

2231/23

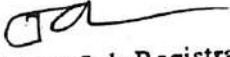
P - 2153/23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

82AB 096633

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


District Sub-Registrar-V
Alipore, South 24 Parganas

17 JUL 2023

K.M.C. DECLARATION (STRIP OF LAND)

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 / 02

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, hereinafter called the '**D O N O R**' (which expression, where the context will so admit, shall mean and include his heirs, executors, administrators, representatives and assigns) of the **ONE PART**.

AND

THE KOLKATA MUNICIPAL CORPORATION, a body corporate constituted under the West Bengal act, LIX of 1980, having its central at No 5, Surendra Nath Banerjee Road, P. S. Taltola, kolkata 700 013, hereinafter called the **DONEE** (which expression where the context will so admit, shall mean and include its successor and assigns) of the **OTHER PART**.

WHEREAS the Donor is the absolute owner and occupier of the land measuring an area of 04 Katha – 08 Ch. – 01 SQ.FT. i.e. 301.050 SQ.M. i.e. 3241 SQ.FT. little more or less 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.], by way of purchase by the registered deed of conveyance previously.

AND WHEREAS the Donors has expressed his desire to make a free gift of land measuring 15.511 SQ.M. which has been mention and written in the schedule being 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.], We have voluntarily proposed to left open of land entire width of the land from the Southern to Northern of Eastern side and Southern to Northern of Western side of my premises of the plot to be gifted to the Kolkata Municipal Corporation for widening of the Road 1.750 M. at center line of the passage of the said premises.

AND WHEREAS the said proposal or offer of the Donor Has been accepted by the Kolkata Municipality Corporation, the Donee has been decided Inter alia that the gift of the said portion of the said portion of lands measuring about 15.511 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.], for sanction of building plan in respect of the said Premises.

NOW THIS INDENTURE WITNESSETH that in consideration of the premises the donors of her own free will and while in the sound state of body and mind, hereby grants and conveyed unto the Kolkata Municipal Corporation the Donee here in all the peace or parcel of the said portion of land measuring about 15.511 SQ.M. being the portions 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.], more fully described and delineated in the map or plan annexed hereto and demarcated with Red border lines.

TO HOLD the Kolkata Municipal Corporation, the said portion of land free from all encumbrances as the owner for the purpose widening the Kolkata Municipal Corporation Road 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.], **AND THE DONORS** hereby covenant with the donee that not with standing anything done by the Doner or knowingly suffered, the Donor has full power to convey and grant the said land hereby conveyed.

AND FURTHER comments that the DONOR shall at all times at the costs of the DONORS, execute and do all such further, acts, deeds and assurance for more perfectly and effectually conveying the said portion of the land to the DONEE as by the latter shall be reasonably required.

:SCHEDULE:

ALL THAT the piece or parcel of bastu land measuring about **15.511 SQ.M.** being portion 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.], 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 WITNESSES WHEREOF the above named DONOR has hereunto set and subscribed his hands and seals hereunto the day, month and year first above written.

Date - 17/07/2023

SIGNED, SEALED & DELIVERED

By the Donor at Kolkata In the presence of :

WITNESSES:

1. *Rohit Dhan*
407 Netaji
Kol - 75

2. *Apurva D*
Netaji
Kol - 22

Aesthetic Construction

Suman Sen

Partner

Aesthetic Construction

Biplab Datta Banik,

Partner

As constituted attorney of
Biswanath Chatterjee &
Tarak Nath Chatterjee

Signature of the Declarant / s

Drafted as per K.M.C. proforma.

Chayan D
17/7/03

Aesthetic Construction

Swarn Sarkar

Partner

Aesthetic Construction

Bipin Jitla Banik

Partner

As constituted attorney of Bissaswally Chatterjee & Tarak with Chatterjee

SIGNATURE OF OWNER'S

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

7674

619

2266
1138

1750

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.

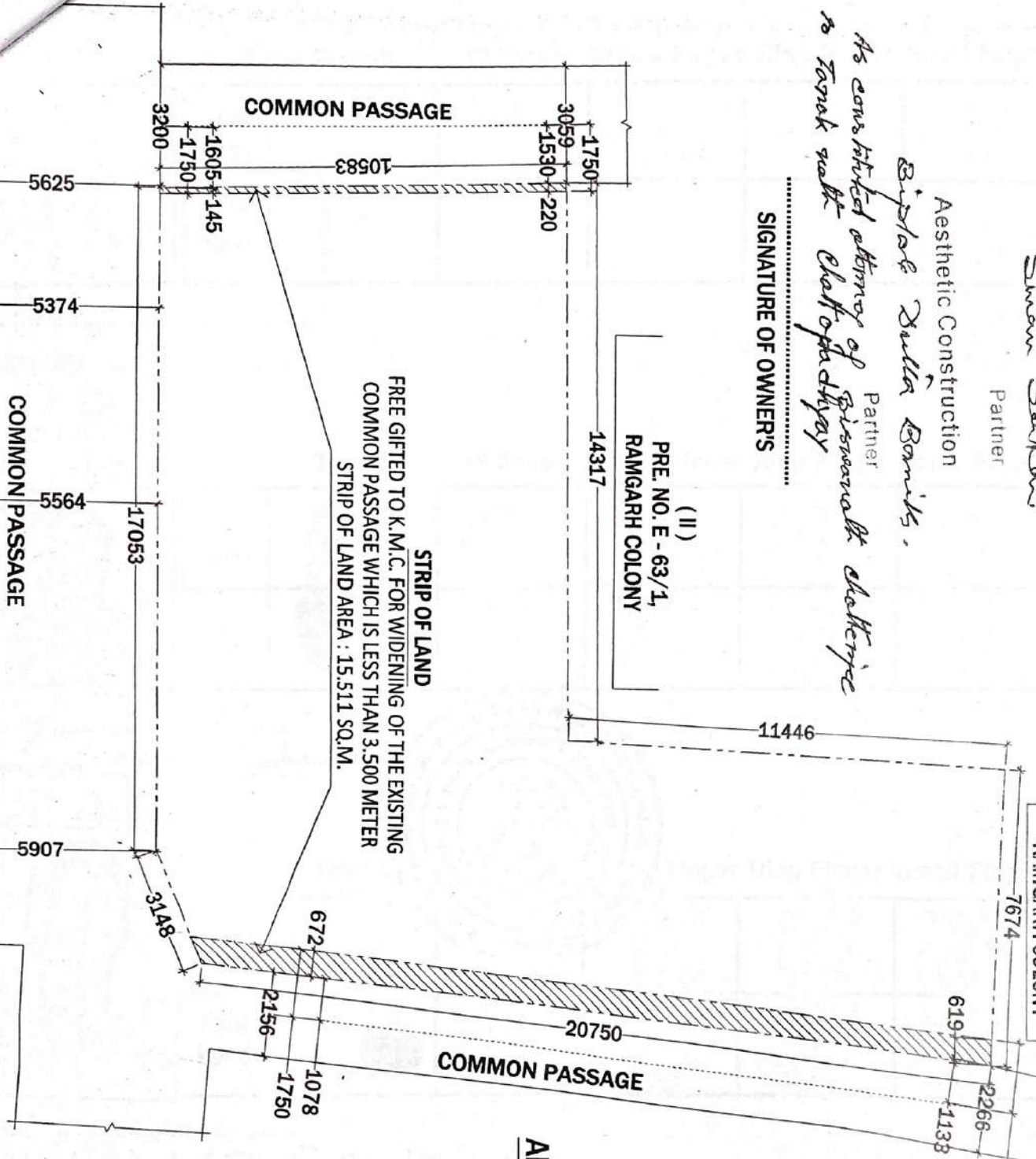
3262.5 SQ.FT. [AS PER DEED]

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]

STRIP OF LAND AREA : 15.511 SQ.M.














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

PHOTO	left hand					
	right hand					












Name

Signature

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

Name

Signature *Suresh Sarker*

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

Name

Signature *Bipal Kulla Banik*

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

Name

Signature

Major Information of the Deed

Deed No :	I-1630-02153/2023	Date of Registration	17/07/2023
Query No / Year	1630-2001788878/2023	Office where deed is registered	
Query Date	14/07/2023 9:10:24 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		
[0206] Gift, Gift in f/o Govt./Local Bodies(Exempt Cases)			
Set Forth value	Market-Value		
Rs. 1/-	Rs. 7,93,057/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10/- (Article:33(ii))	Rs. 0/- (Article:A(1))		
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	166.959 Sq Ft	1/-	7,93,057/-	Property is on Road
Grand Total :				.3826Dec	1 /-	7,93,057 /-	












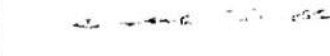


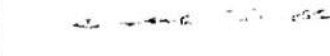


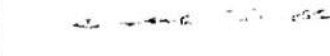
Donor Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Biswanath Chatterjee 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	Mr Tarak Nath Chattopadhyay 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

Donge Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	THE KOLKATA MUNICIPAL CORPORATION 5, S.N. Banerjee Road, City:- Kolkata, P.O:- Taltola, P.S:-Taltola, District -Kolkata, West Bengal, India, PIN:- 700013 , PAN No.:: aaxxxxxx5g,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td>Mr Suman Sarkar (Presentant) 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</td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Jul 17 2023 1:17PM</td> <td>LTI 17/07/2023</td> <td>17/07/2023</td> </tr> </tbody> </table> <p>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: 49xxxxxxxxx2310 Status : Attorney, Attorney of : Mr Biswanath Chatterjee, Mr Tarak Nath Chattopadhyay</p>	Name	Photo	Finger Print	Signature	Mr Suman Sarkar (Presentant) 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 1:17PM	LTI 17/07/2023	17/07/2023
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Name	Photo	Finger Print	Signature										
Mr Biplab Dutta Banik 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 1:18PM	LTI 17/07/2023	17/07/2023										

Identifier Details :

Name	Photo	Finger Print	Signature
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			
	17/07/2023	17/07/2023	17/07/2023
Identifier Of Mr Suman Sarkar, Mr Biplab Dutta Banik			

Transfer of Land from Donor To Donee

Sch No.	Donor Name	Donee Name	Relationship of Donor and Donee (Within Family ?)	Transferred Area	Share in Market Value (In Rs.)
L1	Mr Biswanath Chatterjee	THE KOLKATA MUNICIPAL CORPORATION		0.191307 Dec	3,96,529/-
L1	Mr Tarak Nath Chattopadhyay	THE KOLKATA MUNICIPAL CORPORATION		0.191307 Dec	3,96,529/-

Endorsement For Deed Number : I - 163002153 / 2023

On 17-07-2023

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 0 Exempted FROM stamp duty

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

Presented for registration at 13:06 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

Indetified 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

Indetified 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 Stamp Duty



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 61504 to 61516

being No 163002153 for the year 2023.



Digitally signed by Jaideb Pal
Date: 2023.07.18 12:36:56 +05.30
Reason: Digital Signing of Deed.

Jaideb Pal

(Jaideb Pal) 2023/07/18 12:36:56 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)