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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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

5 MAR 2021

District Sub-Register-
Alipora, South 24-parganas

5 MAR 2021

K.M.C. BOUNDARY DECLARATION

Re. : K.M.C. Premises No. 1135, Nayabad, having Assessee No. 31-109-08-1135-0, within the jurisdiction of The Kolkata Municipal Corporation Ward No. 109, under presently Police Station - Panchasayar, formerly P.S. Purba Jadavpur, Kolkata - 700 099, District - South 24-Parganas, measuring land area of 434.314 Sq.Mtr. equivalent to 6 (Six) Cottahs 7 (Seven) Chittacks 43 (Forty Three) Sq.ft. more or less.

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010369

19 FEB 2021

SL. NO.....Di.....
NAME.....
ADDRESS.....
.....
RS.....

Tapesfi Misfira
Advocate
High Court, Calcutta

T
TANMOY KAR PURKAYASTHA
(STAMP VENDOR)
ALIPORE POLICE COURT
KOLKATA-27



DISTRICT SUB REGISTRAR -III
SOUTH 24 PGSJ, ALIPORE
- 5 MAR 2021


Shankar Roy:
Tapesfi Misfira
High Court, Calcutta

I, the Declarant herein namely **SRI SUSANTA MONDAL**, (PAN - ALFPM5268C), (Aadhaar No. 6389 4178 9062), son of Late Balaram Mondal, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 1135, Nayabad, P.O. Purba Jadavpur, P.S. Panchasayar, Kolkata - 700 099, District - South 24-Parganas, do hereby solemnly affirm and declare as follows :-

1. That by virtue of a registered Deed of Sale dated 03.08.2009, registered in the office of District Sub-Registrar - III, Alipore, South 24 Parganas and entered into Book No. 1, CD Volume No. 19, Pages from 3435 to 3448, being Deed No. 04826 for the Year 2009, I the **DECLARANT** herein purchased a plot of land measuring an area of 4 (Four) Cottahs 9 (Nine) Chittacks 32 (Thirty Two) Sq.ft. situated in Mouza - Nayabad, J.L. No. 25, R.S. No. 3, Touzi No. 56, Pargana - Khaspur, comprising in R.S. Dag No. 144, under R.S. Khatian No. 94, within K.M.C. Ward No. 109, known as K.M.C. Premises No. 1776, Nayabad, being Assessee No. 31-109-08-1776-4, within presently Police Station - Panchasayar, formerly P.S. Purba Jadavpur, togetherwith all easement rights, from the previous Owner namely Smt. Santi Sinha, wife of Sri Santi Ranjan Sinha of Production Center, P.O. Ashok Nagar, P.S. Habra, District - North 24-Parganas as morefully mentioned in the said registered Sale Deed.
2. That after purchase the aforesaid plot of land I the **DECLARANT** herein mutated my name in the record of The Kolkata Municipal Corporation in respect of my aforesaid purchased property known as K.M.C. Premises No. 1776, Nayabad, being Assessee No. 31-109-08-1776-4, under the jurisdiction of The Kolkata Municipal Ward No.109, Kolkata - 700 099 and has been enjoying the same by paying taxes thereof without any interruption and hindrances from anybody else and also paying the regular taxes thereof to the K.M.C. authority in respect of my aforesaid purchased property.
3. That by virtue of a registered Sale Deed written in Bengali dated 22.06.1984, registered in the office of District Sub-Registrar, Alipore, 24-Parganas and entered into Book No. 1, Volume No. 56, Pages from 245 to 251, being Deed No. 8211 for the Year 1984, my father namely Sri Balaram Mondal, son of Late Man Mohan Mondal, since deceased purchased a plot of land measuring an area of 2 (Two)



Cottahs 2 (Two) Chittacks 35 (Thirty Five) Sq.ft. situated in Mouza - Nayabad, J.L. No. 25, R.S. No. 3, Touzi No. 56, Pargana - Khaspur, comprising in R.S. Dag No. 142, under R.S. Khatian No. 92, within K.M.C. Ward No. 109, within presently Police Station - Panchasayar, formerly P.S. Purba Jadavpur, togetherwith all easement rights, from the then Owners namely Sri Anil Dhara and six others of Daspara, P.S. Kasba, District - 24-Parganas as morefully mentioned in the said registered Sale Deed.

4. That after purchase the aforesaid plot of land said Balaram Mondal, since deceased mutated his name in the record of The Kolkata Municipal Corporation in respect of his aforesaid purchased property known as K.M.C. Premises No. 1135, Nayabad, being Assessee No. 31-109-08-1135-0, under the jurisdiction of The Kolkata Municipal Ward No.109, Kolkata - 700 099 and constructed a asbestos shed structure thereon measuring more or less 802 Sq.ft. for his dwelling purpose which is now been demolished and had been enjoying the same by paying taxes thereof without any interruption and hindrances from anybody else. 
5. That while seized and possessed of said Balaram Mondal died intestate on 03.02.2011 leaving behind him his wife Smt. Renubala Mondal, three sons namely Sri Susanta Mondal, the **DECLARANT** herein, Sri Prasanta Mondal and Sri Ratan Mondal and one married daughter namely Smt. Indrani Das as his only legal heirs and successors who collectively inherited the said property measuring net land area of 1 (One) Cottah 14 (Fourteen) Chittacks 11 (Eleven) Sq.ft. more or less as per physical measurement as the land area measuring 4 (Four) Chittacks 24 (Twenty Four) Sq.ft. had been decreased due to widening the adjacent road, known as K.M.C. Premises No. 1135, Nayabad, left by said deceased Balaram Mondal as per Hindu Succession Act, 1956 and thereafter due to natural love and affection my mother, two brothers and sister above named gifted, conveyed and transferred their undivided $\frac{4}{5}$ th share and interest in the land with structure in favour of me i.e. **SRI SUSANTA MONDAL**, the **DECLARANT** herein, by virtue of a registered Deed of Gift dated 19.02.2014, registered in the office of District Sub-Registrar - III, Alipore, 24-Parganas and entered into Book No. 1, CD Volume No. 3, Pages from 8129 to 8148, being Deed No. 01325 for the Year 2014 and thus I become



the absolute Owner in respect of the said property known as K.M.C. Premises No. 1135, Nayabad.

6. That my aforesaid two plots of land known as K.M.C. Premises No. 1776, Nayabad and K.M.C. Premises No. 1135, Nayabad are situated side by side and adjacent to each other and I am using the same as one compact plot of land in one boundary wall.
7. Thus I become the absolute owner of the total amalgamated plot of land measuring an area of 6 (Six) Cottahs 7 (Seven) Chittacks 43 (Forty Three) Sq.ft. more or less equivalent to 434.314 Sq.Mtr. shown in the annexed plan by **RED BORDER** line and thereafter I the **DECLARANT** herein mutated and recorded my name in respect of my total said amalgamated plot of land in the record of Ld. B.L. & L.R.O., Kasba vide Mutation Case No.899/15 and Memo No. 18/Mut/8622/B.L. & L.R.O./A.T.M/Kasba dated 08.09.2015 under Addl. Block Land and Land Reforms Officer, Kasba and also mutated and recorded my name in the records of The Kolkata Municipal Corporation, under Ward No. 109, in respect of my aforesaid amalgamated plot of land being amalgamated K.M.C. Premises No. 1135, Nayabad, having Assessee No. 31-109-08-1135-0, within presently Police Station - Panchasayar, formerly P.S. Purba Jadavpur, Kolkata – 700 099, District – South 24-Parganas, arising out of amalgamation of two K.M.C. Premises Nos. 1135, Nayabad and 1776, Nayabad, measuring total land area of 6 (Six) Cottahs 7 (Seven) Chittacks 43 (Forty Three) Sq.ft. more or less equivalent to 434.314 Sq.Mtr. and also paying the regular taxes thereof to the K.M.C. authority in respect of the said amalgamated property and since then I have been enjoying the said property without any interruption and hindrances by anybody else.
8. That I am going to submit the building plan for the construction of the building in my said amalgamated property known as K.M.C. Premises No. 1135, Nayabad, having Assessee No. 31-109-08-1135-0, within the limits of The Kolkata Municipal Corporation, under Ward No. 109, under presently Police Station - Panchasayar, formerly P.S. Purba Jadavpur, Kolkata – 700 099, District – South 24-Parganas.



9. That there is no Civil or Criminal suit pending against the said land which is free from all encumbrances.
10. That there is not any dispute arises over the said land area and boundary and my said amalgamated property which is now one compact plot of land and the said property is butted and bounded by:-

ON THE NORTH : Land of Sri Tamal Basu Roy;

ON THE SOUTH : 12.192 Mtr. wide K.M.C. Black Top Road;

ON THE EAST : K.M.C. Premises No. 2130, Nayabad/Land of Smt. Renu Bala Mondal and Land of Smt. Dipali Dey;

ON THE WEST : K.M.C. Premises No. 1196, Nayabad and 3.657 Mtr. wide Road.

11. That the measurement of the four sides of my said amalgamated property measuring total land area of 434.314 Sq.Mtr. equivalent to 6 (Six) Cottahs 7 (Seven) Chittacks 43 (Forty Three) Sq.ft. more or less situated within The Kolkata Municipal Corporation Ward No.109, known as K.M.C. Premises No. 1135, Nayabad, having Assessee No. 31-109-08-1135-0, within presently Police Station - Panchasayar, formerly P.S. Purba Jadavpur, Kolkata – 700 099, District – South 24-Parganas, shown in the annexed plan, within the own ownership is as follows :-

ON THE NORTH : 20.564 m.”;

ON THE SOUTH : 10.830 m. , 15.279 m. ;

ON THE EAST : 12.505 m. , 13.725 m. ;

ON THE WEST : 1.570 m. , 9.815 m. , 1.300 m. , 13.960 m.

12. That the enclosed site plan is also a part of this Declaration.
13. That the above statements made in the paragraph 1 to 12 are true to the best of my knowledge and belief.



Signed this the 5th day of March, 2021.

WITNESSES :

1. Tapesha Mishra
Advocate
High Court
Calcutta

2. Abhejit Kumar Mishra
69/1, Baghajatin Place
Kolkata - 70086

Tapesha Mishra

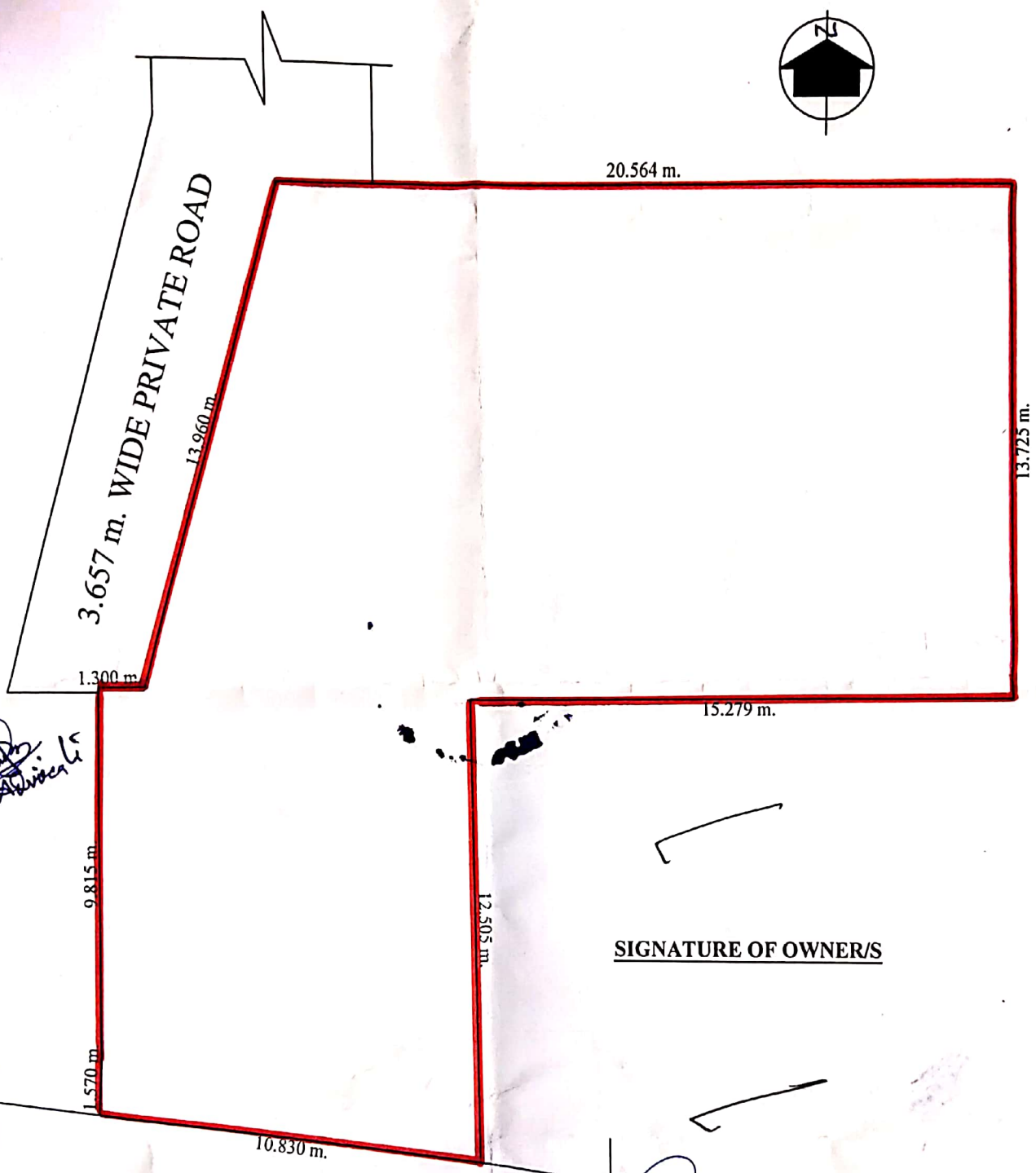
SIGNATURE OF THE DECLARANT

DRAFTED & PREPARED BY :

Tapesha Mishra
(TAPESH MISHRA)
ADVOCATE [Enrol. No. F/1224/07]
HIGH COURT, CALCUTTA
Resi-cum-Chamber : 69/1, Baghajatin
Place, Kolkata-700086

Mob. 9836115120
Email: tapesha.mishra85@gmail.com

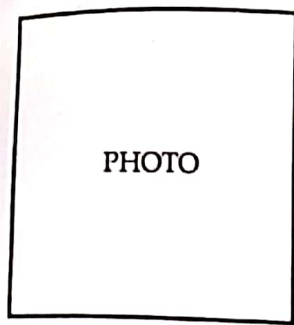
SITE PLAN AT PREMISES NO. 1135 NAYABAD, WARD - 109, BOROUGH - XII, K.M.C.(J.U.)
LAND AREA :- 434.314 SQM.



Handwritten signature

SIGNATURE OF OWNER/S

SIGNATURE OF L.B.S.
Suman Mukhopadhyay
SUMAN MUKHOPADHYAY
LICENSED BUILDING SURVEYOR
CLASS-I, NO.- 1141
KOLKATA MUNICIPAL CORPORATION



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

Name

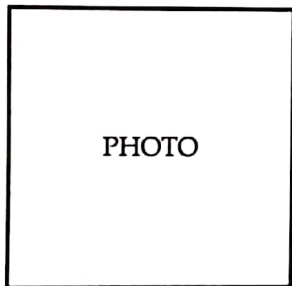
Signature



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left hand					
right hand					

Name..... SUSANTA MONDAL

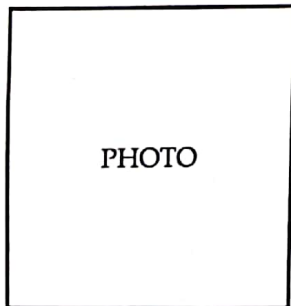
Signature .. Susanta Mondal



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left hand					
right hand					

Name

Signature



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

Name

Signature

Major Information of the Deed



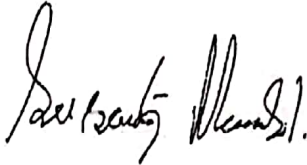
Deed No :	I-1603-01613/2021	Date of Registration	05/03/2021
Query No / Year	1603-2000504617/2021	Office where deed is registered	
Query Date	05/03/2021 1:43:42 AM	1603-2000504617/2021	
Applicant Name, Address & Other Details	Tapesha Mishra H C Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9836115120, Status : Advocate		
Transaction	Additional Transaction		
[0901] Declaration, Declaration relating to immovable property			
Set Forth value	Market Value		
Rs. 1/-	Rs. 1,35,80,621/-		
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:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 1135, , 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	6 Katha 7 Chatak 43 Sq Ft	1/-	1,35,80,621/-	Width of Approach Road: 41 Ft.,
Grand Total :				10.7204Dec	1/-	135,80,621 /-	

Declarant Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Susanta Mondal (Presentant) Son of Late Balaram Mondal Executed by: Self, Date of Execution: 05/03/2021 , Admitted by: Self, Date of Admission: 05/03/2021 ,Place : Office			
		05/03/2021	LTI 05/03/2021	05/03/2021
1135, Nayabad, P.O:- Purba Jadavpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700099 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALxxxxxx8C, Aadhaar No: 63xxxxxxxx9062, Status :Individual, Executed by: Self, Date of Execution: 05/03/2021 , Admitted by: Self, Date of Admission: 05/03/2021 ,Place : Office				

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2021, Page from 41395 to 41409
being No 160301613 for the year 2021.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2021.03.05 13:56:13 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2021/03/05 01:56:13 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)