

01654/21

01630/2021

भारतीय गैर न्यायिक

दस
रुपये

TEN
RUPEES

रु.10

Rs.10



INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL 49AB 016186

5 MAR 2021

Registrar-II
Airborne, Sunderbans

1707 1100 C

BOUNDARY DECLARATION FOR KMC

RE : KMC Premises No. 108, Seikhpara, Kolkata – 700096, Police Station Bansdroni (previously Regent Park), under the Kolkata Municipal Corporation WardNo. 112, Borough No. XI and being assessed under the Assessee No. 31-112-17-0108-3.

Handwritten notes: 5/3/21, 0-2499298

THIS BOUNDARY DECLARATION FOR KMC IS MADE BY :

M/S. NIRMAL BUILDERS, a Proprietorship Business, having its Office at 11 Hari Sava Math, Brahmapur, near Agradoot Club, Post Office Bansdrani, Police Station Bansdrani (previously Regent Park), Kolkata-700070, District: South 24-Parganas and being represented by its Sole Proprietor SRI NIRMAL DEBNATH (PAN ADTPD 5129 R)(AADHAAR 5519 5057 4722), son of Sri PatickDebnath, by religion Hindu, by nationality Indian, by occupation Business and residing at 19, Jubilee Park, Post Office Brahmapur, Kolkata-700096, Police Station Bansdrani (previously Regent Park), District: South 24 Parganas, hereinafter called and referred to as the DECLARANT (which term or expression shall unless excluded by or repugnant to the context shall mean and include his heir/s, successor/s, executor/s, administrator/s, legal representative/s and person/s, deriving title under him), do hereby affirm and declare as follows:

1. The Declarant herein named is the sole and absolute Owner and Possessor, in respect of a Plot of Land measuring about 03 (Three) Cottahs 08 (Eight) Chittacks and 25 (Twenty Five) Sq. Ft., within the District: South 24-Parganas, Police Station Bansdrani (previously Regent Park), Additional District Sub - Registrar Office at Alipore, Pargana Magura, Touzi No.60, R.S. No.169, J.L. No. 48, under Mouza Brahmapur, appertaining to the Khatian No. 284 and 622, comprising Dag No. 56 and 57, within the jurisdiction of The Kolkata Municipal Corporation Ward No. 112 and the property has been known and numbered as KMC Premises No. 108, Seikhpara, Kolkata - 700096, under the Assessee No.31-112-17-0108-3 and started to possess and enjoy the same solely and absolutely and without any disturbance and/or hindrance from anybody by paying the rents, rates and taxes etc. regularly.

2. BE IT MENTIONED HERE THAT the measurement of the property is measuring about 03 (Three) Cottahs 08 (Eight) Chittacks and 25 (Twenty Five) Sq. Ft. but after physical measurement it has been found that the measurement of land has become more or less 03 (Three) Cottahs 08 (Eight) Chittacks and 16.784 (Sixteen Point

Seven EightFour) Sq. Ft., which is equivalent to 235.673 Sq. Mtr. and the balance area has been absorbed.

3. Thereafter, the entire boundary lines of the property, after taking proper measurement of the site by a technical person, are there 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 Declarants shall remain ever liable in all respect for any future dispute, if arises, with any of theirneighbours and/or adjacent plot holders. Neither The Kolkata Municipal Corporation nor the Engineer will stand liable for any litigation in future over or in respect of the said land.

4. He isgoing to submit the required plan/s for the purpose of getting sanction of the same to raise and/or construct a building there on the said land under the Premises as described above.

5. There is no Civil or Criminal case pending against the said Land / Premises and the Land / Premises is as on this date, free from all encumbrances.

6. The width of the road as taken in front of the property under this Declaration by a Competent Person has shown / written in the plan annexed herewith.

PROPERTY UNDER THIS DECLARATION

ALL THAT the piece or parcel of Land measuring about 03 (Three) Cottahs 08 (Eight) Chittacks and 16.784 (Sixteen Point Seven Eight Four) Sq. Ft., which is equivalent to 235.673 Sq. Mtr., within the District: South 24-Parganas, Police Station Bansdroni (previously Regent Park), Additional District Sub - Registrar Office at Alipore, ParganaMagura, Touzi No.60, R.S. No.169, J.L. No. 48, under MouzaBrahmapur, appertaining to the Khatian No. 284 and 622, comprising Dag No. 56 and 57, within the

jurisdiction of The Kolkata Municipal Corporation Ward No. 112 and the property has been known and numbered as KMC Premises No. 108, Scikhpara, Kolkata – 700096, under the Assessee No.31-112-17-0108-3, being butted and bounded by :

ON THE NORTH : P – 35, Jubilee Park ;
 ON THE SOUTH : P – 32, Green View ;
 ON THE EAST : 15' – 09" (4.820 M.) to 16' – 00" (4.900 M.) wide Black Top Road;
 ON THE WEST : 12' – 00" (3.650 M.) to 12' – 01" (3.700 M.) wide Black Top Road.

MEASUREMENT OF THE BOUNDARY LINES

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

The width of the road, as taken at different position by the competent people has been shown in the annexed plan, measuring 15' – 09" (4.820 M.) to 16' – 00" (4.900 M.) wide Black Top Road and 12' – 00" (3.650 M.) to 12' – 01" (3.700 M.) wide Black Top Road.

IN WITNESS WHEREOF the Parties herein have set and subscribed their respective hands and signatures on the day, month and year above mentioned willfully & voluntarily after going through the contents herein, understanding the meaning of the same and realizing the results thereof.

THIS THE 05th DAY OF MARCH, 2021.

IN THE PRESENCE OF :

(1) Riya Gupta
Advocate
Alipore Criminal Court-
Kolkata 700027.

NIRMAL BUILDERS
Nirmal Debata
 Proprietor

SIGNATURE OF THE DECLARANT

(2) Ashis Halder
Alipore Police Court
Kol. 27.

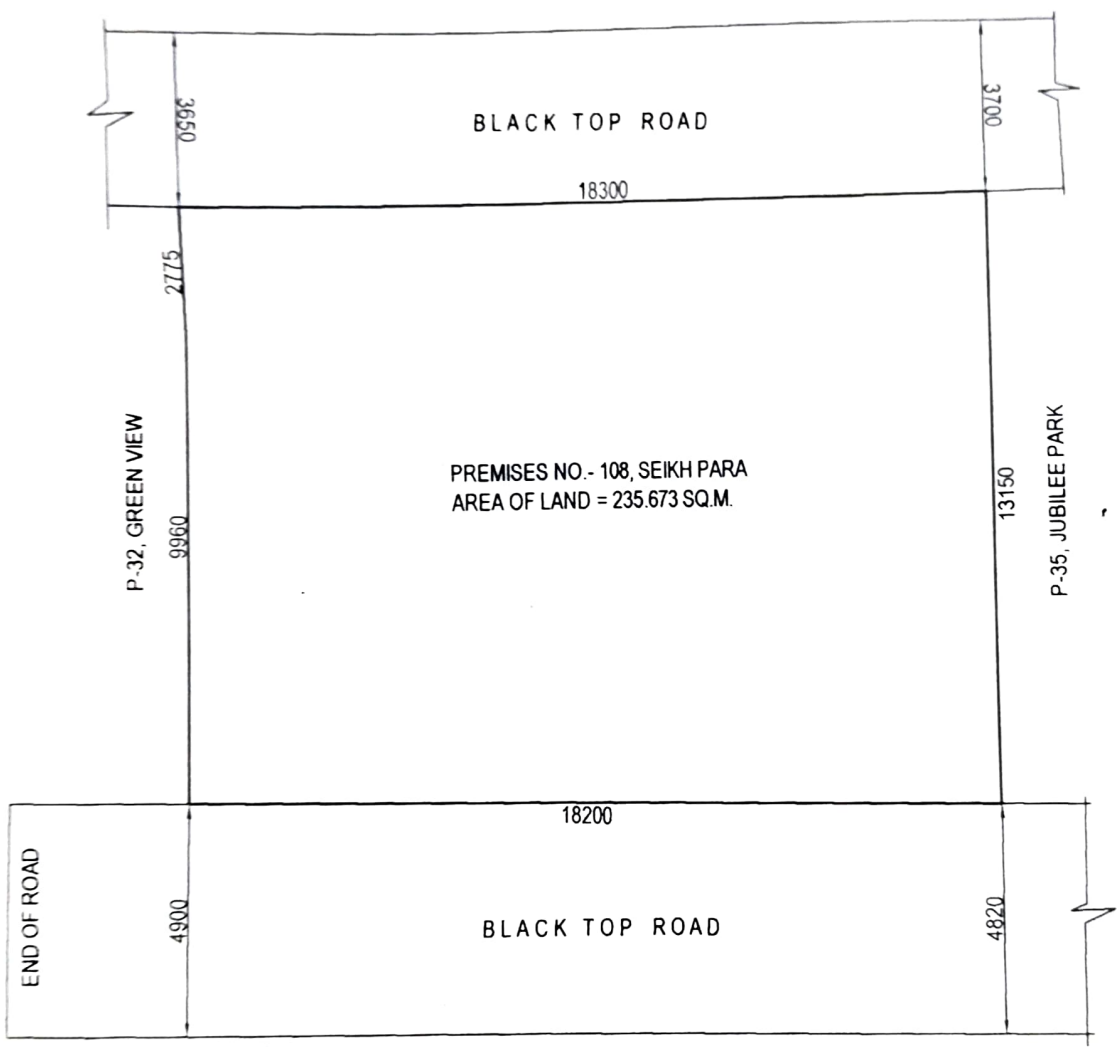
Prepared by me as per K.M.C. proforma:

Riya Gupta
F-1796/1600/2015
 Advocate
 Alipore Judges' Court,
 Kolkata-700027.

SITE PLAN SHOWING BOUNDARY OF THE PLOT AT PREMISES NO. 108, SEIKHPARA, KOLKATA - 700 096, UNDER KMC WARD NO. 112, BOROUGH - XI, P.S. - BANSDRONI, DIST. - SOUTH 24 PGS..



NOTES.
ALL DIMENSIONS ARE IN MM
SCALE = 1 150
AREA OF LAND = 235 673 SQ.M.

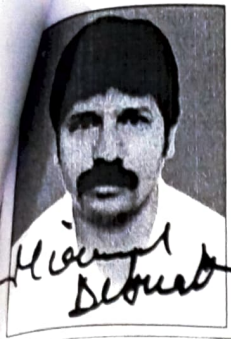


Raja Ghosal
Raja Ghosal
L.B.S. No. - 1406/Class - I

SIGNATURE OF L.B.S.:

NIRMAL BUILDERS
Nirmal Deb Nath
Proprietor

SIGNATURE OF OWNERS:



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

NAME - NIRMAL DEBNATH

SIGNATURE *Nirmal Debnath*





	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					


	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

NAME -


SIGNATURE.....


[REDACTED]
[REDACTED]


নির্মল দেবনাথ
Nirmal Debnath
জন্মতারিখ / DOB 26/01/1968
পুরুষ / MALE



5519 5057 4722


আধার

[REDACTED] ব্রাহ্মপুর প্রাধিকরণ
[REDACTED] BRAHMAPUR SOUTH OF INDIA

ঠিকানা:
ব্রাহ্মপুর বাদাম তলা, ব্রাহ্মপুর,
দক্ষিণ ২৪ পরগনা,
পশ্চিম বঙ্গ - 700096

Address :
BRAHMAPUR BADAM TALA,
Brahmapur, South 24 Parganas,
West Bengal - 700096

5519 5057 4722



ভোটার নিবন্ধন কার্ড
 COMMISSION OF INDIA
 IDENTITY CARD

869

নাম : আশীষ হালদার

Name : Ashis Halder

পিতা : ইন্দু হালদার

Father's Name : Indu Halder

লিঙ্গ : পুং / M

Date of Birth : 17/02/1986



ZYR0646869

ঠিকানা: 15সি বোস পুকুর রোড, কোলকাতা মিউনিসিপাল কর্পোরেশন
 কাসবা দক্ষিণ 24 পরগণা 700042

Address: 15C BOSE PUKUR ROAD, KOLKATA MUNICIPAL CORPORA KASBA SOUTH 24 PARGANAS 700042

Date: 08/02/2008

149-কাসবা নিবন্ধন কেন্দ্রের নির্বাচক নিবন্ধন
 আধিকারিকের স্বাক্ষরের অনুকৃতি

Facsimile Signature of the Electoral Registration Officer for 149-Kasba Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার লিটে নাম
 তোলা ও একই নম্বরের নতুন সচিব পরিচয়পত্র পাওয়ার
 জন্য নির্দিষ্ট ফর্মে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।
 In case of change in address mention this Card No.
 in the relevant Form for including your name in the
 roll at the changed address and to obtain the card
 with same number.

Major Information of the Deed

Deed No :	I-1603-01630/2021	Date of Registration	05/03/2021
Query No / Year	1603-2000499298/2021	Office where deed is registered	
Query Date	04/03/2021 1:41:30 PM	1603-2000499298/2021	
Applicant Name, Address & Other Details	TAPAJIT ROY ALIPORE JUDGES COURT,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830882206, Status :Advocate		
Transaction	Additional Transaction		
[0901] Declaration, Declaration relating to immovable property			
Set Forth value	Market Value		
Rs. 1/-	Rs. 35,23,313/-		
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:- Bansdroni, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Seikh Para Road, , Premises No: 108, , Ward No: 111 Pin Code : 700096



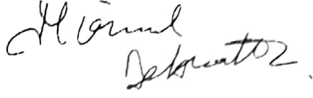
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 8 Chatak 16.784 Sq Ft	1/-	35,23,313/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
Grand Total :				5.8135Dec	1 /-	35,23,313 /-	

Declarant Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	NIRMAL BUILDERS 11 Hari Sava Math, Brahmapur, Near Agradoot Club, P.O:- BANSDRONI, P.S:- Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN - 700070 , PAN No.:: ADxxxxx9R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative




Representative Details :

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Mr NIRMAL DEBNATH (Presentant) Son of Mr FATICK DEBNATH Date of Execution - 05/03/2021, , Admitted by: Self, Date of Admission: 05/03/2021, Place of Admission of Execution: Office	 Mar 5 2021 2:09PM	 LTI 05/03/2021	 05/03/2021

19, JUBILEE PARK, P.O:- BRAHMAPUR, P.S:- Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN - 700096, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx9R, Aadhaar No: 55xxxxxxxx4722 Status : Representative, Representative of : NIRMAL BUILDERS (as SOLE PROPRIETOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ASHIS HALDER Son of Late KHOKAN HALDER ALIPORE POLICE COURT, KOLKATA, P.O:- ALIPORE, P.S:- Alipore, District:- South 24-Parganas, West Bengal, India, PIN - 700027			
Identifier Of Mr NIRMAL DEBNATH	05/03/2021	05/03/2021	05/03/2021

05-03-2021

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 12:59 hrs on 05-03-2021, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr NIRMAL DEBNATH .

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

Execution is admitted on 05-03-2021 by Mr NIRMAL DEBNATH, SOLE PROPRIETOR, NIRMAL BUILDERS (Sole Proprietorship), 11 Hari Sava Math, Brahmapur, Near Agradoot Club, P.O:- BANSDRONI, P.S:- Bansdroni, District:- South 24-Parganas, West Bengal, India, PIN - 700070

Indetified by Mr ASHIS HALDER, , Son of Late KHOKAN HALDER, ALIPORE POLICE COURT, KOLKATA, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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 49AB618, Amount: Rs.10/-, Date of Purchase: 10/02/2021, Vendor name: Subhankar Das

Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

State of Registration under section 60 and Rule 69.
entered in Book - I
No 1603-2021, Page from 47467 to 47480
No 160301630 for the year 2021.



Digitally signed by DEBASISH DHAR
Date: 2021.03.15 12:14:00 +05:30
Reason: Digital Signing of Deed.

Dhar

(Debasish Dhar) 2021/03/15 12:14:00 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)