

05859/24

02.09.2021



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

59AB 342018

Certified that the above document is duly registered. The signature sheet and the endroesement sheets attached with this document are the part of this document.

10/8/21
A-2/1372688

District Sub-Register-II
Allpore, South 24-parganas
02.09.2021

K.M.C. BOUNDARY DECLARATION

(1) OWNERS NO. 1:-

(A) SAMIR ROY (PAN NO. CKBPR1885F) son of Late Subodh Chandra Roy, By Faith Hindu, By Occupation : Business, **(B) KAJAL**

ROY (PAN NO DLLPR9272J) son of Late Subodh Chandra Roy, By Faith Hindu, By Occupation : Business, (C) GOUTAM ROY (PAN NO BONPR5265J) son of Late Subodh Chandra Roy, By Faith Hindu, By Occupation : Business, (D) BHASKAR ROY (PAN NO AQOPR8189R) son of Late Subodh Chandra Roy, By Faith Hindu, By Occupation : Service, (E) PINTU ROY (PAN NO BURPR3368C) son of Late Subodh Chandra Roy, By Faith Hindu, By Occupation : Business, all by nationality: Indian, all residing at 45, Ambagan, Rifle Club, P.S. Regent Park, P.O.- Bansdrone, Kolkata : 700070.

OWNER NO. 2:-

SRI ARUN KUMAR CHAKRABORTY (PAN NO. ABZPC5058N) son of Late Ranjit Chakraborty, By religion: Hindu, By Occupation: Retired Person, by nationality: Indian, residing at 45/A, Ambagan, Rifle Club, P.S. Regent Park, P.O.- Bansdrone, Kolkata : 700070,

OWNER NO. 3:-

SRI DEBASIS MITRA (PAN NO. ADKPM8122A) son of Late N.C. Mitra, By religion: Hindu, By Occupation: Retired Person, by nationality: Indian, residing at 45/A, Ambagan, Rifle Club, P.S.

Regent Park, P.O.- Banskroni, Kolkata : 700070,, hereinafter called the "OWNERS" represented by their Constituted Attorney S.S. CONSTRUCTION, a sole Proprietorship firm having its office at 26, Kalitala Park, Niranjana Pally Road, P.S.- Regent Park, P.O.- Banskroni, Kolkata – 700070, District – South 24 Parganas being represented by its proprietor namely SRI. SUSANTA KUMAR CHAKRABORTY (PAN NO. ANIPC5922E), s/o Late Anath Bandhu Chakraborty, by faith: Hindu, by occupation – Business, by nationality: Indian, residing at 37, Banskroni Place, P.O. – Banskroni, P.S. – Regent Park, Kolkata – 700070, by way of one Development Power of Attorney, which was duly registered in the office of the D.S.R. - III, Alipore and recorded in Book No. I, Volume no. 1603, Pages 30720 to 30751, Being No. 01021 in the year 2021, do hereby affirm and declare as under:-

1. That we are the owners of the Premises No. 45, Rifle Club, P.S. – Tollygunge [then Regent Park now Banskroni], Ward No. 113, Kolkata – 700070 District 24 Parganas [South] land measuring more or less 05 Cottahs 01 Chittak 33.81 Sq. ft. = 341.77 Sqm.

2. That we are proposed to construct a building in the aforesaid premises. The actual boundary line of the property which is fully mentioned below and demarcated by RED and I shall be liable for dispute of any with our neighbours of this said land in future. The K.M.C. will not be liable for any litigation over the said land.
3. That there is no Civil or Criminal suit pending against in the land. The said land is free from all encumbrances.
4. That the measurement of the four sides of the land of the Premises No. 45, Rifle Club, P.S. – Tollygunge [then Regent Park now Bansdroni], Ward No. 113, Kolkata – 700070 District 24 Parganas [South], which is butted and bounded by boundary wall and as follows:-

ON THE NORTH : 46, Rifle Club, House of Binod Kundu

ON THE SOUTH : 1800 mm (6 feet) wide common passage

ON THE EAST : 54, Rifle Club, House of Late Palan

Chandra Naskar.

ON THE WEST : 5.55m(18 feet) wide K.M.C. Road.

5. That the enclosed site plan is also a part of Declaration.
6. If the above statements of boundary declaration is to be false, the K.M.C. shall have every right to revoke the sanction plan.
7. That each and every statements made paragraphs 1 to 6 are true to our knowledge.

THE SCHEDULE

ALL THAT piece and parcel of K.M.C. Premises No. 45, Rifle Club, P.S. – Tollygunge [then Regent Park now Banskroni], Ward No. 113, Kolkata – 700070 Borough No. XI, in the District – South 24 Parganas, within the limits of the Kolkata Municipal Corporation land measuring more or less 05 Cottahs 01 Chittak 33.81 Sq. ft. = 341.77 Sqm.

IN WITNESS WHEREOF the party has signed and sealed on the
10th day of August 2021.

WITNESSES:

1. S. Gupta.
D. No. 100, Barabazar Rd.
Kolkata - 700070

S.S. Construction

S. S. CONSTRUCTION

2. Anra Sengupta
Alipore Police Court
Kolkata - 27.

Susanta Kumar Chakraborty
Proprietor

Proprietor

For Constituted Attorney of

SRI SAMIR ROY

SRI KAJAL ROY

SRI GOUTAM ROY

SRI BHASKAR ROY

SRI PINTU ROY

SRI ARUN KUMAR

CHAKRABORTY

SRI DEBASIS MITRA

DECLARANTS

Prepared as per K.M.C. Proforma

Drafted & Prepared by :

Anirban Chakraborty
Advocate, F-681/06
Alipore Police Court,
Kolkata : 700027.

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

Name

Signature



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

Name

Signature *Susanta Kumar Chakraborty*

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

Name

Signature

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

Name

Signature

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT OF INDIA

SUSANTA KUMAR CHAKRABORTY

ANATH BANDU CHAKRABORTY

14/07/1958

Permanent Account Number

ANIPC5922E

Signature

Signature



आयकर विभाग, जहाँ यह प्रमाण पत्र जारी है - दिल्ली
 आयकर इन चार्ज ऑफिस, ता. २०१, २०२
 लॉन्ग मार्केट, इलाहाबाद
 सर्वेक्षण विभाग, इलाहाबाद
 भारत, पुणे - ४११ ०११

Income Tax Department
 Income Tax In Charge Office
 Income Tax In Charge Office, N.M.
 2nd Floor, Sanyal Chambers
 Near Bazar Telephone Exchange,
 Pune, Pune - 411 002

Call 91-20-2770 1000, Fax 91-20-2770 1001
 Email: income@nic.gov.in

INDIAN UNION DRIVING LICENCE
WEST BENGAL STATE

WB-2020150112098 Issue Dt: 03/12/2015

Name	AVRA SENGUPTA		
S/DW of	AMITABHA SENGUPTA		
Blood Gr.	U	D.O.B.	15/02/1984
Address	26, KAILASH GHOSH ROAD BO - BARISHA, PS - HARIDEPUR KOLKATA 700008		



Authorised to Drive Throughout India

Valid Till	15/02/2034
N.T.	15/02/2034
Trans	
App No	37001515
Print Date	18/12/2015

Holder's Sign

L. Authority
South 24 PGS

Major Information of the Deed

Deed No :	I-1603-07101/2021	Date of Registration	02/09/2021
Query No / Year	1603-2001372668/2021	Office where deed is registered	
Query Date	04/08/2021 11:23:17 AM	1603-2001372668/2021	
Applicant Name, Address & Other Details	Anirban Chakraborty Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7980652448, Status :Advocate		
Transaction	Additional Transaction		
[0901] Declaration, Declaration relating to immovable property			
Set Forth value	Market Value		
Rs. 2,00,000/-	Rs. 68,72,937/-		
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:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Rifle Club Road, , Premises No: 45, , Ward No: 113 Pin Code : 700070

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	5 Katha 1 Chatak 33.81 Sq Ft	2,00,000/-	68,72,937/-	Width of Approach Road: 18 Ft.,
Grand Total :				8.4306Dec	2,00,000 /-	68,72,937 /-	

Declarant Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr SAMIR ROY Son of Late Subodh Chandra Roy 45, Ambagan, Rifle Club, City:- , P.O:- Bansdrone, P.S:-Bansdrone, District:- South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CKxxxxxx5F, Aadhaar No: 44xxxxxxxx1664, Status :Individual, Executed by: Attorney, Executed by: Attorney
2	Mr KAJAL ROY Son of Late Subodh Chandra Roy 45, Ambagan, Rifle Club, City:- , P.O:- Bansdrone, P.S:-Bansdrone, District:- South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: DLxxxxxx2J, Aadhaar No: 96xxxxxxxx9247, Status :Individual, Executed by: Attorney, Executed by: Attorney
3	Mr GOUTAM ROY Son of Late Subodh Chandra Roy 45, Ambagan, Rifle Club, City:- , P.O:- Bansdrone, P.S:-Bansdrone, District:- South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BOxxxxxx5J, Aadhaar No: 41xxxxxxxx5120, Status :Individual, Executed by: Attorney, Executed by: Attorney

Mr BHASKAR ROY

Son of Late Subodh Chandra Roy 45, Ambagan, Rifle Club, City:- , P.O:- Bansdrone, P.S:-Bansdrone, District:- South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AQxxxxxx9R, Aadhaar No: 90xxxxxxx9791, Status :Individual, Executed by: Attorney

5 Mr PINTU ROY

Son of Late Subodh Chandra Roy 45, Ambagan, Rifle Club, City:- , P.O:- Bansdrone, P.S:-Bansdrone, District:- South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BUxxxxxx8C, Aadhaar No: 26xxxxxxx3827, Status :Individual, Executed by: Attorney

6 Mr ARUN KUMAR CHAKRABORTY

Son of Late Ranjit Chakraborty 45/A, Ambagan, Rifle Club, City:- , P.O:- Bansdrone, P.S:-Bansdrone, District:- South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ABxxxxxx8N, Aadhaar No: 23xxxxxxx7684, Status :Individual, Executed by: Attorney



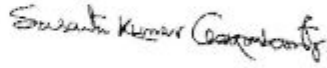
7 Mr DEBASIS MITRA

Son of Late N.C. Mitra 45/A, Ambagan, Rifle Club, City:- , P.O:- Bansdrone, P.S:-Bansdrone, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADxxxxxx2A, Aadhaar No: 35xxxxxxx1518, Status :Individual, Executed by: Attorney, Executed by: Attorney



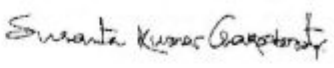
8 S.S. CONSTRUCTION

26, Kalitala Park, Niranjana Pally Road, City:- , P.O:- Bansdrone, P.S:-Bansdrone, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 , PAN No.:: ANxxxxxx2E, Aadhaar No: 76xxxxxxx9177, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative




Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SUSANTA KUMAR CHAKRABORTY (Presentant) Son of Late Anath Bandhu Chakraborty Date of Execution - 10/08/2021, , Admitted by: Self, Date of Admission: 10/08/2021, Place of Admission of Execution: Office	Photo  <small>Aug 10 2021 12:42PM</small>	Finger Print  <small>LTI 10/08/2021</small>	Signature  <small>10/08/2021</small>
37, Bansdrone Place, City:- , P.O:- Bansdrone, P.S:-Bansdrone, District:-South 24-Parganas, West Bengal, India, PIN:- 700070, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ANxxxxxx2E, Aadhaar No: 76xxxxxxx9177 Status : Attorney, Attorney of : Mr SAMIR ROY, Mr KAJAL ROY, Mr GOUTAM ROY, Mr BHASKAR ROY, Mr PINTU ROY, Mr ARUN KUMAR CHAKRABORTY, Mr DEBASIS MITRA				

representative Details :

Name,Address,Photo,Finger print and Signature				
1	Name	Photo	Finger Print	Signature
	Mr SUSANTA KUMAR CHAKRABORTY Son of Late Anath Bandhu Chakraborty Date of Execution - 10/08/2021, , Admitted by: Self, Date of Admission: 10/08/2021, Place of Admission of Execution: Office	 <small>Aug 10 2021 12:42PM</small>	 <small>LTI 10/08/2021</small>	 <small>10/08/2021</small>
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Identifier Details :

Name	Photo	Finger Print	Signature
Mr Avra Sengupta Son of Late Amitava Sengupta Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 <small>10/08/2021</small>	 <small>10/08/2021</small>	 <small>10/08/2021</small>
Identifier Of Mr SUSANTA KUMAR CHAKRABORTY, Mr SUSANTA KUMAR CHAKRABORTY			

On 10-08-2021

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

Presented for registration at 12:01 hrs on 10-08-2021, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr SUSANTA KUMAR CHAKRABORTY .

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

Execution is admitted on 10-08-2021 by Mr SUSANTA KUMAR CHAKRABORTY, Proprietor, S.S. CONSTRUCTION (Sole Proprietorship), 26, Kalitala Park, Niranjana Pally Road, City:- , P.O:- Bansdrani, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700070

Identified by Mr Avra Sengupta, , Son of Late Amitava Sengupta, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business

Executed by Attorney

Execution by Mr SUSANTA KUMAR CHAKRABORTY, , Son of Late Anath Bandhu Chakraborty, 37, Bansdrani Place, P.O: Bansdrani, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by profession Business as the constituted attorney of 1. Mr SAMIR ROY 45, Ambagan, Rifle Club, P.O: Bansdrani, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, 2. Mr KAJAL ROY 45, Ambagan, Rifle Club, P.O: Bansdrani, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, 3. Mr GOUTAM ROY 45, Ambagan, Rifle Club, P.O: Bansdrani, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, 4. Mr BHASKAR ROY 45, Ambagan, Rifle Club, P.O: Bansdrani, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, 5. Mr PINTU ROY 45, Ambagan, Rifle Club, P.O: Bansdrani, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, 6. Mr ARUN KUMAR CHAKRABORTY 45/A, Ambagan, Rifle Club, P.O: Bansdrani, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, 7. Mr DEBASIS MITRA 45/A, Ambagan, Rifle Club, P.O: Bansdrani, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700070 is admitted by him

Identified by Mr Avra Sengupta, , Son of Late Amitava Sengupta, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business

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 59AB018, Amount: Rs.10/-, Date of Purchase: 05/08/2021, Vendor name: Subhankar Das



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

02-09-2021

ertificate 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.



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 221469 to 221485
being No 160307101 for the year 2021.



Digitally signed by DEBASISH DHAR
Date: 2021.09.17 12:27:50 +05:30
Reason: Digital Signing of Deed.

(Handwritten signature)

(Md Iyarafiun Gazi) 2021/09/17 12:27:50 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)