

0763/23

I - 748/23



पश्चिम बंगाल WEST BENGAL

81AB 307045

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

[Signature]
District Sub-Registrar-V
Alipore, South 24 Parganas

15 MAR 2023

K.M.C. BOUNDARY DECLARATION

Reg: - Premises No. 12/7A, Selimpore Road, Ward No. 092, Borough - X, Police Station - Lake, Kolkata - 700 031, District South 24 - Parganas.

(1) **MRS RATNABALI CHAKRAVARTI**, (PAN - ANMPC1787F) (Aadhaar - 2898 3260 7389), wife of Late Kamal Kumar Chakravarti, by occupation - Housewife, (2) **MR. AVIJIT CHAKRABORTY**, (PAN - AEZPC6116L) (Aadhaar - 8120 8035 5891) son of Late Prodyut Kumar Chakraborty, by occupation - Business, both by faith - Hindu, by Nationality - Indian, residing at 12/7, Selimpore Road, Dhakuria, Post Office - Dhakuria, Police Station - Kasba,

027356

19 JAN 2023

No.....Rs 10/- Date.....

Name:- **B. C. LAHIRI**

Advocate

Address:- Alipore Judge's Court, Kol-2nd

Alipore Calcutta. 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, Kol - 27

Vendor.....



Rahul Dhor
S/o, Late R. Dhor
1407 Naya.
Kol-25



Kolkata - 700031 (3) MR. SANJAY SENGUPTA, (PAN – AWOPS2297K) (Aadhaar – 2853 0943 1402), son of Late Tushar Kanti Sengupta, by occupation – Business, by faith – Hindu, by Nationality – Indian, residing at 12/7, Selimpur Road, Dhakuria, Post Office – Dhakuria, Police Station – Kasba, Kolkata - 700031 and (4) MRS. BHASWATI DASGUPTA, (PAN – AJPPD6668K) (Aadhaar – 3453 4333 9551), wife of Debasish Dasgupta, by faith – Hindu, by occupation – Housewife, by Nationality – Indian, residing at 29/21, Kendua Main Road, Rajpur, Post Office – Garia, Police Station - Patuli, Kolkata – 700084, **all are represented by their constitute attorney (1) SRI SUBRATA BOSE**, (PAN – AHRPB1107D), son of Late Subhas Chandra Bose, residing at 64B, Tanupukur Road, Post Office - Dhakuria, Police Station - Garfa, Kolkata – 700031 and (2) SRI JAGONNATH HALDER, (PAN – ABIPII8699H), son of Shiboram Halder, residing at 15R, Telipara Lane, Post Office - Dhakuria, Police Station - Garfa, Kolkata – 700031. Both are partners of M/S AAMAR BARI a Partnership firm, having its office situated at 64B, Tanupukur Road, Post Office – Dhakuria, Police Station – Garfa, Kolkata - 700031, do hereby declare as follows:-

1. That we are the constituted attorneys of the Owners of Premises No. 12/7A, Selimpore Road, Ward No. 092, Borough – X, Police Station – Lake, Kolkata - 700 031, District South 24 - Parganas, being Land area measuring about **02 K. 10 Ch. 36.067 Sqft. = 178.936 Square Meter** more or less, along with structure thereon and propose to construct a building in the aforesaid premises. The Total Boundary Line, in the property is fully mentioned below and described in **RED** and we shall be liable for dispute, if arises, with our neighbourers in respect of this said land in future. The Kolkata Municipal Corporation will not be liable for any litigation arises in future over the Said Land, due to false statements and have liberty to revoke the Plan in accordance with the Law.
2. That we shall submit the Plan for the construction of a Building in the Premises No. 12/7A, Selimpore Road, Ward No. 092, Borough – X, Police Station – Lake, Kolkata - 700 031, District South 24 - Parganas, for obtaining sanction vide application.



DISTRICT SUB-REGISTRAR-V
ALIPORE SOUTH 24 PGS
15 MAR 2023

3. That we are the constituted attorneys of the Owners of Premises No. 12/7A, Selimpore Road, Ward No. 092, Borough – X, Police Station – Lake, Kolkata - 700 031, District South 24 - Parganas, within the Municipal limits of Kolkata Municipal Corporation, comprising land measuring about **02 K. 10 Ch. 36.067 Sqft. = 178.936 Square Meter** more or less, along with structure standing thereon more fully described and delineated in the **Map or Plan** annexed hereto and thereon coloured in **RED** Verge line.
4. That there is no Civil or Criminal suit pending against the Said Land and the Said Land is free from all encumbrances.
5. That the measurement of four side of Premises No. 12/7A, Selimpore Road, Ward No. 092, Borough – X, Police Station – Lake, Kolkata - 700 031, District South 24 - Parganas, is given in the Schedule below.

SCHEDULE

Premises No. 12/7A, Selimpore Road, Ward No. 092, Borough – X, Assessee No. 210922400398, Police Station – Lake, Kolkata - 700 031, District South 24 - Parganas, being Land measuring about **02 K. 10 Ch. 36.067 Sqft. = 178.936 Square Meter**, within the limits of the Kolkata Municipal Corporation, being Butted and Bounded as follows:

- ON THE NORTH : Selimpur Road (K.M.C. Black Top Road);
- ON THE SOUTH : 12/7B, Selimpur Road;
- ON THE EAST : Selimpur Road (K.M.C. Black Top Road);
- ON THE WEST : 12/7/B, Selimpur Road.

DIMENTION OF THE PROPERTY

- ON THE NORTH : 16425 MM;
- ON THE SOUTH : 4616 MM, 855 MM, 10625 MM, 1120 MM, 1675 MM;
- ON THE EAST : 10225 MM;
- ON THE WEST : 9950 MM.



DISTRICT SUB-REGISTRAR-V
ALIPORE, SOUTH 24 PGS.
15 MAR 2023

IN WITNESS WHEREOF the executants put their respective signature on this 15th day of March, 2023.

WITNESSES:-

1) *Rahul Dhar*
Apurva Nayak
Vol - 75

2) *Apurva Nayak*
Apurva
Vol - 2A

AAMAR BARI

Subrata Bose *Jayram Chakrabarti*
Partner Partner
As constituted attorney of
Ratnabati Chakravarti &
others.

DECLARANTS

Drafted as per K.M.C. Proforma

Debyan K.
11/3/23
F-17/6/23

Typed by:

T. S.

Tanmoy Dhar

PRINT ZONE.

Alipore Police Court,

Kolkata 700027.



7
DISTRICT SUB REGISTRAR-V
ALIPORE, SOUTH 24 PGS.
15 MAR 2023

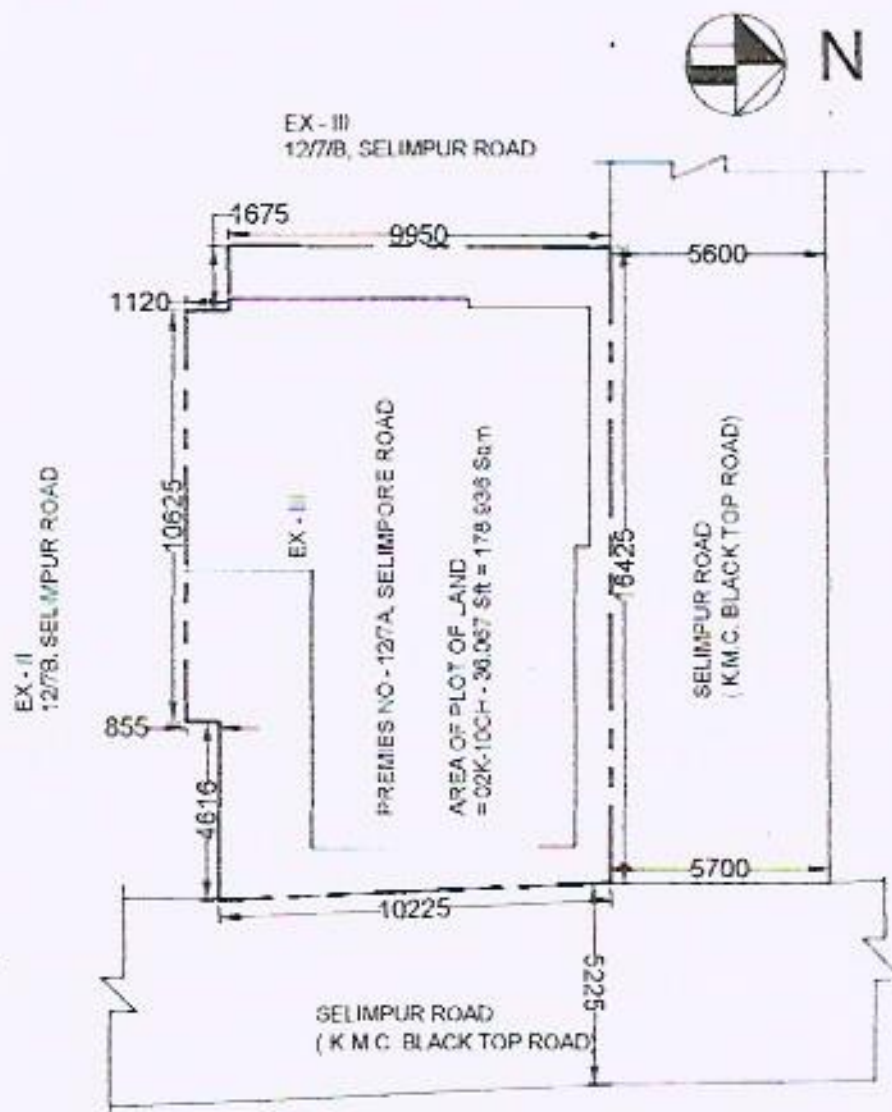
SITE PLAN AT PREMISES NO - 12/7A, SELIMPUR ROAD IN WARD NO - 092, BOROUGH - X, P.S. - LAKE , KOLKATA - 700031, DIST. - SOUTH 24-PARGANAS.

ALL DIMENSIONS ARE IN MILLIMETRE

SCALE - 1:200

AREA OF PLOT OF LAND = 02K - 10CH - 36.067 Sft = 178.936 Sqm

AREA SHOWN BY RED BORDER



AAMAR BARI

Subanta Bose
Partner

Jayraman Halder
Partner

*As constituted attorney of Ratnabati
Chakravarti & others.*

Kingsuk Nandi

KINGSUK NANDI
L.B.S. NO. - 1313 CLASS I
OF K.M.C.
4/50, VIVEK NAGAR
JADAVPUR, KOL - 75

SIGNATUTRE OF OWNER / APPLICANTS

SIGNATUTRE OF L.B.S.



7

DISTRICT SUB REGISTRAR
ALIPORE, SOUTH WEST BENGAL
15 MAR 2023

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name SUBRATA BOSE

Signature Subrata Bose



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name JAGANNATH HALDER

Signature Jagannath Halder

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature



[Handwritten signature]
DISTRICT SUB REGISTRAR-V
ALIPORE, SOUTH 24 PGS.
15 MAR 2023

Major Information of the Deed

Deed No :	I-1630-00748/2023	Date of Registration	15/03/2023
Query No / Year	1630-2000629668/2023	Office where deed is registered	
Query Date	09/03/2023 10:34:00 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		
[0901] Declaration, Declaration relating to immovable property			
Set Forth value	Market Value		
Rs. 1/-	Rs. 79,45,026/-		
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:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Selimpur Road, , Premises No: 12/7A, , Ward No: 092 Pin Code : 700031



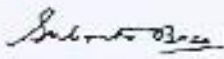



Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	2 Katha 10 Chatak 36.067 Sq Ft	1/-	79,45,026/-	Property is on Road
Grand Total :				4.4139Dec	1 /-	79,45,026 /-	

Declarant Details :


Sl No	Name,Address,Photo,Finger print and Signature
1	Mrs Ratnabali Chakravarti Wife of Late Kamal Kumar Chakravarti 12/7, Selimpore Road, City:- , P.O:- Dhakuria, P.S:-Kasba, District:-South 24-Parganas, West Bongal, India, PIN:- 700031 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: anxxxxxx7f, Aadhaar No: 28xxxxxxxx7389, Status :Individual, Executed by: Attorney, Executed by: Attorney
2	Mr Avijit Chakraborty Son of Late Prodyut Kumar Chakraborty 12/7, Selimpore Road, Dhakuria, City:- , P.O:- Dhakuria, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: aexxxxxx6l, Aadhaar No: 81xxxxxxxx5891, Status :Individual, Executed by: Attorney, Executed by: Attorney

3	Mr Sanjay Sengupta Son of Late Tushar Kanti Sengupta 12/7, Selimpur Road, City:- , P.O:- Dhakuria, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: awxxxxx7k, Aadhaar No: 28xxxxxxxx1402, Status :Individual, Executed by: Attorney, Executed by: Attorney
4	Mrs Bhaswati Dasgupta Wife of Debasish Dasgupta 29/21, Kendua Main Road, Rajpur, City:- , P.O:- Garia, P.S:-Patull, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ajxxxxx8k, Aadhaar No: 34xxxxxxxx9551, Status :Individual, Executed by: Attorney, Executed by: Attorney

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Subrata Bose Son of Late Subhas Chandra Bose Date of Execution - 15/03/2023, , Admitted by: Self, Date of Admission: 15/03/2023, Place of Admission of Execution: Office	 <small>Mar 15 2023 1:30PM</small>	 <small>LTI 15/03/2023</small>	 <small>15/03/2023</small>
	Partner, M/S AAMAR BARI , 15R, Telipara Lane, City:- , P.O:- Dhakuria, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 , 64B, Tanupukur Road, City:- , P.O:- Garfa, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ahxxxxx7d,Aadhaar No Not Provided by UIDAI Status : Attorney, Attorney of : Mrs Ratnabali Chakravarti, Mr Avijit Chakraborty, Mr Sanjay Sengupta, Mrs Bhaswati Dasgupta			
2	Name	Photo	Finger Print	Signature
	Shri Jagonnath Halder (Presentant) Son of Shiboram Halder Date of Execution - 15/03/2023, , Admitted by: Self, Date of Admission: 15/03/2023, Place of Admission of Execution: Office	 <small>Mar 15 2023 1:37PM</small>	 <small>LTI 16/03/2023</small>	 <small>15/03/2023</small>
	Partner, M/S AAMAR BARI , 15R, Telipara Lane, City:- , P.O:- Dhakuria, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 , 15R, Telipara Lane, City:- , P.O:- Dhakuria, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031, Sex: Male, By Caste: Hindu, . Occupation: Business, Citizen of: India, , PAN No.:: abxxxxx9h,Aadhaar No Not Provided by UIDAI Status : Attorney, Attorney of : Mrs Ratnabali Chakravarti, Mr Avijit Chakraborty, Mr Sanjay Sengupta, Mrs Bhaswati Dasgupta			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Rahul Dhar Son of Late Ranjit Dhar Ajoynagar, City:- , P.O:- Dhakuria, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031			
	15/03/2023	15/03/2023	15/03/2023
Identifier Of Shri Subrata Bose, Shri Jagonnath Halder			

Endorsement For Deed Number : I - 163000748 / 2023

On 15-03-2023

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 13:30 hrs on 15-03-2023, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Shri Jagonnath Halder ,.

Executed by Attorney

1. Execution by Shri Subrata Bose, Partner, M/S AAMAR BARI (Partnership Firm), 15R, Telipara Lane, City:- , P.O:- Dhakuria, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 as constituted attorney for 1. Mrs Ratnabali Chakravarti 12/7, Selimpore Road, P.O: Dhakuria, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, 2. Mr Avijit Chakraborty 12/7, Selimpore Road, Dhakuria, P.O: Dhakuria, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, 3. Mr Sanjay Sengupta 12/7, Selimpur Road, P.O: Dhakuria, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, 4. Mrs Bhaswati Dasgupta 29/21, Kendua Main Road, Rajpur, P.O: Garia, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084 is admitted by him

Indetified by Mr Rahul Dhar, , , Son of Late Ranjit Dhar, Ajoynagar, P.O: Dhakuria, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by profession Others

2. Execution by Shri Jagonnath Halder, Partner, M/S AAMAR BARI (Partnership Firm), 15R, Telipara Lane, City:- , P.O:- Dhakuria, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 as constituted attorney for 1. Mrs Ratnabali Chakravarti 12/7, Selimpore Road, P.O: Dhakuria, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, 2. Mr Avijit Chakraborty 12/7, Sellimpore Road, Dhakuria, P.O: Dhakuria, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, 3. Mr Sanjay Sengupta 12/7, Selimpur Road, P.O: Dhakuria, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, 4. Mrs Bhaswati Dasgupta 29/21, Kendua Main Road, Rajpur, P.O: Garia, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084 is admitted by him

Indetified by Mr Rahul Dhar, , , Son of Late Ranjit Dhar, Ajoynagar, P.O: Dhakuria, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by profession Others

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 10.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 27356, Amount: Rs.10.00/-, Date of Purchase: 19/01/2023, Vendor name: Subhankar Das



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 21559 to 21570
being No 163000748 for the year 2023.



Digitally signed by JAIDEB PAL
Date: 2023.03.16 16:33:34 +05:30
Reason: Digital Signing of Deed.

(Jaideb Pal) 2023/03/16 04:33:34 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)