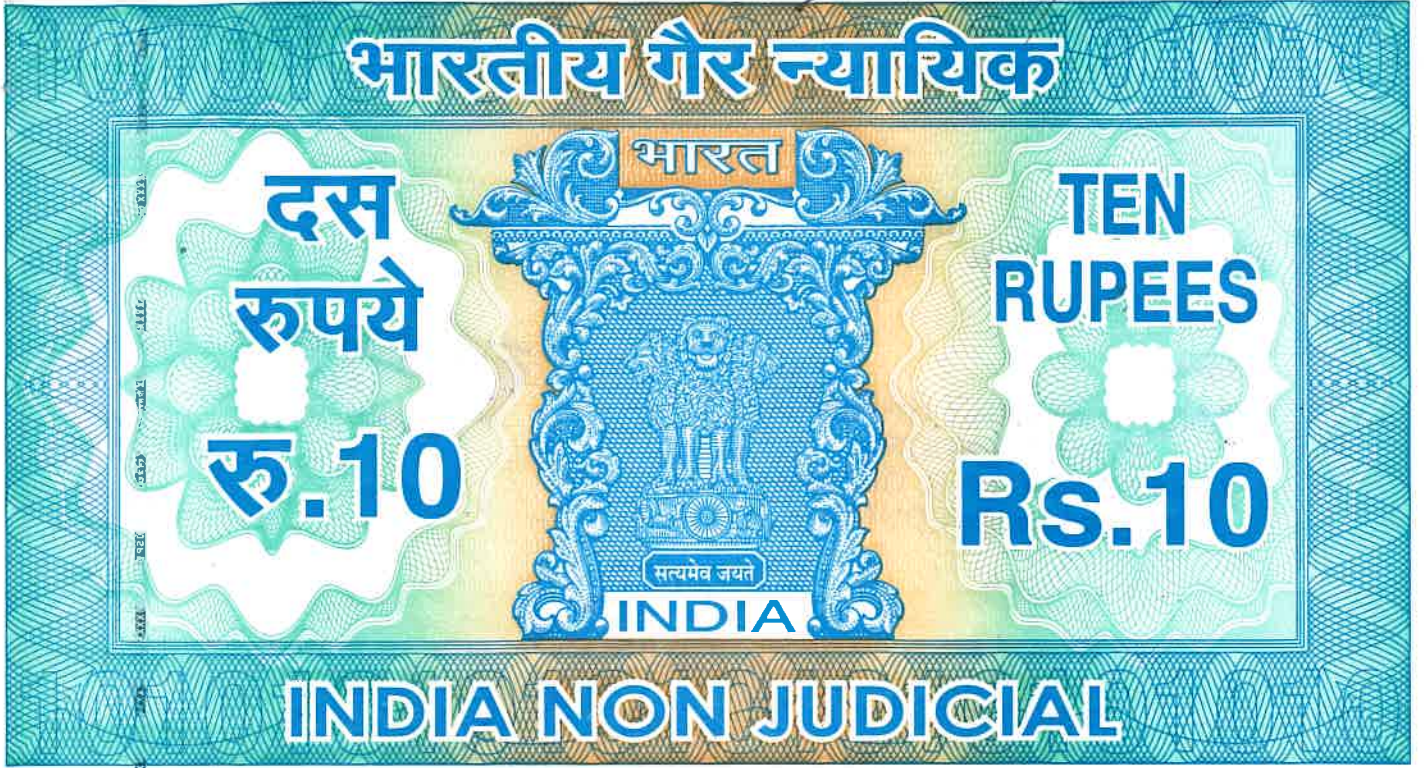


S-172

IV- 010/2024



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

92AB 279641

6/1/24  
10/1/24

**DECLARATION**

I, **SRI GOPAL KUNDU**,(PAN- AFXPK7428J,Aadhaar No. 4611 9977 9796, Ph- 9830135704) son of Late Dasarath Kundu, by faith-Hindu, by Nationality-Indian, by occupation-Business, residing at 8/1A, Baishnabghata Bye Lane, P.O. Naktala, P.S. Netajinagar, Kolkata-700047, for self , Partners & constituted Attoreny of **SMT. RUNA KUNDU**,(PAN- AKYPK5461F,Aadhaar No. 3360 9007 8923, Ph-9830135750) wife of Sri Gopal Kundu, by faith-Hindu, by Nationality-Indian, by occupation-Business,residing at 8/1A, Baishnabghata Bye Lane, P.O. Naktala,P.S. Netajinagar, Kolkata-700047 and also attorney of Partner of **G K REALTORS**,(PAN- AANFG4235G) a partnership firm, having its office at 19T, Baishnabghata Bye Lane, P.O. Naktala, P.S. Netajinagar, Kolkata-700047, District-South 24-Parganas & (4) **G K**

10 JAN 2024

Notar Public  
South 24 Parganas  
Kolkata

No. 485 Date 08-01-2024 Rs 10/-

Name

Address

SANKAR KUMAR SARKAR  
STAMP-VENDOR  
SONARPUR A.D.S.R. OFFICE  
24 FARGANAS (SOUTH)

T.K. Chakraborty  
Advocate  
Benifour Street



*[Handwritten signature]*

সোনারপুর - দক্ষিণ ২৪ পরগণা  
অতিরিক্ত জিলা অফিস-নিবন্ধক

10 JAN 2024

Sathi Kar (son)  
w/o Palenkh sarkar  
Sonarpur civil unit



**ABASAN( PAN- AANFG4234H)** a partnership firm, having its office at 19T, Baishnabhata Bye Lane,P.O. Naktala,P.S. Netajinagar, Kolkata-700047, District-South 24-Parganas, do hereby solemnly declare and affirm:-

**1) THAT** the said MR. GOPAL KUNDU son of Late Dasharath Kundu for self and the partners of G K Realtors and G K Abasan and SMT. RUNA KUNDU, wife of Sri Gopal Kundu for self and the Partner of G K Realtors and G K Abasan are the joint owners land measuring more or less 64 Cottahs 7 Chattaks 39 sq.ft. equivalent to more or less 4313.82 Sq.M.situated and lying at Mouza-Elachi, J.L No.70, Pargana -Muguara, P.S. & A.D.S.R.office at Sonarpur, R.S.No.223, Touzi No.3,4 & 5 comprising in R.S.Dag Nos. 7, 8, 11, 12, 14 & 40 , L.R.Dag Nos. 19, 20, 23, 24, 36 & 35 R.S.Khatian Nos.145,836 ,837, 42 & 110, L.R.Khatian Nos.1317, 3094, 3095, 3096, 3401, 3407, 3418, 3419, 3476, 3478, 3491,3514 & 3544, Holding No. 314 S.N.Ghosh Avenu , Ward No.26 of Rajpur-Sonarpur Municipality, District-South 24-Parganas, Kolkata-700103 through registered deed of sale vide deed Nos.4168 & 4171 for the year 2008, 4100 & 7276 for the year 2018, 3974 & 3975 for the year 2019, 3380 & 4874 for the year 2020, 2120 for the year 2021 and two declaration vide Book No.IV, being Nos.91 for the year 2021 & 265 for the year 2023 ( Be it clearly noted that Declaration No.265 for the year 2023 where L.R.Khatian Nos. 1317, 3476, 3514, 3491 & 3418 had not been inadvertently mentioned in the schedule . It should be L.R.Khatian Nos.1317, 3476, 3514, 3491 & 3418 as per B.L. & L.R.O Parcha. also mentioned in the said deed)

**2) THAT** thus the said MR. GOPAL KUNDU son of Late Dasharath Kundu for self and the partners of G K Realtors and G K Abasan and SMT. RUNA KUNDU, wife of Sri Gopal Kundu for self and the Partner of G K Realtors and G K Abasan are the joint owners land measuring more or less 64 Cottahs 7 Chattaks 39 sq.ft. equivalent to more or less 4313.82

10 JAN 2024  
10 JAN 2024  
10 JAN 2024

A



Sq.M.situated and lying at Mouza-Elachi, J.L.No.70, Pargana -Muguara, P.S. & A.D.S.R.office at Sonarpur, R.S.No.223, Touzi No.3,4 & 5 comprising in R.S.Dag Nos. 7, 8, 11, 12, 14 & 40 , L.R.Dag Nos. 19, 20, 23, 24, 36 & 35 R.S.Khatian Nos.145,836 ,837, 42 & 110, L.R.Khatian Nos.1317, 3094, 3095, 3096, 3401, 3407, 3418, 3419, 3476, 3478, 3491,3514 & 3544, Holding No. 314 S.N.Ghosh Avenu , Ward No.26 of Rajpur-Sonarpur Municipality, District-South 24-Parganas, Kolkata-700103 fully described in the Schedule hereunder written and also shown in the map or plan annexed hereto by RED border.

**3) THAT** I, for self and the partners of G K Realtors and G K Abasan and also attorney of SMT. RUNA KUNDU, wife of Sri Gopal Kundu for self and the Partner of G K Realtors and G K Abasan propose to construct building in the aforesaid land, the actual boundary line of the property which is fully mentioned below and demarcated by RED border and we, shall be liable for disputes, if arises, with their neighbours in respect of this land in future the Rajpur-Sonarpur Municipality for any litigation in respect of the present measurement of the said land due to false statements.

4) **THAT** there is no Civil or Criminal Suit pending against the said land, the said land is free from all encumbrances if any disputes arised regarding the Boundary, the Rajpur-Sonarpur Municipality may revoke the sanctioned building plan after hearing.

5) **THAT** the measurement of the four sides of the land and also butted and bounded belongs to said premises of Rajpur-Sonarpur Municipality, P.S.Sonarpur, Kolkata-700 103, within their rownership are as follows:-



*[Handwritten signature]*

ASST Dist-Sub Registrar  
Sonarpur  
South 24 Parganas

10 JAN 2024

(4)

ON THE NORTH :- R.S.Dag No.7(P), 15 ft wide common passage, R.S.Dag No.18, 13, 14/527, 15,23

ON THE SOUTH :- R.S.Dag No.8(P), R.S.Dag No.10, 46/528, 40(P),

ON THE EAST :-R.S.Dag No.40(P), 53 ft wide Bye Pass . R.S.Dag Nos. 10 & 18,

ON THE WEST :- R.S.Dag No.7(P) & 15, 30 ft wide S.N Ghosh Avenue.

6) **THAT** the enclosed side plan is also part of the Declaration. and they shall hold their property according to their share.

#### 7) **SCHEDULE OF THE PROPERTY**

**ALL THAT** piece and parcel of Residential and Bahutal Abasan land measuring more or less **64 Cottahs 7 Chattaks 39 sq.ft. equivalent to more or less 4313.82 Sq.M.** along with structure standing thereon situated and lying at **Mouza-Elachi**, J.L.No.70, Pargana -Muguara, P.S. & A.D.S.R.office at Sonarpur, R.S.No.223, Touzi No.3,4 & 5 comprising in R.S.Dag Nos. 7, 8, 11, 12, 14 & 40 , L.R.Dag Nos. 19, 20, 23, 24, 36 & 35 , R.S.Khatian Nos.145, 836 ,837, 42 & 110, L.R.Khatian Nos.1317, 3094, 3095, 3096, 3401, 3407, 3418, 3419, 3476, 3478, 3491,3514 & 3544, Holding No.314 S.N.Ghosh Avenue,Ward No.26 of Rajpur-Sonarpur Municipality, District-South 24-Parganas, Kolkata-700103which is shown in the map or plan annexed hereto by RED border . and also butted and bounded as follows:

ON THE NORTH :- R.S.Dag No.7(P), 15 ft wide common passage, R.S.Dag No.18, 13,14/527, 15,23

ON THE SOUTH :- R.S.Dag No.8(P), R.S.Dag No.10, 46/528, 40(P),





*[Handwritten signature]*

Sub Registrar  
South 24 Parganas

10 JAN 2024



(5)

ON THE EAST :-R.S.Dag No.40(P), 53 ft wide Bye Pass . R.S.Dag Nos.  
10 & 18,

ON THE WEST :- R.S.Dag No.7(P) & 15, 30 ft wide S.N Ghosh Avenue.

**THAT** the each and every statements made in paragraphs 1 to 7 are  
true and correct to our knowledge and belief.

**THIS DECLARATION** made on this *10<sup>th</sup>* day of *January* 2024.

**WITNESSES:-**

1. *Sathi Kalyan*  
*Gopal Kundu*

2. *Harman Kanti Chakrabarti*  
*Baruipuri Court*

*Gopal Kundu.*  
*for Self, Partners of*  
**G. K. REALTORS & G. K. ABASAN**  
*constituted attorney of*  
*Runa Kundu & Isha Anshita*  
*Attorney Partners, Rana Kundu,*  
**G. K. REALTORS &**  
**G. K. ABASAN**

**SIGNATURE OF THE DECLARANTS**

**Prepared and Drafted by me**

*Tarun Kanti Chakrabarti*  
**TARUN KANTI CHAKRABARTI**

Advocate, F.No.No.853/95'

Baruipur Civil Court.

Printed by me  
*Tarun Kanti Chakrabarti*  
Sonarpur A.D.S.R.office



*[Handwritten signature]*

Additional District Sub-Registrar  
Sonarpur  
West Bengal

10 JAN 2024

Photo	Left Hand	Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger
	Right Hand					

Name .....

Signature .....

	Left Hand	Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger
	Right Hand					

Name ..... *Gopal Kundu.*

Signature ..... *Gopal Kundu.*

Photo	Left Hand	Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger
	Right Hand					

Name .....

Signature .....

Photo	Left Hand	Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger
	Right Hand					

Name .....

Signature .....




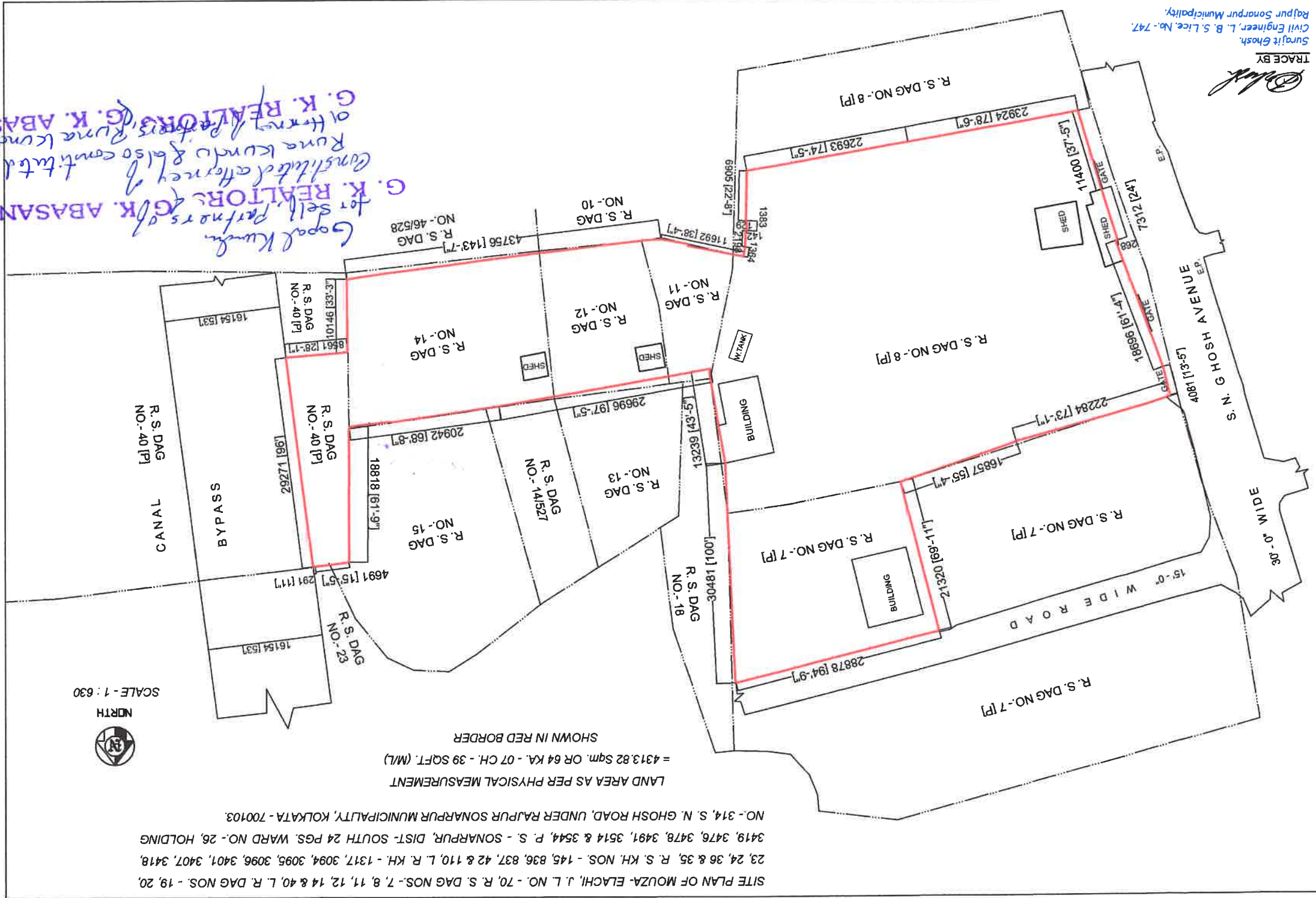
অতিরিক্ত জেলা কাল-নিরীক্ষক  
সোনারপুর  
দক্ষিণ ২৪ পরগণা

10 JAN 2024



G. K. REALTORS G. K. ABASAN  
 for sell, partners of G. K. ABASAN  
 Gopal Kumar  
 Consulted Attorney of Runa Kundu & also consulted  
 of Attorney Partners Runa Kundu  
 G. K. REALTORS G. K. ABASAN

TRACE BY  
  
 Suresh Ghosh,  
 Civil Engineer, L. B. S. LICE. No. - 747,  
 Rajpur Sonarpur Municipality.



SCALE - 1 : 630  
 NORTH  


LAND AREA AS PER PHYSICAL MEASUREMENT  
 = 4313.82 Sqm. OR 64 KA. - 07 CH. - 39 SQFT. (M/L)  
 SHOWN IN RED BORDER

SITE PLAN OF MOUZA-ELACHI, J. L. NO. - 70, R. S. DAG NOS - 7, 8, 11, 12, 14 & 40, L. R. DAG NOS. - 19, 20, 23, 24, 36 & 35, R. S. KH. NOS. - 145, 836, 837, 42 & 110, L. R. KH. - 1317, 3094, 3095, 3096, 3401, 3407, 3418, 3419, 3476, 3478, 3491, 3514 & 3544, P. S. - SONARPUR, DIST - SOUTH 24 PGS. WARD NO. - 26, HOLDING NO. - 314, S. N. GHOSH ROAD, UNDER RAJPUR SONARPUR MUNICIPALITY, KOLKATA - 700103.



*[Handwritten signature]*



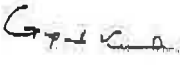
Sub-Registrar  
Sonarpur

10 JAN 2024

### Major Information of the Deed

<b>Deed No :</b>	IV-1608-00010/2024	<b>Date of Registration</b>	10/01/2024
<b>Query No / Year</b>	1608-3000067459/2024	<b>Office where deed is registered</b>	
<b>Query Date</b>	08/01/2024 2:22:45 PM	A.D.S.R. SONARPUR, District: South 24-Parganas	
<b>Applicant Name, Address &amp; Other Details</b>	T K CHAKRABARTI BARUIPUR CIVIL COURT,Thana : Baruipur, District : South 24-Parganas, WEST BENGAL, PIN - 700144, Mobile No. : 9831595331, Status :Advocate		
<b>Transaction</b>		<b>Additional Transaction</b>	
[4305] Other than Immovable Property, Declaration			
<b>Set Forth value</b>		<b>Market Value</b>	
<b>Stamp duty Paid(SD)</b>		<b>Registration Fee Paid</b>	
Rs. 10/- (Article:4)		Rs. 7/- (Article:E)	
<b>Remarks</b>			

#### Declarant Details :



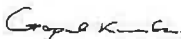
SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr GOPAL KUNDU (Presentant)</b> Son of Late DASARATH KUNDU Executed by: Self, Date of Execution: 10/01/2024 , Admitted by: Self, Date of Admission: 10/01/2024 ,Place : Office	 <small>10/01/2024</small>	 Captured <small>LTI 10/01/2024</small>	 <small>10/01/2024</small>
	8/1A, BAISHNABGHATA BYE LANE, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx8J, Aadhaar No: 46xxxxxxxx979G, Status :Individual, Executed by: Self, Date of Execution: 10/01/2024 , Admitted by: Self, Date of Admission: 10/01/2024 ,Place : Office			
2	<b>Mrs RUNA KUNDU</b> Wife of Mr GOPAL KUNDU 8/1A, BAISHNABGHATA BYE LANE, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No: 33xxxxxxxx8923, Status :Individual, Executed by: Attorney, Executed by: Allorney			
3	<b>G K REALTORS</b> 19T, BAISHNABGHATA BYE LANE, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 , PAN No.:: AAxxxxxx5G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative			





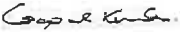


4	<b>Mrs RUNA KUNDU</b> Wife of Mr GOPAL KUNDU PARTNER OF G K REALTORS AND G K ABASAN, 8/1A, BAISHNABGHATA BYE LANE, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No: 33xxxxxxx8923, Status :Individual, Executed by: Attorney, Executed by: Attorney
5	<b>G K ABASAN</b> 19T, BAISHNABGHATA BYE LANE, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 , PAN No.:: AAxxxxx4H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

**Attorney Details :**




Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr GOPAL KUNDU</b> Son of Late DASARATH KUNDU Date of Execution - 10/01/2024, , Admitted by: Self, Date of Admission: 10/01/2024, Place of Admission of Execution: Office		 Captured	
		Jan 10 2024 1:03PM	LTI 10/01/2024	10/01/2024
Partner, G K REALTORS , 8/1A, BAISHNABGHATA BYE LANE, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 , 8/1A, BAISHNABGHATA BYE LANE, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 46xxxxxxx9796 Status : Attorney, Attorney of : Mrs RUNA KUNDU, Mrs RUNA KUNDU				

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr GOPAL KUNDU</b> Son of Late DASARATH KUNDU Date of Execution - 10/01/2024, , Admitted by: Self, Date of Admission: 10/01/2024, Place of Admission of Execution: Office		 Captured	
		Jan 10 2024 1:03PM	LTI 10/01/2024	10/01/2024
8/1A, BAISHNABGHATA BYE LANE, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 46xxxxxxx9796 Status : Representative, Representative of : G K REALTORS (as Partner), G K ABASAN (as Partner)				



**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>SATHI KAR</b> Wife of PALASH SARKAR BARUIPUR CIVIL COURT, City:- Baruipur, P.O:- BARUIPUR, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700144		 Captured	
	10/01/2024	10/01/2024	10/01/2024
Identifier Of Mr GOPAL KUNDU, Mr GOPAL KUNDU, Mr GOPAL KUNDU			





**Endorsement For Deed Number : IV - 160800010 / 2024**

**On 10-01-2024**

**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 13:00 hrs on 10-01-2024, at the Office of the A.D.S.R. SONARPUR by Mr GOPAL KUNDU , one of the Executants.

**Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 )**

Execution is admitted on 10/01/2024 by Mr GOPAL KUNDU, Son of Late DASARATH KUNDU, 8/1A, BAISHNABGHATA BYE LANE, P.O: NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Business

Identified by SATHI KAR, , , Wife of PALASH SARKAR, BARUIPUR CIVIL COURT, P.O: BARUIPUR, Thana: Baruiipur, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by profession Advocate

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

Execution is admitted on 10-01-2024 by Mr GOPAL KUNDU, Partner, G K REALTORS (Partnership Firm), 19T, BAISHNABGHATA BYE LANE, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047; Partner, G K ABASAN (Partnership Firm), 19T, BAISHNABGHATA BYE LANE, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Identified by SATHI KAR, , , Wife of PALASH SARKAR, BARUIPUR CIVIL COURT, P.O: BARUIPUR, Thana: Baruiipur, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by profession Advocate

**Executed by Attorney**

Execution by Mr GOPAL KUNDU, Partner, G K REALTORS (Partnership Firm), 8/1A, BAISHNABGHATA BYE LANE, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 as constituted attorney for 1. Mrs RUNA KUNDU 8/1A, BAISHNABGHATA BYE LANE, P.O: NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, 2. Mrs RUNA KUNDU PARTNER OF G K REALTORS AND G K ABASAN, 8/1A, BAISHNABGHATA BYE LANE, P.O: NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047 is admitted by him

Identified by SATHI KAR, , , Wife of PALASH SARKAR, BARUIPUR CIVIL COURT, P.O: BARUIPUR, Thana: Baruiipur, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 7.00/- ( E = Rs 7.00/- ) and Registration Fees paid by Cash Rs 7.00/-

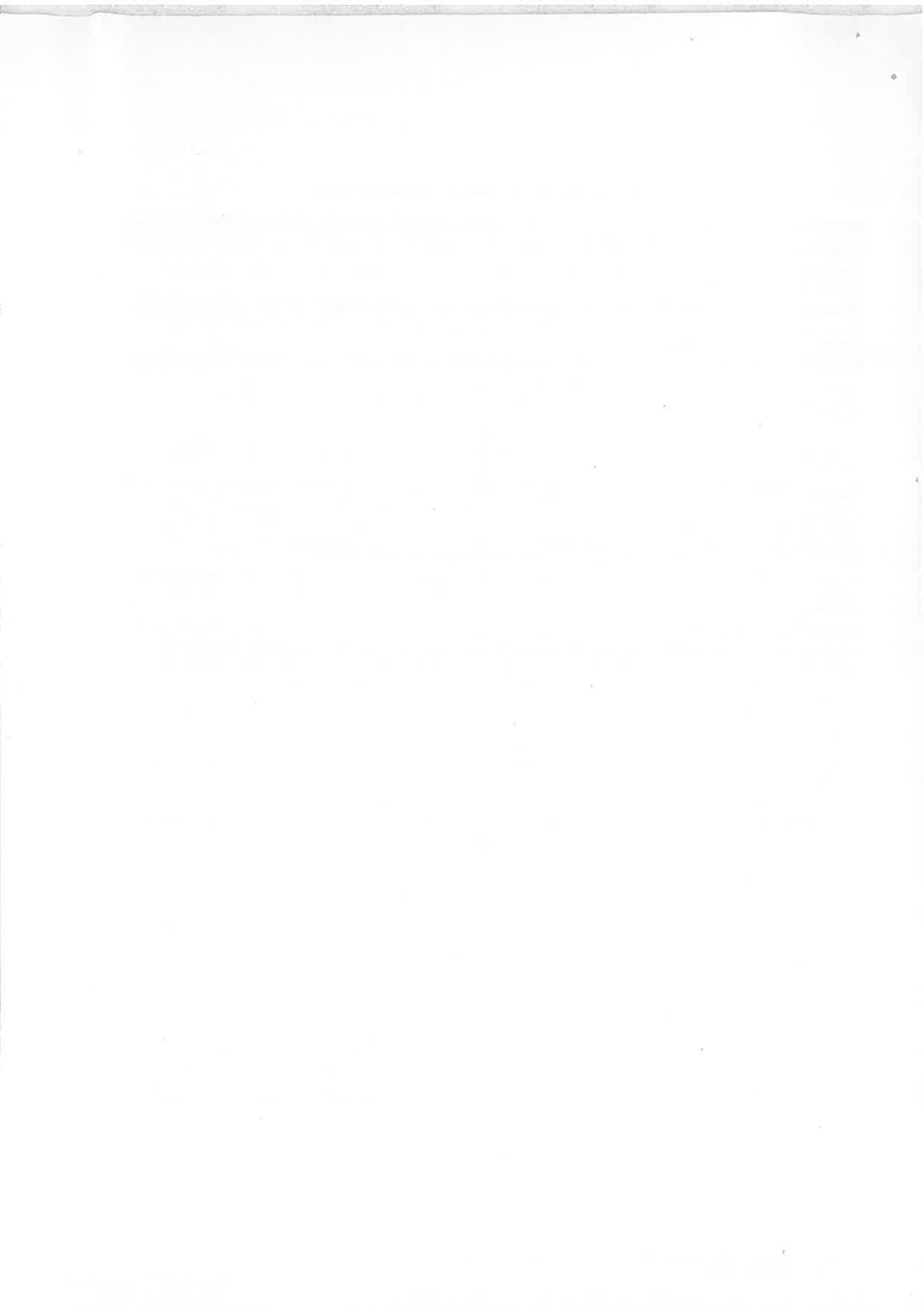
**Payment of Stamp Duty**

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 485, Amount: Rs.10.00/-, Date of Purchase: 08/01/2024, Vendor name: Sankar Kumar Sarkar



**Arindam Chakraborty**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. SONARPUR**  
**South 24-Parganas, West Bengal**





**Certificate of Registration under section 60 and Rule 69.**

**Registered in Book - IV**

**Volume number 1608-2024, Page from 146 to 158**

**being No 160800010 for the year 2024.**



AZ

Digitally signed by ARINDAM CHAKRABORTY  
Date: 2024.01.10 13:35:07 +05:30  
Reason: Digital Signing of Deed.

**(Arindam Chakraborty) 10/01/2024**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. SONARPUR**  
**West Bengal.**