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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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Q-2514063/21
 Certified that the document is admitted to registration. The document is admitted to registration and the document is admitted to registration with the document.

Sub-Registrar-V
 Alipore, South 24 Parganas

K.M.C. BOUNDARY DECLARATION

03 DEC 2021

Reg: - Premises No. 1827, Chak Garia, Ward No. 109, Borough - XII, Police Station - Purba Jadavpur now Panchasayar, Kolkata - 700094, District South 24 - Parganas.

M/S. TRANQUIL UTOPIA, (PAN - AANFT2374D), a Partnership Firm, having its office at C/267, Survey Park, Post Office - Santoshpur, Police Station - Survey Park, Kolkata - 700075, represented by its either or survivors Partners namely (1) SRI PARITOSH SHIL, (PAN - AYWPS6938D) (Aadhaar - 4872 1218 3349), son of Sri Parimal Shil, by occupation - Business, residing at 28/117, Mukundapur, Block C-2/1 & 2, Flat No. 2/4, Post Office - Kalikapur, Police Station - Purba Jadavpur, Kolkata - 700099 and (2) SRI ARUP BHATTACHARYA, (PAN - AORPB6492G) (Aadhaar - 4049 5175 8383), son of Sri Bakul Chandra Bhattacharya, by occupation - Medical Practitioner, residing at 1/33A, Bijoygarh, Post Office - Jadavpur University, Police Station - Jadavpur, Kolkata - 700032, both by faith - Hindu, by Nationality - Indian, as Constituted Attorneys of SRI ARUP BHATTACHARYA, (PAN - AORPB6492G) (Aadhaar - 4049 5175 8383), son of Sri Bakul Chandra Bhattacharya, by faith - Hindu, by occupation - Medical Practitioner, by

Contd...., P/2

Nationality – Indian, residing at 1/33A, Bijoygarh, Post Office – Jadavpur University, Police Station – Jadavpur, Kolkata – 700032,, by virtue of Development Power of Attorney, duly registered in the office of the D.S.R. – V, at Allipore and recorded in Book No. I, Being No. 163000417, for the year 2020 do hereby declare as follows:-

1. That we are the Constituted Attorneys of the Owner of Premises No. 1827, Chak Garia, Ward No. 109, Borough – XII, Police Station – Purba Jadavpur now Panchasayar, Kolkata – 700094, District South 24 - Parganas, being Land area of 209.588 Square Meter (03 Cottahs, 02 Chittacks & 06 Square Feet) more or less as per Deed, as per Physical land area of 209.587 Square Meter, along with structure standing thereon and propose to construct a building in the aforesaid premises. The Total Boundary Line, in the property is fully mentioned below and described in RED and we shall be liable for dispute, if arises, with our neighbours 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 we shall submit the Plan for the construction of a Building as a Constituted Attorneys in the above Premises No. 1827, Chak Garia, Ward No. 109, Borough – XII, Police Station – Purba Jadavpur now Panchasayar, Kolkata – 700094, District South 24 - Parganas, for obtaining sanction vide application.
3. That we are the Constituted Attorneys of the Owner of Premises No. 1827, Chak Garia, Ward No. 109, Borough – XII, Police Station – Purba Jadavpur now Panchasayar, Kolkata – 700094, District South 24 - Parganas, within the Municipal Limits of Kolkata Municipal Corporation, being Land area of 209.588 Square Meter (03 Cottahs, 02 Chittacks & 06 Square Feet) more or less as per Deed, as per Physical land area of 209.587 Square Meter, along 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 pending against the Said Land and the Said Land is free from all encumbrances.

5. That the measurement of four side of Premises No. 1827, Chak Garia, Ward No. 109, Borough - XII, Police Station - Purba Jadavpur now Panchasayar, Kolkata - 700094, District South 24 - Parganas, is given in the Schedule below.

SCHEDULE

Premises No. 1827, Chak Garia, Ward No. 109, Borough - XII, Police Station - Purba Jadavpur now Panchasayar, Kolkata - 700094, District South 24 - Parganas, being Physical Land area of being Land area of 209.588 Square Meter (03 Cottahs, 02 Chittacks & 06 Square Feet) more or less as per Deed, as per Physical land area of 209.587 Square Meter, along with structure thereon, within the limits of the Kolkata Municipal Corporation, which Butted and Bounded as follows:

ON THE NORTH	: 7770 MM;
ON THE SOUTH	: 7440 MM;
ON THE EAST	: 27688 MM;
ON THE WEST	: 28132 MM.

IN WITNESS WHEREOF the executants put their respective signature on this 3rd day of December, 2021.

WITNESSES:-

1) Rahul Dhar
Kalyan Nagar
kol-75

2) Anu Dey
Kalyan Nagar
kol-20

Type In
PRINT ZONE
Alipore Police Court

Sarfaraz Ahmed

Pari G B Shil
Authorised Signatory

As constituted attorney of
Arup Bhattacharya

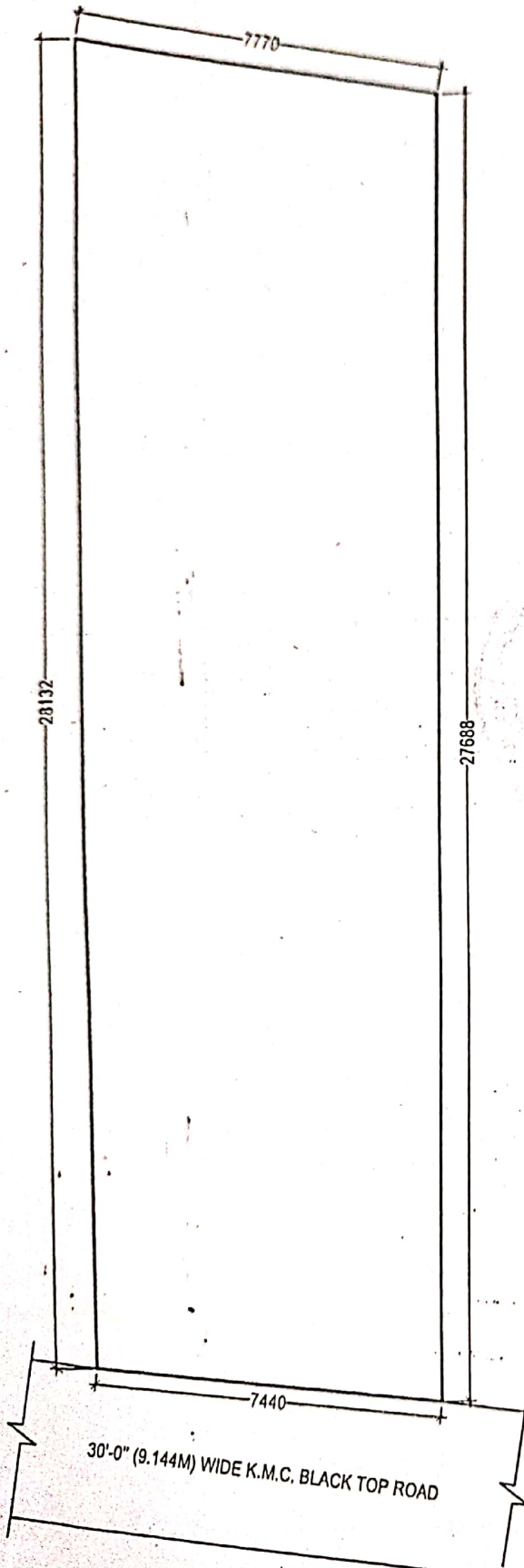
Sri Parikosh Shil & Sri Arup Bhattacharya
Partners of M/s TRANQUIL UTOPIA and
also Constituted Attorney of
Sri Arup Bhattacharya

DECLARANTS

Drafted as per K.M.C. Proforma

Pari G B Shil

SITE PLAN OF K.M.C PREMISES NO - 1827, CHAK GARIA, WARD NO - 109,
BOROUGH NO - XII, P.S - PURBA JADAVPUR NOW PANCHASAYAR, KOLKATA - 700094,
LAND AREA AS PER DEED = 209.588 SQM (03K - 02CH - 06SFT)
PHYSICAL LAND AREA = 209.587 SQM



TRANQUIL UTOPIA

Pan CS Gu
Authorized Signatory
As constituted attorney of
Arup Bhattacharya

SIGNATURE OF THE OWNER

Sri Paritosh Shil & Sri Arup Bhattacharya
Partners of M/s TRANQUIL UTOPIA and
also Constituted Attorney of
Sri Arup Bhattacharya

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature

Thumb 1st finger Middle Finger Ring Finger Small Finger

	left hand					
	right hand					

Name

Signature *Penelope Smith*

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature

Major Information of the Deed

Deed No.:	I-1630-05388/2021	
Query No./Year	1630-2002514063/2021	Date of Registration: 03/12/2021
Query Date	02/12/2021 10:37:12 PM	Office where deed is registered: 1630-2002514063/2021
Applicant Name, Address & Other Details	Rahul Dhar Ajoynagar, Thana : Purba Jadabpur, District : South 24-Parganas, WEST BENGAL, PIN 700075, Mobile No. : 8981314794, Status : Deed Writer	
Transaction	Additional Transaction	
[0901] Declaration, Declaration relating to Immovable property		
Set Forth value	Market Value	
Rs. 1/-	Rs. 88,83,001/-	
Stamp duty 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.(Urba area)	

Land Details :



District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Cha Garia, Road Zone : (Chakgaria -- Rest) , , Premises No: 1827 , , Ward No: 109 Pin Code : 700094

Sch No.	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		3 Katha 2 Chatak 6 Sq. Ft	1/-	88,83,001/-	Width of Approach Road: 30 Ft.,
Grand Total :					5.17Dec	1 /-	88,83,001 /-	



Declarant Details :

Sl No.	Name Address, Photo, Finger print and Signature
1	Shri Arup Bhattacharya Wife of Shri Bakul Chandra Bhattacharya 1/33A, Bijoygarh, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Others Citizen of: India, PAN No.:: AOxxxxxx2G, Aadhaar No: 40xxxxxxxx8383, Status :Individual, Executed by: Attorn Executed by: Attorney

Attorney Details :

S/No	Name Address	Photo	Finger print and Signature	
1	<p>Name</p> <p>Shri Paritosh Shil (Presentant) Son of Shri Parimal Shil Date of Execution - 03/12/2021, , Admitted by: Self, Date of Admision: 03/12/2021, Place of Admission of Execution: Office</p>	 Dec 3 2021 1:26PM	 LTI 03/12/2021	<p>Signature</p> <p><i>Paritosh Shil</i></p> <p>03/12/2021</p>
<p>Partner, M/S TRANQUIL UTOPIA , C/267, Survey Park, City:- , P.O:- Santoshpur, P.S:-Purba Jadabp District:-South 24-Parganas, West Bengal, India, PIN:- 700075 , 28/117, Mukundapur, City:- , P.O:- Kalikapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AYxxxxxx8D, Aadhaar No 48xxxxxxxx3349 Status : Attorney, Attorney of : Shri Arup Bhattacharya</p>				

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mr Rahul Dhar Son of Late Ranjit Dhar Ajoynagar, City:- , P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075</p>	 03/12/2021	 03/12/2021	<p><i>Rahul Dhar</i></p> <p>03/12/2021</p>
<p>Identifier Of Shri Paritosh Shil</p>			

Endorsement For Deed Number : I - 163005388 / 2021

On 03-12-2021

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 : of Indian Stamp Act 1899.

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

Presented for registration at 13:23 hrs on 03-12-2021, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Sh Paritosh Shil ,

Executed by Attorney

Execution by Shri Paritosh Shil, Partner, M/S TRANQUIL UTOPIA (Partnership Firm), C/267, Survey Park, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 as the constituted attorney of Shri Arup Bhattacharya 1/33A, Bijoygarh, P.O: Jadavpur University, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032 is admitted by him

Identified by Mr Rahul Dhar, , , Son of Late Ranjit Dhar, Ajoynagar, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Others:


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 66252, Amount: Rs.10/-, Date of Purchase: 26/11/2021, Vendor name: Subhankar Das


Rita Lepcha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2021, Page from 181166 to 181178
being No 163005388 for the year 2021.



Digitally signed by RITA LEPCHA DAS
Date: 2021.12.08 19:27:53 -08:00
Reason: Digital Signing of Deed.

[Handwritten signature]

(Rita Lepcha) 2021/12/08 07:27:53 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)