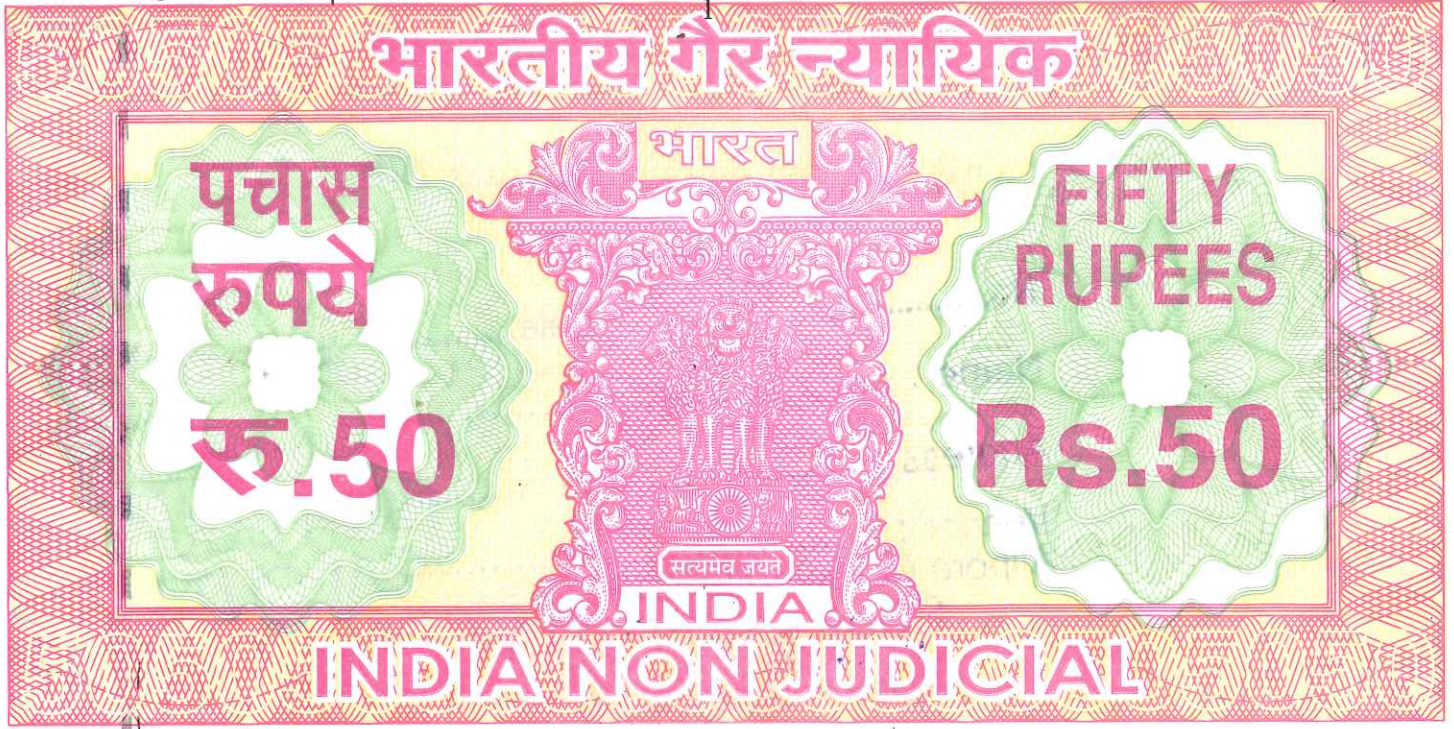


05892/23

I-5730/2023



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AH 238880

Certified that the document is admitted for Registration. The signature sheets and the endroesement sheets attached with the document are the part of this document.

[Signature]
District Sub-Register-II
Alipore, South 24-Parganas

26 APR 2023

DEED OF DECLARATION

Re : Municipal Corporation Premises No. 96, Maulana Abul Kalam Azad Road (Formerly Narkeldanga Main Road) Kolkata – 700054,

We, (1) MRS. SARLA TANTIA, (PAN ABQPT4265M) (Aadhar No 801267885833) (Mobile No. 9903900410), wife of Iswari Prasad Tantia, by faith – Hindu, by occupation business, (2) MRS. ANITA TANTIA, (PAN ABSPT8048G) (Aadhar No 584565245099) (Mobile No. 9903900406), wife of Rahul Tantia, by faith – Hindu, by occupation business, (3) MRS. LAXMI

31230

31 MAR 2023

No..... Rs.50/- Date.....

Name : Mrinal Kanti Maity.

Address : Advocate
HIGH COURT
CALCUTTA

Vendor :
Alipore Collectorate 24 Pgs (South)
SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court K-27

Laxmi Tanti



4757

25/4/23

Laxmi Tanti



4758

Sant Tanti



4759

Anita Tanti



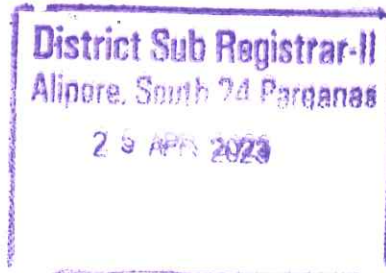
4760

Hantil

(HARSHVARDHAN TANTIA)



4761



ALEX var Samanta
810/2 of bank Samanta
1211, 012 Post Office Street
P.O + P.S - Hare Street
KALKAH - 700001

TANTIA, (PAN AFCPR0271H) (Aadhar No 622109832188) (Mobile No. 9903900411), wife of Siddhartha Tantia, by faith - Hindu, by occupation business, (4) MR. HARSHVARDHAN TANTIA, (PAN ADDPT4176G) (Aadhar No 260905396828) (Mobile No. 9903900417), son of Iswari Prasad Tantia, by faith – Hindu, by occupation business, all residing at 96, Maulana Abul Kalam Azad Road (Formerly known as Narkeldanga Main Road) P.S. Phoolbagan, P.O. Phoolbagan, Kolkata – 700054; solemnly declare and affirm as follows:

- 1) That we are the owner for the Premises No. 96, Maulana Abul Kalam Azad Road (Formerly known as Narkeldanga Main Road) P.S. Phoolbagan, P.O. Phoolbagan, Kolkata – 700054, Ward No 31, Borough III under Kolkata Municipal Corporation.
- 2) That we propose to construct a building in the aforesaid premises. The actual boundary line of the property is fully mentioned and demarcated by red. We shall be liable for disputes of any with the neighbors of this land in the future. The Kolkata Municipal Corporation will not be liable for any litigation over the said land.
- 3) That we have submitted the plans for the construction of the building in the said premises for sanction along with my application to the corporation.
- 4) That we shall we are the owner for the Premises No.-96, Maulana Abul Kalam Azad Road (Formerly Known as Narkeldanga Main Road)P.S. Phoolbagan, P.O. Phoolbagan, Kolkata – 700054, Ward No. 31, Borough III within the Municipal limits of Kolkata Municipal Corporation comprising land measuring **5284.28Sqm**, as per Deed and **4838.14 Sqm** as per physical be the same or little more or less described and delineated in the plan annexed here to and thereon and colored in red verge line.
- 5) That we shall submit a plan to the City Architect's Department for sanction. The site plan of my Title Deed could not be submitted as on actual survey, measurements differ from the site Plan. The property which is fully mentioned in the Schedule below is demarcated by boundary walls.
- 6) That we shall be liable for dispute of any with my neighbors in any manner whatsoever regarding the boundary of the said land in future. The Kolkata Municipal Corporation will



District Sub Registrar-II
Alipore, South 24 Parganas
25 APR 2023

also not be liable for any litigation over the said land and have every right to revoke the sanctioned plan at any time if otherwise.

- 7) There is no civil or criminal suit pending against the said land. The said land is free from all encumbrances.
- 8) That the boundary of the four sides of the land of Premises No.- 96, Maulana Abul Kalam Azad Road (Formerly Known as Narkeldanga Main Road) P.S. Phoolbagan, P.O. Phoolbagan, Kolkata – 700054, Ward No 31, Borough III under Kolkata Municipal Corporation. Within our ownership as follows.

| | | |
|---------------------|---|---|
| ON THE NORTH | : | By Common Passage |
| ON THE EAST | : | Partly by Premises No.95 Moulana Abul Kalam Azad Road and partly by Premises No.96B Moulana Abul Kalam Azad Road. |
| ON THE SOUTH | : | Partly by Khudiram Municipal Market and partly by 18.696Mtr. wide Moulana Abul Kalam Azad Road, Kolkata |
| ON THE WEST | : | By Shib Das Krishna Daw Lane |

- a) That the enclosed site plan is also a part of this declaration.
- b) That the boundary is already constructed in the above premises.
- c) That each and every statements made in paragraphs 1,2,3,4,5,6,7,8, are true to my knowledge & as per K.M.C Performa.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT the land measuring 79 (seventy nine) *cottahs*, as per deed and 72 (Seventy Two) Cottahs, 5 (Five) Chittack, 13 (Thirteen) Sq.ft. as per physical be more or less lying at and being Municipal Premises No. 96, Moulana Abul Kalam Azad Road (Formerly known as Narkeldanga Main Road,) Police Station Phoolbagan, Kolkata – 700054 within the limits of Ward No. 31 of the Kolkata Municipal Corporation, District South 24



District Sub Registrar-II
Alipore, South 24 Parganas

25 APR 2023

Parganas and also shown and delineated in map or plan annexed hereto and bordered in **RED** colour thereon and butted and bounded in the manner as follows

| | | |
|--------------|---|---------------------------------------|
| ON THE NORTH | : | Measuring 46.803 M. |
| ON THE EAST | : | Measuring 7.289 M; 54.216M & 54.184M. |
| ON THE SOUTH | : | Measuring 46.687M; 10.500M & 22.970M. |
| ON THE WEST | : | Measuring 95.434M & 32.177M. |

DATED - 25th April 2023

Sarla Tandia

Anita Tandia

Laxmi Tandia

Tantia (HARSHVARDHAN TANTIA)

SIGNATURE OF DEPONENT

Witnesses:

1.

Avijit Das
AVIJIT DAS
19, D.R.C.C. ROAD
KRISHNA PATTY, GHATAIL BAGAN
PO - BELTHIPARA, DIST - HOOGHLY

2

Amrit Bhowinuhka
(AMRIT BHAWINUHKA)
AF 365, Hanapara, Kestapur
Kolkata - 700102

Drafted by me

Anasua Samanta
Advocate

High Court, Calcutta-
Enrolment No.. F/1316/862/2018

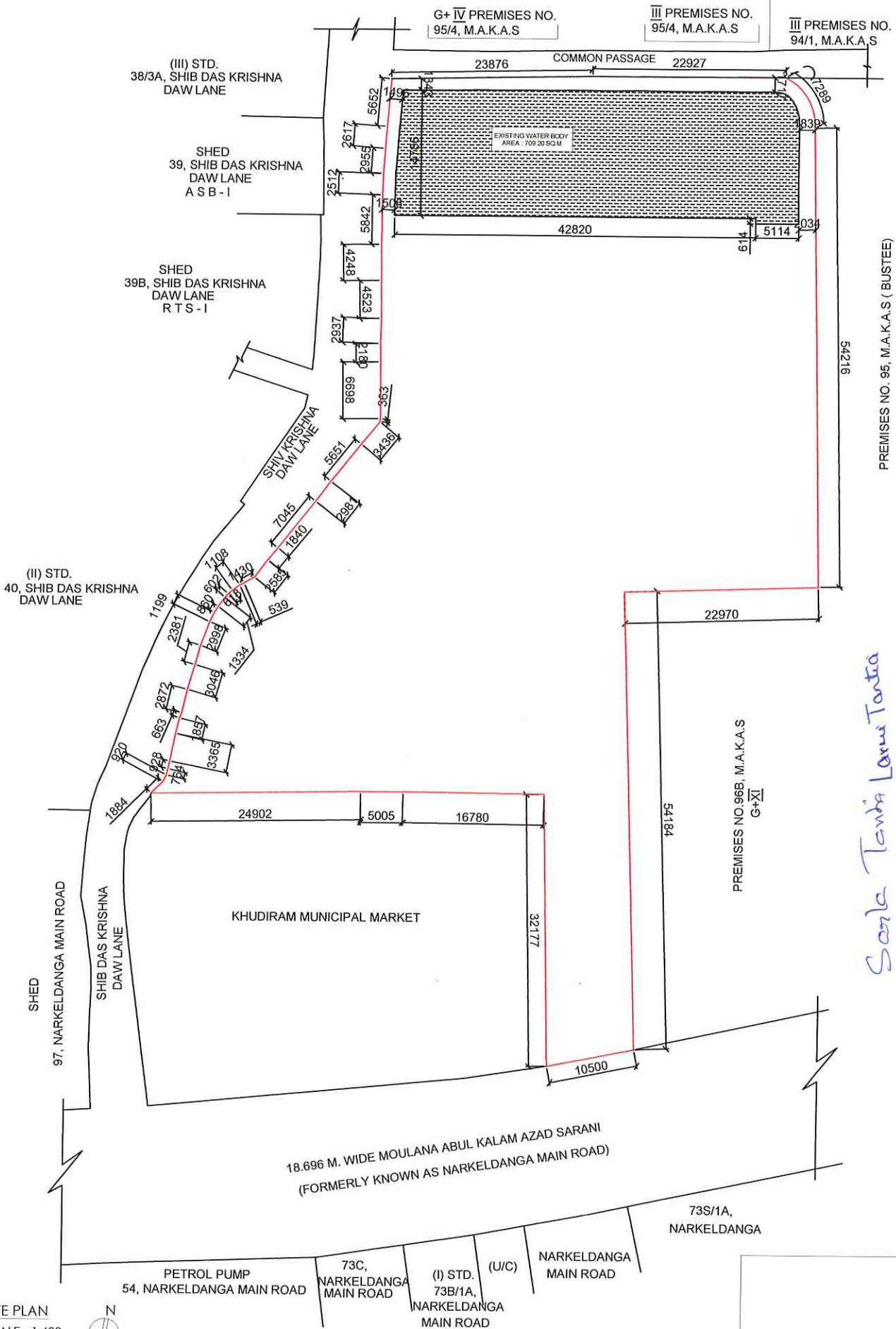


District Sub Registrar-II
Alipore, South 24 Parganas
25 APR 2023

SITE PLAN OF PREMISES NO. - 96, MOULANA ABUL KALAM AZAD ROAD (FORMERLY KNOWN AS NARKELDANGA MAIN ROAD), WARD NO- 31, BOROUGH - III, P.S. - PHOOLBAGAN, P.O. - PHOOLBAGAN, KOLKATA- 700054.

TOTAL LAND AREA (AS PER DEED) - 3 BIGHAS 19 COTTAHS = 5284.28 SQ.M.

TOTAL LAND AREA (AS PER PHYSICAL MESURMENT) - 72 COTTAHS 05 CHATAK 12.739 SQFT. = 4838.14 SQM.



*Sarla Tantra Lami Tantra
Anita Tantra*

SIGNATURE OF THE OWNER


































SITE PLAN
SCALE - 1:600





District Sub Registrar-II
Alipore, South 24 Parganas
25 APR 2023

SPECIMEN FORM FOR TEN FINGERPRINTS












| | | | | | | | | |
|---|--|---|---|--|---|---|--|--|
|  | <p style="font-size: 1.2em; color: blue;">Sarab Tandia</p> |  |  |  |  |  | | |
| | | Little | Ring | Middle | Fore | Thumb | | |
| | | (LEFT HAND) | | | | | | |
| | |  |  |  |  |  | | |
| | | Thumb | Fore | Middle | Ring | Little | | |
| | | (RIGHT HAND) | | | | | | |
|  | <p style="font-size: 1.2em; color: blue;">Anita Tandia</p> |  |  |  |  |  | | |
| | | Little | Ring | Middle | Fore | Thumb | | |
| | | (LEFT HAND) | | | | | | |
| | |  |  |  |  |  | | |
| | | Thumb | Fore | Middle | Ring | Little | | |
| | | (RIGHT HAND) | | | | | | |
|  | <p style="font-size: 1.2em; color: blue;">Laxmi Tandia</p> |  |  |  |  |  | | |
| | | Little | Ring | Middle | Fore | Thumb | | |
| | | (LEFT HAND) | | | | | | |
| | |  |  |  |  |  | | |
| | | Thumb | Fore | Middle | Ring | Little | | |
| | | (RIGHT HAND) | | | | | | |



A

District Sub Registrar-II
Alipore, South 24 Parganas
25 APR 2023

SPECIMEN FORM FOR TEN FINGERPRINTS

| | | | | | | |
|---|---------------|---|---|--|---|---|
|  | <i>Dantis</i> |  Little |  Ring |  Middle |  Fore |  Thumb |
| | | (LEFT HAND) | | | | |
| | |  Thumb |  Fore |  Middle |  Ring |  Little |
| | | (RIGHT HAND) | | | | |
| PHOTO | | | Little Ring Middle | Fore Thumb | | |
| | | (LEFT HAND) | | | | |
| | | Thumb Fore Middle | Ring Little | | | |
| | | (RIGHT HAND) | | | | |
| PHOTO | | | Little Ring Middle | Fore Thumb | | |
| | | (LEFT HAND) | | | | |
| | | Thumb Fore Middle | Ring Little | | | |
| | | (RIGHT HAND) | | | | |



District Sub Registrar-II
Alipore, South 24 Parganas
25 APR 2023



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16022001024506/2023



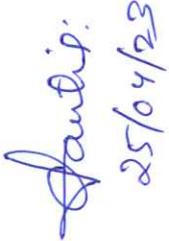



I. Signature of the Person(s) admitting the Execution at Private Residence.

| SI No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
|--------|---|-----------|-------|--------------|--------------------------|
| 1 | Mrs SARLA TANTIA 96, Moulana Abul Kalam Azad Road, City:- , P.O:- Phool Bagan, P.S:-Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054 | Declarant | | | Sarla Tandia 25.4.23 |
| 2 | Mrs ANITA TANTIA 96, Moulana Abul Kalam Azad Road, City:- , P.O:- Phool Bagan, P.S:-Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054 | Declarant | | | Anita Tandia 25/4/23 |
| 3 | Mrs LAXMI TANTIA 96, Moulana Abul Kalam Azad Road, City:- , P.O:- Phool Bagan, P.S:-Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054 | Declarant | | | Laxmi Tandia 25/4/23. |



District Sub Registrar-II
Alipore, South 24 Parganas
25 APR 2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

| SI No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
|--------|---|--|---|--|---|
| 4 | Mr HARSHVARDHAN TANTIA 96, Moulana Abul Kalam Azad Road, City:- , P.O:- Phool Bagan, P.S:-Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054 | Declarant |  |  |  25/04/23 |
| SI No. | Name and Address of identifier | Identifier of | Photo | Finger Print | Signature with date |
| 1 | Mr Alok Kumar Samanta Son of Late Abanti Samanta 12/1, Old Post Office Street, City:- Kolkata, P.O:- Hare Street, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 | Mrs SARLA TANTIA, Mrs ANITA TANTIA, Mrs LAXMI TANTIA, Mr HARSHVARDHAN TANTIA |  |  |  25/4/23 |

(Suman Basu)

DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R. - I
I SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal



District Sub Registrar-II
Alipore, South 24 Parganas
25 APR 2023

Major Information of the Deed

| | | | |
|--|---|---|------------|
| Deed No : | I-1602-05730/2023 | Date of Registration | 26/04/2023 |
| Query No / Year | 1602-2001024506/2023 | Office where deed is registered | |
| Query Date | 24/04/2023 2:06:29 PM | D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas | |
| Applicant Name, Address & Other Details | A SAMANTA 12/1, OLD POST OFFICE STREET, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9831126719, Status : Advocate | | |
| Transaction | Additional Transaction | | |
| [0901] Declaration, Declaration relating to immovable property | [4305] Other than Immovable Property, Declaration [No of Declaration : 2] | | |
| Set Forth value | Market Value | | |
| | Rs. 35,10,06,515/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 50/- (Article:4) | Rs. 53/- (Article:E, 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:- Phool Bagan, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Moulana Abul Kalam Azad Sarani, Road Zone : (Phool Bagan More (W-31) -- E. M. Bye Pass (W-31)) , , Premises No: 96, , Ward No: 031 Pin Code : 700054

| 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 | 79 Katha | | 35,10,06,515/- | Property is on Road Adjacent to Metal Road, |
| Grand Total : | | | | 130.35Dec | 0 /- | 3510,06,515 /- | |

Declarant Details :

| SI No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | <p>Mrs SARLA TANTIA Wife of Mr Iswari Prasad Tantia 96, Moulana Abul Kalam Azad Road, City:- , P.O:- Phool Bagan, P.S:-Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: abxxxxx5m, Aadhaar No: 80xxxxxxxx5833, Status :Individual, Executed by: Self, Date of Execution: 25/04/2023 , Admitted by: Self, Date of Admission: 25/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 25/04/2023 , Admitted by: Self, Date of Admission: 25/04/2023 ,Place : Pvt. Residence</p> |

| | |
|---|---|
| 2 | <p>Mrs ANITA TANTIA Wife of Mr Rahul Tantia 96, Moulana Abul Kalam Azad Road, City:- , P.O:- Phool Bagan, P.S:-Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: abxxxxx8g, Aadhaar No: 58xxxxxxxx5099, Status :Individual, Executed by: Self, Date of Execution: 25/04/2023 , Admitted by: Self, Date of Admission: 25/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 25/04/2023 , Admitted by: Self, Date of Admission: 25/04/2023 ,Place : Pvt. Residence</p> |
| 3 | <p>Mrs LAXMI TANTIA (Presentant) Wife of Mr Siddhartha Tantia 96, Moulana Abul Kalam Azad Road, City:- , P.O:- Phool Bagan, P.S:-Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: afxxxxx1h, Aadhaar No: 62xxxxxxxx2188, Status :Individual, Executed by: Self, Date of Execution: 25/04/2023 , Admitted by: Self, Date of Admission: 25/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 25/04/2023 , Admitted by: Self, Date of Admission: 25/04/2023 ,Place : Pvt. Residence</p> |
| 4 | <p>Mr HARSHVARDHAN TANTIA Son of Mr Iswari Prasad Tantia 96, Moulana Abul Kalam Azad Road, City:- , P.O:- Phool Bagan, P.S:-Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: adxxxxx6g, Aadhaar No: 26xxxxxxxx6828, Status :Individual, Executed by: Self, Date of Execution: 25/04/2023 , Admitted by: Self, Date of Admission: 25/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 25/04/2023 , Admitted by: Self, Date of Admission: 25/04/2023 ,Place : Pvt. Residence</p> |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|--|-------|--------------|-----------|
| <p>Mr Alok Kumar Samanta Son of Late Abanti Samanta 12/1, Old Post Office Street, City:- Kolkata, P.O:- Hare Street, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001</p> | | | |

Identifier Of Mrs SARLA TANTIA, Mrs ANITA TANTIA, Mrs LAXMI TANTIA, Mr HARSHVARDHAN TANTIA

Endorsement For Deed Number : I - 160205730 / 2023

On 25-04-2023

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

Presented for registration at 19:00 hrs on 25-04-2023, at the Private residence by Mrs LAXMI TANTIA , one of the Executants.

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

Execution is admitted on 25/04/2023 by 1. Mrs SARLA TANTIA, Wife of Mr Iswari Prasad Tantia, 96, Moulana Abul Kalam Azad Road, P.O: Phool Bagan, Thana: Phool Bagan, , South 24-Parganas, WEST BENGAL, India, PIN - 700054, by caste Hindu, by Profession Business, 2. Mrs ANITA TANTIA, Wife of Mr Rahul Tantia, 96, Moulana Abul Kalam Azad Road, P.O: Phool Bagan, Thana: Phool Bagan, , South 24-Parganas, WEST BENGAL, India, PIN - 700054, by caste Hindu, by Profession Business, 3. Mrs LAXMI TANTIA, Wife of Mr Siddhartha Tantia, 96, Moulana Abul Kalam Azad Road, P.O: Phool Bagan, Thana: Phool Bagan, , South 24-Parganas, WEST BENGAL, India, PIN - 700054, by caste Hindu, by Profession Business, 4. Mr HARSHVARDHAN TANTIA, Son of Mr Iswari Prasad Tantia, 96, Moulana Abul Kalam Azad Road, P.O: Phool Bagan, Thana: Phool Bagan, , South 24-Parganas, WEST BENGAL, India, PIN - 700054, by caste Hindu, by Profession Business

Indetified by Mr Alok Kumar Samanta, , Son of Late Abanti Samanta, 12/1, Old Post Office Street, P.O: Hare Street, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Others



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

On 26-04-2023

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 53.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 30/- and Stamp Duty paid by Stamp Rs 50.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 238880, Amount: Rs.50.00/-, Date of Purchase: 31/03/2023, Vendor name: Subhankar Das



Suman Basu
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 1602-2023, Page from 191136 to 191150
being No 160205730 for the year 2023.**



Suman

Digitally signed by Suman Basu
Date: 2023.04.27 12:40:03 -07:00
Reason: Digital Signing of Deed.

**(Suman Basu) 2023/04/27 12:40:03 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I I SOUTH 24-PARGANAS
West Bengal.**

(This document is digitally signed.)