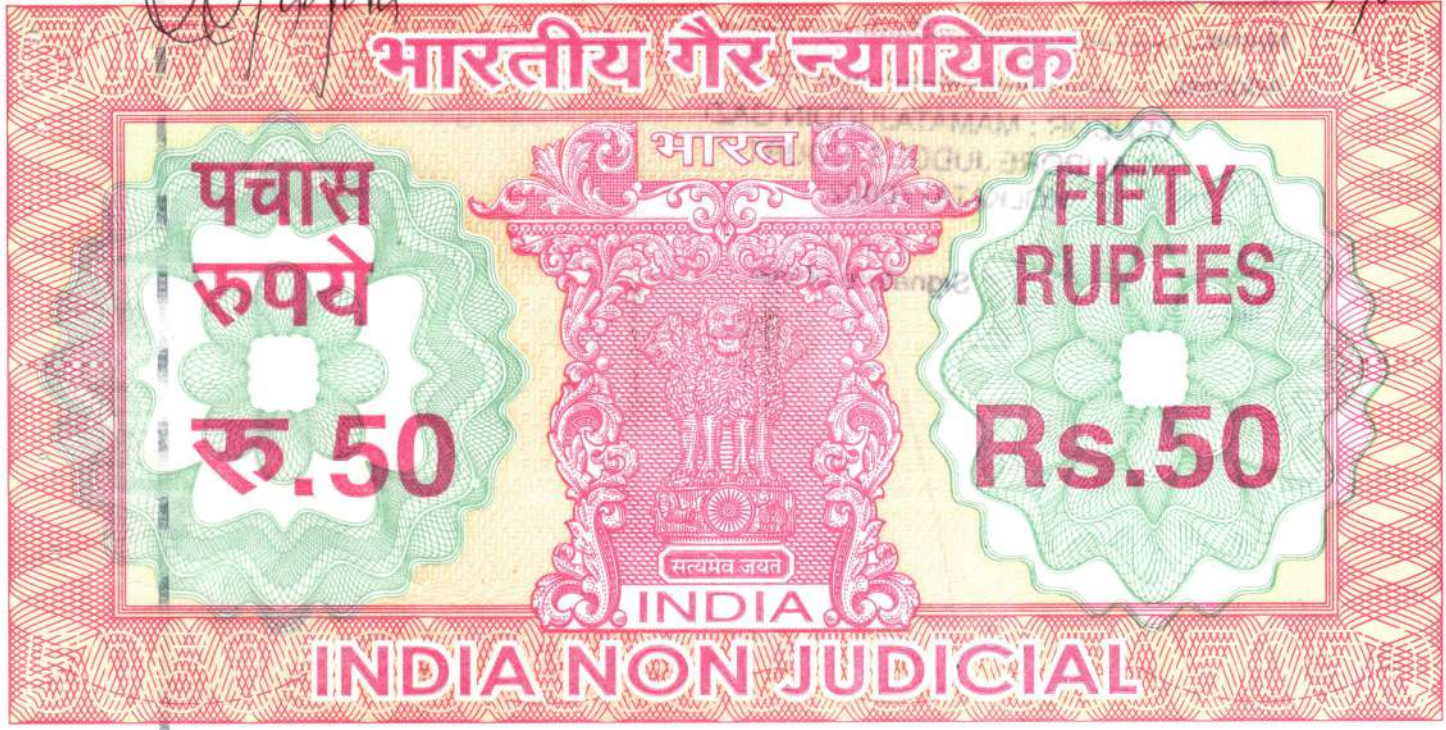


06/05/23

ESDS YAM 3 S

E-6569/23



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

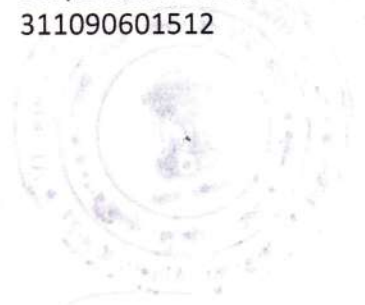
AH 221936

31/05/2023
2001371404/2023

Caution: The document is submitted to the Registrar. The signature sheets and the other documents attached with the document are the part of this document.

BOUNDARY DECLARATION FOR KOLKATA MUNICIPAL CORPORATION

Re: Kolkata Municipal Corporation Premises No. 151, Kalikapur, Kolkata 700 099 (Pin code) Police Station: Kasba at present Purba Jadavpur under Kolkata Municipal Corporation ward No. 109, Borough No. XII. being assessed under Assessee No.: 311090601512



Handwritten signature in green ink.



No. 4767 Date 26 MAY 2023 Rs. 5000
Name Kumal Guha
Address 375 P. A. Bah Ru

VENDOR : MAMATAJUDDIN GAZI
ALIPORE JUDGES' COURT
KOLKATA-700027

KeA-68

Signature of Ver

Identified by me
Abdel Haei Sheikh
S/o Abdel Hakim Sheikh
With Amratala
P.O. Haramandapur
P.S. Magrahat
Pin 743503



District Sub-Registrar
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas
31 MAY 2023

THIS BOUNDARY WALL DECLARATION FOR KMC IS MADE BY I, SHRI Kunal Guha, Pan No AECPG8862N, Aadhar No 7408 4276 5426 Mobile No 9830173698, son of Rameswar Guha, by faith Hindu, by Occupation: Business, residing at South City Tower No.1, Flat No 17J, 375, Prince Anwar Shah Road, Police Station Jadavpur, PO –Jodhpur Park, Kolkata - 700 068 do hereby affirm and declare as follows:

1. The Declarant herein is a registered Power of Attorney holder, (recorded in Book No. IV, CD Volume No.4, Pages 3944 to 3955 being No. 02350 for the year 2013) in respect of a plot of land measuring 3 Cottahs 15 Chittacks 30 Sqft being 2865 sqft (as per Deed) lying and situated at Premises No. 151, Kalikapur, Kolkata 700 099, Police Station: Kasba at present Purba Jadavpur Ward No. 109 and having Assessee No. 311090601512 and possesses and enjoy the same absolutely and by paying taxes etc regularly.
2. BE IT MENTIONED HERE THAT the measurement of the property was 3 (Three) Katha 15 (Fifteen) Chattaks 30 Sqft (thirty) being 266.164 Sq Mt. (as per Deed) and at present the physical measurement of the property has become 3 Katha 13 Chittacks 34.66 Sqft being 258.237 Sq Mt.
3. Therefore, the entire boundary lines of the property, after taking proper measurement of the Site by a Technical person, are there by shown/written in the annexed plan and the Boundary Lines are more prominently delineated with RED Border Line in the Site Plan attached herewith and the declarant shall remain ever liable in all respects for any future disputes, if arises, with any of their neighbours and/or adjacent plot holders. Neither the Kolkata Municipal Corporation nor the Engineer/Architect will stand liable for any litigation in future over or in respect of the said land.
4. The Declarant has submitted a revised plan under Rule 26 for a building constructed at the above premises as per Plan sanctioned vide 2012120435 duly revalidated till 11.10.2027 incorporating minor changes in the building and the boundary as available.
5. The said land was purchased by Ashok Kumar Das by a Bengali Kobala dated 21st Chaitra 1391 equivalent to 4th April 1985 executed by Pallav Kumar Deb, Chandan Kumar Deb, Anjan Kumar Deb and Bula Deb, registered with District Sub Registrar at Alipore recorded in Book No.1, Volume No.78, Pages 35 to 45 being Deed No.4577 of 1985.
6. The width of the road as taken in front of the property under this Declaration by a Competent person as shown/written in the plan annexed herewith.
7. That There is no civil or criminal suit pending over the said land and the land is free from all encumbrances.



District Sub-Registrar
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

31 MAY 2023

PROPERTY UNDER THIS DECLARATION

ALL THAT pieces and parcels of land premises No. 151, Kalikapur, Kolkata 700 099 hereditaments and premises thereto, measuring 3 Kattahs 13 Chattaks 34.66 .Sq.ft. lying at and being Municipal premises No. 151, Kalikapur Within the Corporation of Kolkata under Ward No 109 and Police Station Kasba at present Purba Jadavpur , Sub Registry Office Alipore in the District of 24 Parganas and being portion of Plot No 17.JI no 20, Rs No2, Touzi No 3 to 5 and 12 RS Dag No 365, RS Khatian No 169 and the same is butted and bounded in the manner following that to say :-

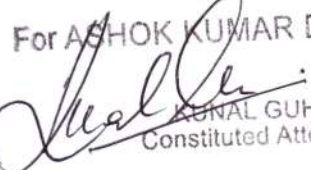
ON THE NORTH : By portion of PRE. No. 389, Purbalok.
ON THE EAST : By PRE. No. 399, Purbalok.
ON THE SOUTH : 16 feet wide road.
ON THE WEST : By 20 feet wide road.

**MEASUREMENT OF THE BOUNDARY LINES
(as marked in Red)**

ON THE NORTH : As shown in the Plan Annexed herewith
ON THE EAST : As shown in the Plan Annexed herewith
ON THE SOUTH : As shown in the Plan Annexed herewith
ON THE WEST : As shown in the Plan Annexed herewith

That the above statements are true to my knowledge and behalf.

Signed this 31st day of May 2023.

For ASHOK KUMAR DAS

KUNAL GUHA
Constituted Attorney

WITNESSES:

(1) Abdul Hai Sheikh
vill- Amratala
P.O, Hasanandapur
P.S. Magrahat
Pin 743503

DECLARANT
Drafted by me
MD. Abdul Wahab, Advocate
WB-933/1988

PROPERTY UNDER THIS DECLARATION

IT IS THAT piece and part of the premises No. 133, Kalkipat, K. West 200 021
of the area of the premises thereof, measuring 2 Kanals 13 Chittas 24 Sq. Ft. and
the other premises No. 134, Kalkipat, West of the Corporation situated
between the said Police Station and the other premises, 21/2 Bha. 12/4
of the area thereof, measuring 1/2 Kanals 13 Chittas 24 Sq. Ft. and
the other premises No. 135, Kalkipat, West of the Corporation situated
between the said Police Station and the other premises, 21/2 Bha. 12/4

- By 30 feet wide road
- By 15 feet wide road
- By 15 feet wide road
- By 30 feet wide road

DETERMINATION OF THE BOUNDARY (as marked in the plan)

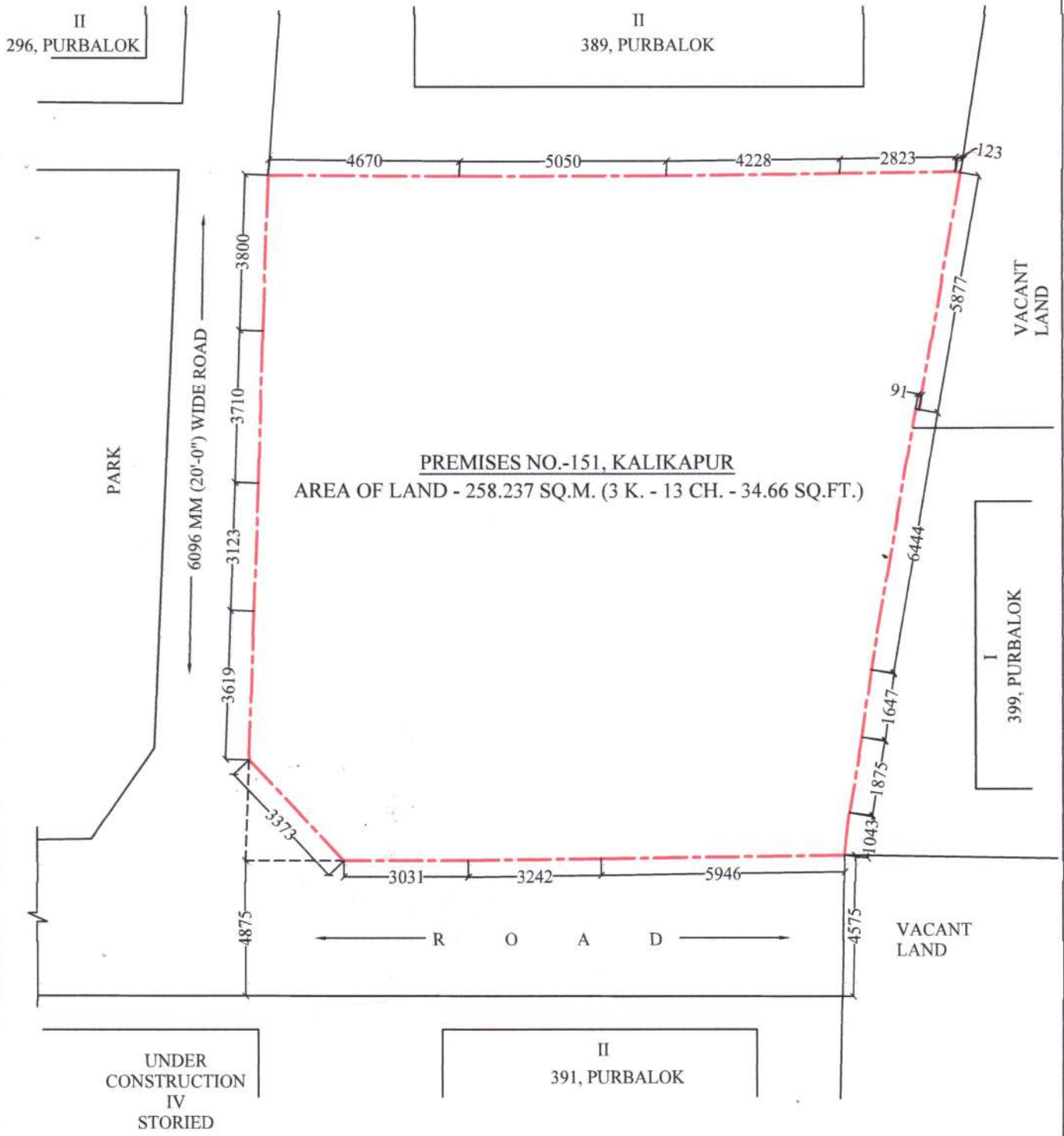
As shown in the plan attached herewith
As shown in the plan attached herewith
As shown in the plan attached herewith
As shown in the plan attached herewith



District Sub-Registrar IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

31 MAY 2023

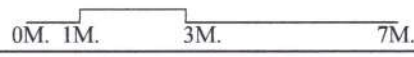
SITE PLAN AT PREMISES NO.-151, KALIKAPUR, WARD NO -109, BOROUGH -XII, KOLKATA - 700 099, P.S. KASBA, DIST. 24 PARGANAS, UNDER THE KOLKATA MUNICIPAL CORPORATION.



PREMISES NO.-151, KALIKAPUR
 AREA OF LAND - 258.237 SQ.M. (3 K. - 13 CH. - 34.66 SQ.FT.)



NOTE -
 ALL DIMENSIONS ARE IN MM. UNLESS
 OTHERWISE MENTIONED



For ASHOK KUMAR DAS

 CONSTITUTED ATTORNEY

SIGNATURE OF OWNER

THE LAND REVENUE DEPARTMENT
P. S. KASBA DIST. 24 PARGANAS SOUTH
MADRAS STATE CORPORATION

NO. 100/2023

PREMISES NO. 100/2023
MADRAS STATE CORPORATION



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

31 MAY 2023



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

Name KUNAL GOHA

Signature

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

Name

Signature

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

Name

Signature

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

Name

Signature



District Sub-Registrar-
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

31 MAY 2023



ভারত সরকার
Government of India



আব্দুল হাই শেখ
Abdul Hai Sheikh

জন্মতারিখ / DOB: 02/02/1963
পুরুষ / Male



5944 6569 7306

আধার - সাধারণ মানুষের অধিকার

Abdul Hai Sheikh



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা: /: আব্দুল হাকিম শেখ
উত্তর আমড়াতলা, হারানন্দপুর
দক্ষিণ ২৪ পরগনা, পশ্চিম বঙ্গ,

Address: S/O: Abdul Hakim
Sheikh, Uttar Amratata,
Haranandapur, South 24
Parganas, Magrahat - II,
West Bengal, 743503

5944 6569 7306

1947
1800 300 1947

help@uidai.gov.in

www
www.uidai.gov.in



सत्यमेव जयते

Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	2001371404/2023	Office where deed will be registered
Query Date	29/05/2023 12:31:00 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	ABDUL HAI SHEIKH ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9051286257, Status : Deed Writer	
Transaction	Additional Transaction	
[0901] Declaration, Declaration relating to immovable property		
Set Forth value	Market Value	
Rs. 1/-	Rs. 1,04,23,726/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 10/- (Article:4)	Rs. 7/- (Article:E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 10/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kalikapur, Road Zone : (Kalikapur -- Kalikapur) , Premises No: 151, , Ward No: 109, Pin Code : 700099

Sch No	Plot Number	Khatian Number	Land Use/ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 13 Chatak 34.66 Sq Ft	1/-	1,04,23,726/-	Width of Approach Road: 20 Ft, Adjacent to Metal Road,
Grand Total :				6.3701Dec	1/-	104,23,726 /-	

Declarant Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Kunal Guha Son of Rameswar Guha, Tower 1 375 P A Shah Road ,, Flat No: 17j, City:- , P.O:- Jodhpur Park, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700068 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. aexxxxxx2n, Aadhaar No.: 74xxxxxxx5426, Status : Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self



Query No: 2001371404 of 2023, Printed On : May 29 2023 12:31PM, Generated from wbregistration.gov.in

Identifier Details :

Name & address
ABDUL HAI SHEIKH Son of ABDUL HAKIM SHEIKH VILL- AMRATALA ,, City:- , P.O:- HARANANDAPUR, P.S:-Magrahat, District:-South 24-Parganas, West Bengal, India, PIN:- 743503, Sex: Male, By Caste: Muslim, Occupation: Law Clerk, Citizen of: India, , Identifier Of Kunal Guha

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 28-06-2023) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 28-06-2023)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. SEALDAH, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA



Major Information of the Deed



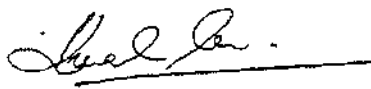
Deed No :	I-1604-06569/2023	Date of Registration	31/05/2023
Query No / Year	1604-2001371404/2023	Office where deed is registered	
Query Date	29/05/2023 12:31:00 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	ABDUL HAI SHEIKH ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9051286257, Status :Deed Writer		
Transaction	Additional Transaction		
[0901] Declaration, Declaration relating to immovable property			
Set Forth value	Market Value		
Rs. 1/-	Rs. 1,04,23,726/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (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:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kalikapur, Road Zone : (Kalikapur -- Kalikapur) , , Premises No: 151, , Ward No: 109 Pin Code : 700099



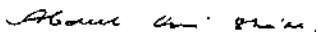
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 13 Chatak 34.66 Sq Ft	1/-	1,04,23,726/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
Grand Total :				6.3701Dec	1/-	104,23,726 /-	

Declarant Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Kunal Guha (Presentant) Son of Rameswar Guha Executed by: Self, Date of Execution: 31/05/2023 , Admitted by: Self, Date of Admission: 31/05/2023 ,Place : Office			
		31/05/2023	LTI 31/05/2023	31/05/2023

Tower 1 375 P A Shah Road ,, Flat No: 17j, City:- , P.O:- Jodhpur Park, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700068 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: aexxxxxx2n, Aadhaar No: 74xxxxxxx5426, Status :Individual, Executed by: Self, Date of Execution: 31/05/2023 , Admitted by: Self, Date of Admission: 31/05/2023 ,Place : Office

Identifier Details :

Name	Photo	Finger Print	Signature
ABDUL HAI SHEIKH Son of ABDUL HAKIM SHEIKH VILL- AMRATALA ,, City:- , P.O:- HARANANDAPUR, P.S:-Magrahat, District:-South 24-Parganas, West Bengal, India, PIN:- 743503			
	31/05/2023	31/05/2023	31/05/2023
Identifier Of Kunal Guha			

On 31-05-2023

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 31-05-2023, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Kunal Guha ,Executant.

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

Execution is admitted on 31/05/2023 by Kunal Guha, Son of Rameswar Guha, Tower 1 375 P A Shah Road ,, Flat No: 17j, P.O: Jodhpur Park, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700068, by caste Hindu, by Profession Business

Indetified by ABDUL HAI SHEIKH, , , Son of ABDUL HAKIM SHEIKH, VILL- AMRATALA ,, P.O: HARANANDAPUR, Thana: Magrahat, , South 24-Parganas, WEST BENGAL, India, PIN - 743503, by caste Muslim, by profession Law Clerk

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 50.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4787, Amount: Rs.50.00/-, Date of Purchase: 26/05/2023, Vendor name: Mamtajuddin Gazi



Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1604-2023, Page from 192415 to 192426
being No 160406569 for the year 2023.**



Digitally signed by ANUPAM HALDER
Date: 2023.05.31 14:23:28 +05:30
Reason: Digital Signing of Deed.

(Handwritten signature)

**(Anupam Halder) 2023/05/31 02:23:28 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.**

(This document is digitally signed.)