/002276/2022 C-2242/2022

भारतीय गैर न्यायिक

भारत

दस रुपये

TEN RUPEES

रु.10

Rs.10

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

59AB 750051

Certified that the document is admitted to registration. The signature sheet/s and the endorsement sheet/s attached with this document are the part of this document.

District Sub-Registrar
Sonarpur South 24 Parganas

16 SEP 2022

BOUNDARY DECLARATION TO KOLKATA MUNICIPAL CORPORATION

Reg: Municipal Premises No. **43/6/31, Jheel Road.** within the limits of Kolkata Municipal Corporation. Ward No. 92. P.S. **previously Kasba now Garfa.** Kolkata 700031. District: 24 Parganas (South).

Hshimkumar Das

1. **SRI BINOY KANTI BISWAS** (having PAN ADTPB8045J and Aadhaar No. 6564 3813 0280). Son of Late Bijoy Gopal Biswas. by faith Hindu. by occupation business. by nationality Indian. residing at 43/6/31. Jheel Road. P.O. Dhakuria. P.S. previously Kasba now Garfa. Kolkata 700031; hereinafter called and referred to as the **OWNER** who is being represented and acted through his lawful constituted attorney **M/s ASCON** (having PAN ABRFA4065F). a partnership firm. having its registered office at 54/5 Fulbagan Road. P.O. Baghajatin. P.S. Patuli. Kolkata 700086 .being represented by its partners (1). **SRI ASHIM KUMAR DAS** (having PAN AEQPD4821C and Aadhaar No. 6460 5136 9664). son of Late Anil Kumar Das. by faith Hindu. by occupation Business. by nationality Indian. residing at 54/5 Fulbagan Road. P.O. Baghajatin. P.S. Patuli. Kolkata 700086 and (2). **SRI SABYASACHI GHOSH** (having PAN ACXPG3973F and Aadhaar No. 6312 4284 0647). Son of Late Prabirendra Nath Ghosh. by faith Hindu. by occupation Business. by nationality Indian. residing at A/1/27. Ramgarh. P.O. Naktala. P.S. previously Patuli now Netaji Nagar. Kolkata 700047. by and under a Development Power of Attorney which was registered in the office of D.S.R.-I Alipore vide its Book No. I. Volume No. 1601-2022. Pages 95813 to 95830. Being No. 160102078 for the year 2022. do hereby solemnly affirm and state that:

1. That Sri. Binoy Kanti Biswas. is the sole and absolute owner of a plot of land measuring about 259.195 sq.m. corresponding to 2789.97498 sq.ft. more or less comprised in Mouza Dhakuria. J.L. No. 18. Khatian No. 806. Dag No. 1701 and Mouza Salimpur. J.L. No. 37. Khatian No. 135. Dag No. 298. Touzi No. 477 B. I. P.S. previously Kasba now Garfa. Pargana Khaspur. Plot No. 31. District 24 Parganas (South) presently the land is being known as K.M.C. Premises No. 43/6/31. Jheel Road. P.O. Dhakuria. P. S. previously Kasba now Garfa. Kolkata 700031 and the land is within the limits of Kolkata Municipal Corporation. Ward No. 92 . Borough X within District 24 Parganas (South).

2. That the Owner herein is stating that he being the sole and absolute owner of the aforesaid premises proposes to construct a new building in the in the aforesaid land/ premises. The actual boundary line of the property which is fully mentioned below and demarcated by RED border and the Owner shall be liable for disputes. if arises. with his neighbour in respect of this said land in future. The Kolkata Municipal Corporation will not be liable for the said litigation arises in future regarding the said land due to false statement and has liberty to revoke the plan in accordance with law.

Ashimkumar Das

3. That the Owner herein is stating that he has submitted the plan for the construction of a new building in the said premised for obtaining sanction.

4. That there is no Civil or Criminal Suit pending against the said land and the said land is free from all encumbrances. If any disputes arise regarding the boundary. the Kolkata Municipal Corporation shall revoke the sanction of building plan.

5. That measurement of the four sides of the land belongs to Municipal Premises No. **43/6/31, Jheel Road, P.O. Dhakuria, P. S. previously Kasba now Garfa, Kolkata 700031** under Ward No. 92. Borough X within the limits of the Kolkata Municipal Corporation within District 24 Parganas (South) and within the ownership are as follows:-

ON THE NORTH: 10348 mm wide line

ON THE SOUTH: 16584 mm wide line

ON THE EAST : 17340 mm wide line

ON THE WEST: 3548 mm. 3048 mm. 7999 mm. 7293 mm wide line

6. That the enclosed site plan is also a part of the declaration.

7. That the each and every statement made in paragraphs 1 to 6 are true and correct to my knowledge and belief.

SCHEDULE ABOVE REFERRED TO

(Description of the said premises)

ALL THAT piece and parcel of demarcated plot land measuring about 259.195 sq.m. corresponding to 2789.97498 sq.ft. more or less comprised in Mouza Dhakuria, J.L. No. 18. Touzi No. 477 B.I. Khatian No. 806. Dag No. 1701 and Mouza Salimpur, J.L. No. 37. Khatian No. 135. Dag No. 298. P.S. previously Kasba now Garfa, Pargana Khaspur. Plot No. 31. District 24 Parganas (South) presently the land is being known as **K.M.C. Premises No. 43/6/31, Jheel Road, P.O. Dhakuria, P. S. previously Kasba now Garfa, Kolkata 700031**. The land is within the jurisdiction of Kolkata Municipal Corporation. Ward No. 92. as referred to herein above with all rights over common areas and common facilities and with all appurtenances and appendages of the said property together with proportionate undivided

Ashim Kumar Das

share or interest in the said land and together with all easements rights, advantages and benefits thereof and the land is butted and bounded as follows:

ON THE NORTH: 10348 mm wide line and 16 ft. wide Common Passage

ON THE SOUTH: 16584 mm wide line and Premises No. 43/6/28 Jheel Road and Premises No. 43/6/27 Jheel Road

ON THE EAST : 17340 mm wide line and Premises No. 43/6/32 Jheel Road

ON THE WEST: 3548 mm. 3048 mm. 7999 mm and 7293 mm wide line Other's Land

.....

Signed on this the 16th day of September. 2022 (Two thousand and Twenty Two)

In presence of:

WITNESSES:-

1. Sundar Gopal Ghosh.
Alipore Police Court
Kol-27.

ASCON

Partner Partner

2. Manankar Ray
Advocate
Alipur Police Court
Kolkata 700027

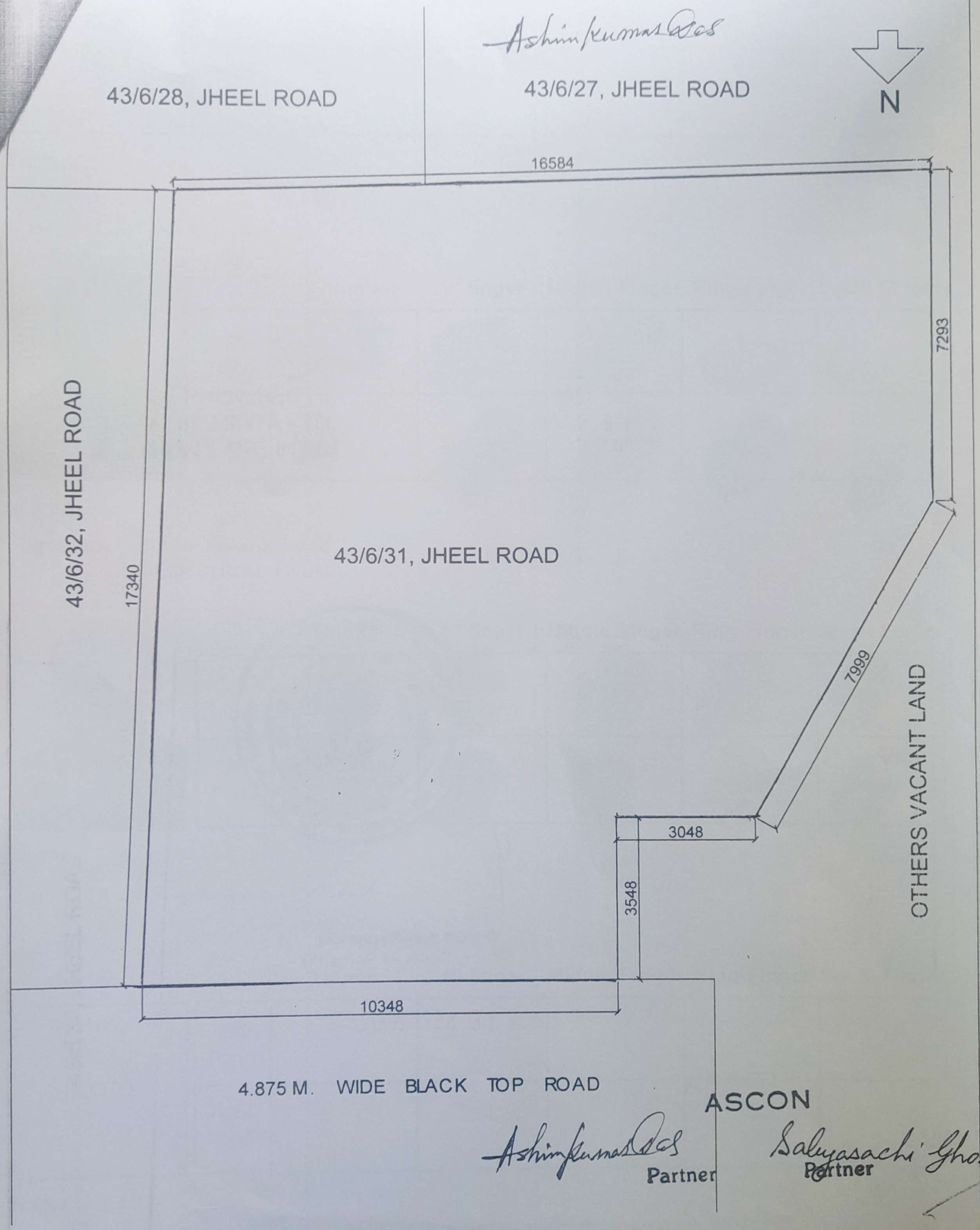
As constituted attorney of
Sri. Binoy Kanti Biswas
SIGNATURE OF DECLARANT

Prepared by me as per K.M.C.
Proforma

Manankar Ray
Advocate. (WB/733/2001)
Alipur Police Court
Kolkata 700027

N OF PREMISES NO. - 43/6/31, JHEEL ROAD, WARD NO. - 092, BOROUGH - X,
ARFA, KOLKATA - 700 031. AREA OF LAND - 259.195 SQM. SCALE - 1:100.
MENSIONS ARE IN MM.

2789.98 Sq. ft.



ASCON

Partner

Partner

DRAWN BY

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

Name .....

Signature .....

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

Name .....

Signature Ashim Kumar Das

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

Name .....

Signature Saluyasachi Ghosh

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

Name .....

Signature .....

LIPORE CRIMINAL COURT
BAR ASSOCIATION
Affiliated under
BAR COUNCIL OF WEST BENGAL

MANANKAR RAY

Major Information of the Deed

ed No :	I-1601-02242/2022	Date of Registration	16/09/2022
Query No / Year	1601-2002723330/2022	Office where deed is registered	
Query Date	11/09/2022 9:08:49 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Manankar Ray Alipore Police Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9831499159, Status :Advocate		
Transaction		Additional Transaction	
[0901] Declaration, Declaration relating to immovable property			
Set Forth value		Market Value	
Rs. 1/-		Rs. 1,22,06,157/-	
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: Jheel Road, Road Zone : (Other than on P.A.S Connector -- Other than on P.A.S Connector) , , Premises No: 43/6/31, , Ward No: 092 Pin Code : 700031

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		2789.98 Sq Ft	1/-	1,22,06,157/-	Width of Approach Road: 16 Ft.,
	Grand Total :				6.3937Dec	1 /-	122,06,157 /-	

Declarant Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Shri Binoy Kanti Biswas** Son of Late Bigoy Gopal Biswas 43/6/31, Jheel Road, City:- Not Specified, P.O:- Dhakuria, P.S:-Kasba, District:- South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: adxxxxxx5j, Aadhaar No: 65xxxxxxxx0280, Status :Individual, Executed by: Attorney, Executed by: Attorney

16-09-2022

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.

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

Presented for registration at 11:30 hrs on 16-09-2022, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Shri Ashim Kumar Das ,.

Executed by Attorney

1. Execution by Shri Ashim Kumar Das, Partner, ASCON (Partnership Firm), 54/5 Fulbagan Road, City:- Not Specified, P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 as constituted attorney for Shri Binoy Kanti Biswas 43/6/31, Jheel Road, P.O: Dhakuria, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031 is admitted by him

Indetified by Shri Manankar Ray, , , Son of Shri Ranjit Kumar Roy, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

2. Execution by Shri Sabyasachi Ghosh, Partner, ASCON (Partnership Firm), 54/5 Fulbagan Road, City:- Not Specified, P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 as constituted attorney for Shri Binoy Kanti Biswas 43/6/31, Jheel Road, P.O: Dhakuria, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031 is admitted by him

Indetified by Shri Manankar Ray, , , Son of Shri Ranjit Kumar Roy, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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 9036, Amount: Rs.10/-, Date of Purchase: 12/09/2022, Vendor name: Subhankar Das

Tabis Ansari
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1601-2022, Page from 101551 to 101563

being No 160102242 for the year 2022.

Digitally signed by MOHAMMED TABIS ANSARI
Date: 2022.09.21 11:07:56 +05:30
Reason: Digital Signing of Deed.

(Tabis Ansari) 2022/09/21 11:07:56 AM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)