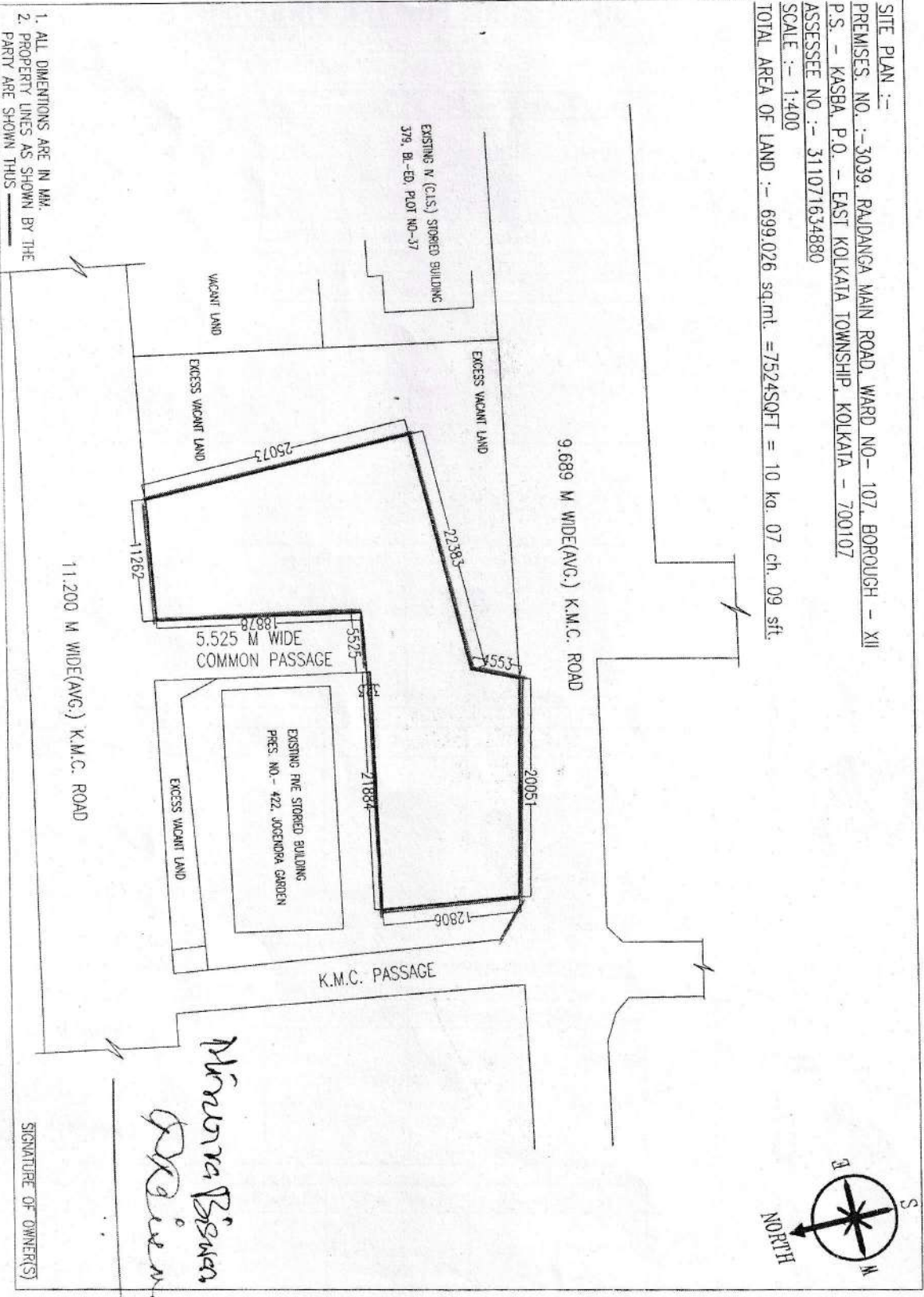
SIGNATURE OF OWNER/S

Drafted as per KMC
 Proforma by
 Apurba Brata Roy
 Adv.
 High Court Cal.

Embnt No. WB 1299/2002

Mineva Bazar

SITE PLAN :-
PREMISES. NO. :- 3039, RAJDANGA MAIN ROAD, WARD NO- 107, BOROUGH - XII
P.S. - KASBA P.O. - EAST KOLKATA TOWNSHIP, KOLKATA - 700107
ASSEESSEE NO :- 311071634880
SCALE :- 1:400
TOTAL AREA OF LAND :- 699.026 sq.mt. = 7524SQFT = 10 ka. 07 ch. 09 sft.



Mineva Bazar
Rajiv Das

SIGNATURE OF OWNER(S)

SPECIMEN FORM FOR TEN FINGERPRINTS



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Minerva Biswas.



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature R. Biswas



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Ranjiv Hathi

Major Information of the Deed

Deed No :	I-1603-13371/2021	Date of Registration	20/12/2021
Query No / Year	1603-2002647012/2021	Office where deed is registered	
Query Date	16/12/2021 7:40:39 PM		1603-2002647012/2021
Applicant Name, Address & Other Details	RANJIT HATI ALIPORE,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7003712988, Status :Solicitor firm		
Transaction	Additional Transaction		
[0901] Declaration, Declaration relating to immovable property			
Set Forth value	Market Value		
	Rs. 4,43,05,306/-		
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:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Rajdanga Main Road, Road Zone : (Other than on R.B. Connector -- Other than on R.B. Connector) , , Premises No: 3039, , Ward No: 107 Pin Code : 700107

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	10 Katha 7 Chatak 9 Sq Ft		4,43,05,306/-	Width of Approach Road: 37 Ft.,
Grand Total :				17.2425Dec	0 /-	443,05,306 /-	

Declarant Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Smt MINERVA BISWAS (Presentant) Wife of Late NANI GOPAL BISWAS 422, JOGENDRA GARDEN, City:- Not Specified, P.O:- E K T P, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ACxxxxxx9H, Aadhaar No: 53xxxxxxx6315, Status :individual, Executed by: Self, Date of Execution: 17/12/2021 , Admitted by: Self, Date of Admission: 17/12/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/12/2021 , Admitted by: Self, Date of Admission: 17/12/2021 ,Place : Pvt. Residence
2	Mr PRANAB BISWAS Son of Late NANI GOPAL BISWAS 422, JOGENDRA GARDEN, City:- Not Specified, P.O:- E K T P, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, PAN No.:: AExxxxxx6C,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 17/12/2021 , Admitted by: Self, Date of Admission: 17/12/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/12/2021 , Admitted by: Self, Date of Admission: 17/12/2021 ,Place : Pvt. Residence

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2	Mr PRANAB BISWAS Son of Late NANI GOPAL BISWAS 422, JOGENDRA GARDEN, City:- Not Specified, P.O:- E K T P, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, PAN No.:: AExxxxxx6C,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 17/12/2021 , Admitted by: Self, Date of Admission: 17/12/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/12/2021 , Admitted by: Self, Date of Admission: 17/12/2021 ,Place : Pvt. Residence

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RANJIT HATI Son of Mr RAMAKANTA HATI VILL- BILLBARA, City:- Not Specified, P.O:- PANCHROL, P.S:-Egra, District:- Purba Midnapore, West Bengal, India, PIN:- 721447			
Identifier Of Smt MINERVA BISWAS, Mr PRANAB BISWAS			

Endorsement For Deed Number : I - 160313371 / 2021

On 17-12-2021

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

Presented for registration at 19:25 hrs on 17-12-2021, at the Private residence by Smt MINERVA BISWAS , one of the Executants.

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

Execution is admitted on 17/12/2021 by 1. Smt MINERVA BISWAS, Wife of Late NANI GOPAL BISWAS, 422, JOGENDRA GARDEN, P.O: E K T P, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by Profession House wife, 2. Mr PRANAB BISWAS, Son of Late NANI GOPAL BISWAS, 422, JOGENDRA GARDEN, P.O: E K T P, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by Profession Advocate

Indetified by Mr RANJIT HATI, , Son of Mr RAMAKANTA HATI, VILL- BILLBARA, P.O: PANCHROL, Thana: Egra, , Purba Midnapore, WEST BENGAL, India, PIN - 721447, by caste Hindu, by profession Service



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 20-12-2021

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/- (E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 39/-

Payment of Stamp Duty

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

1. Stamp: Type: Impressed, Serial no 57AB887, Amount: Rs.10/-, Date of Purchase: 19/07/2021, Vendor name: G C SAHA



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2021, Page from 401671 to 401686
being No 160313371 for the year 2021.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2021.12.21 16:54:05 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2021/12/21 04:54:05 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)