

2228/23

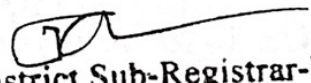
I-2150/23



पश्चिम बङ्ग पश्चिम बंगाल WEST BENGAL/23

82AB 096634

Certified that the document is admitted to registration. The signature sheets and the endroesment sheets attached with document are the part of this document.

  
District Sub-Registrar-V  
Alipore, South 24 Parganas

17 JUL 2023

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

**REF : PREMISES NO. 87 / 12 / 365E, RAJA SUBODH CHANDRA MULLICK ROAD, WARD NO. 100, P.S. NETAJI NAGAR, MOUZA : NAKTALA, J.L. NO. 32, C.S. DAG NO. 433 ( P ), E/P. NO. 202, S.P. NO. 419, KOLKATA 700 047 UNDER BOROUGH X [ K.M.C. ]**

Contd..., P/2



We, **Mr. Suman Sarkar**, [ having PAN : BGSPS 7561K, Aadhar No. 4959 7109 2310 ], son of Late Sashi Bhusan Sarkar, by faith Hindu, by Nationality Indian, by Occupation Business, residing at C/16, Ramgarh, P.O. Naktala, P.S. Netaji Nagar, Kolkata 700047 and **Mr. Biplab Dutta Banik**, [ having PAN : AOKPD 6697N, Aadhar No. 3385 0537 1851 ], son of Late Beni Madhab Dutta Banik, by faith Hindu, by Nationality Indian, by Occupation Business, residing at E/154, Ramgarh, P.O. Naktala, P.S. Netaji Nagar, Kolkata 700 047, Partners of **M/S. Aesthetic Construction**, A Partnership Firm ( having PAN : AATFA 5730A ), Constituted Attorney of **Mr. Biswanath Chatterjee**, ( having PAN: AZTPC 0506B ) And **Mr. Tarak Nath Chattopadhyay** ( having PAN: ACMPC 1054A ), both are sons of Late Hiralal Chatterjee, by faith Hindu, by Nationality Indian, by Occupation Business, residing at 87/12/365E, Raja Subodh Chandra Mullick Road (also known E 63, Ramgarh), P.O. Naktala, P.S. Netaji Nagar, Kolkata 700 047, are the absolute owners of the above mentioned premises, do hereby declare as follows:-

1. That, We The Constitute Attorney of the absolute owners of the said Premises No. 87 / 12 / 365E, Raja Subodh Chandra Mullick Road, Ward No. 100, P.S. Netaji Nagar, Mouza : Naktala, J.L. No. 32, C.S. Dag No. 433 ( P ), E/P. No. 202, S.P. No. 419, Kolkata 700 047 Under Borough X [ K.M.C. ], measuring about 04 Katha – 08 Ch.– 01 SQ.FT. i.e. 301.050 SQ.M. i.e. 3241 SQ.FT. be the same a little more or less, with Existing Structure 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 border line and we shall be liable for dispute, if arises, with my neighbors 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 of the above Premises No. 87 / 12 / 365E, Raja Subodh Chandra Mullick Road, Ward No. 100, P.S. Netaji Nagar, Mouza : Naktala, J.L. No. 32, C.S. Dag No. 433 ( P ), E/P. No. 202, S.P. No. 419, Kolkata 700 047 Under Borough X [ K.M.C. ], for obtaining sanction vide application.



3. That, We are the Constitute Attorney of the absolute owners of the said Premises No. 87 / 12 / 365E, Raja Subodh Chandra Mullick Road, Ward No. 100, P.S. Netaji Nagar, Mouza : Naktala, J.L. No. 32, C.S. Dag No. 433 ( P ), E/P. No. 202, S.P. No. 419, Kolkata 700 047 Under Borough X [ K.M.C. ], within the limits of Kolkata Municipal Corporation, comprising land measuring about 04 Katha – 08 Ch.– 01 SQ.FT. i.e. 301.050 SQ.M. i.e. 3241 SQ.FT. be the same a little more or less, fully described and delineated in the Map or Plan annexed hereto and thereon colored in **RED** 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. 87 / 12 / 365E, Raja Subodh Chandra Mullick Road, Ward No. 100, P.S. Netaji Nagar, Mouza : Naktala, J.L. No. 32, C.S. Dag No. 433 ( P ), E/P. No. 202, S.P. No. 419, Kolkata 700 047 Under Borough X [ K.M.C. ], is given in the Schedule below.

**SCHEDULE**

Premises No. 87 / 12 / 365E, Raja Subodh Chandra Mullick Road, Ward No. 100, P.S. Netaji Nagar, Mouza : Naktala, J.L. No. 32, C.S. Dag No. 433 ( P ), E/P. No. 202, S.P. No. 419, Kolkata 700 047 Under Borough X [ K.M.C. ], being land measuring 04 Katha – 08 Ch.– 01 SQ.FT. i.e. 301.050 SQ.M. i.e. 3241 SQ.FT. be the same a little more or less, within the limits of the Kolkata Municipal Corporation, being Butted and Bounded as follows,

**ON THE NORTH** : by Premises No. E-62/1 & E-63/1, Ramgarh Colony.

**ON THE SOUTH** : 5.374 Meter Wide Common Passage

**ON THE EAST** : 2.156 Meter Wide Common Passage

**ON THE WEST** : 3.059 Meter Wide Common Passage

**IN WITNESS WHEREOF** the executants put his respective signature on this 17<sup>th</sup> day of, July 2023

**WITNESSES:**

1) Bahadur Dhor  
Gop Nayar  
hol - 15

2) [Signature]  
[Signature]

Aesthetic Construction

Suman Senker  
Partner

Aesthetic Construction

Biplab Jutta Banik  
Partner

As constituted attorney of Biswanath  
Chatterjee & Tanak Nath Chattopadhyay

.....  
**DECLARANTS**

Drafted as per K.M.C. Proforma.

[Signature]



Aesthetic Construction

*Suman Senker*

Partner

Aesthetic Construction

*Diptak Datta Banik*

Partner

*As constituted attorney of Biswanath Chatterjee & Tarak Nath Chatterjee*

SIGNATURE OF OWNER'S

(II)  
PRE. NO. E - 62/1,  
RAMGARH COLONY

(II)  
PRE. NO. E - 63/1,  
RAMGARH COLONY

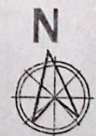
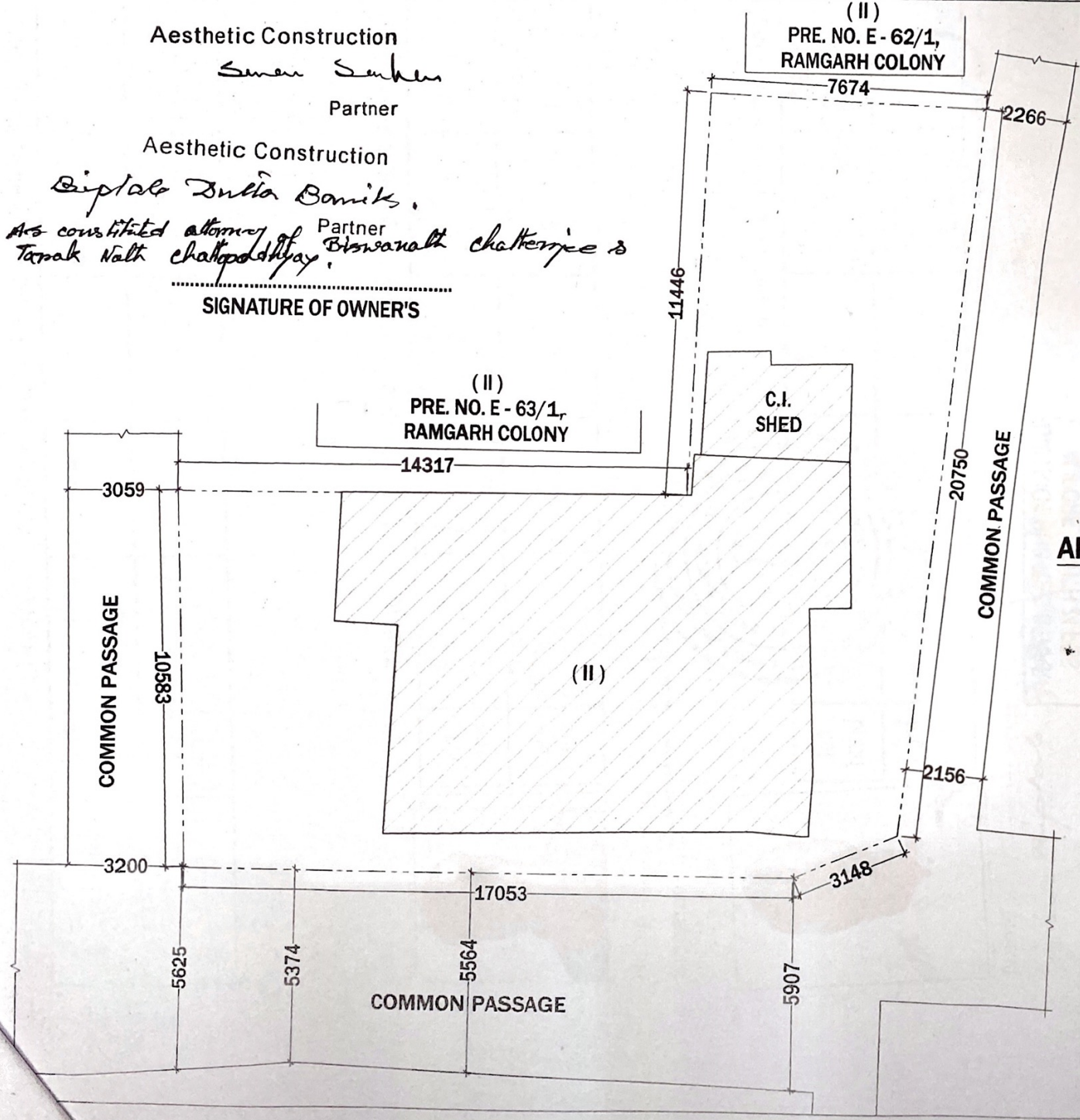
C.I.  
SHED

(II)

**SITE PLAN AT PREMISES NO.  
87 / 12 / 365E, RAJA SUBODH  
CHANDRA MULLICK ROAD,  
WARD NO. 100, P.S. NETAJI  
NAGAR, MOUZA : NAKTALA,  
J.L. NO. 32, C.S. DAG NO. 433  
( P ), E/P. NO. 202, S.P. NO.  
419, KOLKATA 700 047  
UNDER BOROUGH X [ K.M.C. ]**

**AREA OF LAND : 04 K. - 08 CH. -  
22.5 SQ.FT. i.e. 303.094 SQ.M. i.e.  
3262.5 SQ.FT. [ AS PER DEED ]**

**AREA OF LAND : 04 K. - 08 CH. - 01 SQ.FT.  
i.e. 301.050 SQ.M. i.e. 3241 SQ.FT.  
[ AS PER PHYSICAL MEASUREMENT ]**














SCALE : 1 : 100  
ALL DIMENSIONS ARE IN MM.  
UNLESS OTHERWISE MENTIONED



		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
	left hand					
	right hand					

Name .....

Signature *Suman Senha*

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

Name .....

Signature *Biplab Dulla Banik*

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

Name .....

Signature .....



## Major Information of the Deed

Deed No :	I-1630-02150/2023	Date of Registration	17/07/2023
Query No / Year	1630-2001788813/2023	Office where deed is registered	
Query Date	14/07/2023 8:47:21 PM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
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. 1,53,94,748/-		
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.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Patuli, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raja S. C. Mullick Road, , Premises No: 87/12/365E, , Ward No: 100 Pin Code : 700047






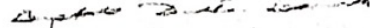
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha 8 Chatak 1 Sq Ft	1/-	1,53,94,748/-	Property is on Road
<b>Grand Total :</b>				<b>7.4273Dec</b>	<b>1 /-</b>	<b>153,94,748 /-</b>	

### Declarant Details :




Sl No	Name, Address, Photo, Finger print and Signature
1	<b>Mr Biswanath Chatterjee</b> Son of Late Hiralal Chatterjee 87/12/365E, Raja Subodh Chandra Mullick Road, City:- , P.O:- Naktala, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male. By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: azxxxxx6b, Aadhaar No Not Provided by UIDAI, Status :Individual. Executed by Attorney, Executed by: Attorney
2	<b>Mr Tarak Nath Chattopadhyay</b> Son of Late Hiralal Chatterjee 87/12/365E, Raja Subodh Chandra Mullick Road. City:- , P.O - Naktala, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male By Caste: Hindu Occupation: Business, Citizen of: India, PAN No.:: acxxxxx4a, Aadhaar No Not Provided by UIDAI, Status :Individual. Executed by: Attorney, Executed by: Attorney



**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr Suman Sarkar</b> <b>(Presentant )</b> Son of Late Sashi Bhusan Sarkar Date of Execution - 17/07/2023, , Admitted by: Self, Date of Admission: 17/07/2023, Place of Admission of Execution: Office			
	Jul 17 2023 1:08PM	LTI 17/07/2023	17/07/2023	
Partner, M/S AESTHETIC CONSTRUCTION , E/154, Ramgarh, City:- , P.O:- Naktala, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 , C/16, Ramgarh, City:- , P.O:- Naktala, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: bgxxxxxx1k, Aadhaar No: 49xxxxxxxx2310 Status : Attorney, Attorney of : Mr Biswanath Chatterjee, Mr Tarak Nath Chattopadhyay				
2	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr Biplab Dutta Banik</b> Son of Late Beni Madhab Dutta Banik Date of Execution - 17/07/2023, , Admitted by: Self, Date of Admission: 17/07/2023, Place of Admission of Execution: Office			
	Jul 17 2023 1:10PM	LTI 17/07/2023	17/07/2023	
Partner, M/S AESTHETIC CONSTRUCTION , E/154, Ramgarh, City:- , P.O:- Naktala, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 , E/154, Ramgarh, City - , P.O:- Naktala, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male. By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: aoxxxxxx7n, Aadhaar No: 33xxxxxxxx1851 Status : Attorney, Attorney of : Mr Biswanath Chatterjee, Mr Tarak Nath Chattopadhyay				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Rahul Dhar</b> Son of Late Ranjit Dhar Ajoynagar, City:- , P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075			
	17/07/2023	17/07/2023	17/07/2023
Identifier Of Mr Suman Sarkar, Mr Biplab Dutta Banik			



On 17-07-2023

**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 12:55 hrs on 17-07-2023, at the Office of the D.S.R - V SOUTH 24-PARGANAS by Mr Suman Sarkar ,

**Executed by Attorney**

1. Execution by Mr Suman Sarkar, Partner, M/S AESTHETIC CONSTRUCTION (Partnership Firm), E/154, Ramgarh, City:- , P.O:- Naktala, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 as constituted attorney for 1. Mr Biswanath Chatterjee 87/12/365E, Raja Subodh Chandra Mullick Road, P.O. Naktala, Thana: Patuli, South 24-Parganas, WEST BENGAL, India, PIN - 700047, 2. Mr Tarak Nath Chattopadhyay 87/12/365E, Raja Subodh Chandra Mullick Road, P.O: Naktala, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047 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

2. Execution by Mr Biplab Dutta Banik, Partner, M/S AESTHETIC CONSTRUCTION (Partnership Firm), E/154, Ramgarh, City:- , P.O:- Naktala, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 as constituted attorney for 1. Mr Biswanath Chatterjee 87/12/365E, Raja Subodh Chandra Mullick Road, P.O. Naktala, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, 2. Mr Tarak Nath Chattopadhyay 87/12/365E, Raja Subodh Chandra Mullick Road, P.O: Naktala, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047 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

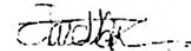
**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 39.00/- ( E = Rs 7.00/- H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 39.00/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 10/- and Stamp Duty paid by Stamp Rs 10.00/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 28399, Amount: Rs.10.00/-, Date of Purchase: 17/05/2023. Vendor name: Amal Kr Saha



Jaideb Pal  
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 1630-2023, Page from 61474 to 61484  
being No 163002150 for the year 2023.



Digitally signed by Jaideb Pal  
Date: 2023.07.18 12:24:49 +05:30  
Reason: Digital Signing of Deed.

(Jaideb Pal) 2023/07/18 12:24:49 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)