

4922/2021

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4752/21



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



AL 367862

Shash
 2002522760/2021
 4/12/2021
 Additional Registrar of Assurances-II
 Kolkata

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheet attached to this document are the part of this Document.

Shash
 Additional Registrar of Assurances-II, Kolkata

04 DEC 2021

K.M.C. BOUNDARY DECLARATION

Ref : Premises No.7, Wanda Lal Bose Lane, P.O-Bagbazar, P.S - Shyamipukur, Kolkata-700003, under The K.M.C. Ward No.007 and Borough No. 001, Assessee No.110072360099

This Deed of Declaration made this 04th day of December, 2021 (Twenty Thousand Twenty One).

We (1) SRI PAWAN KUMAR AGARWAL, having PAN No. AGVPA4644H, ADHAAR No. 288700103456 and Mobile No. 9830135432, son of Sri Kailash Prasad Agarwal, aged about 44 years, by faith- Hindu, by citizen- Indian, by occupation - Business, residing at 1/16 D, Olai Chandl Road, Post Office-

04 DEC 2021

No. 11426 Date
Sold To P.K. Agarwal Rd
Address P/16 P.O. e
Rs. Daf-37
Paschim Midnapur Daspur A.D.S.R Office
Licence No. 2/96
Licence Stamp Vendor
Pradip Das

Signature Pradip Das



04 DEC 2021



Belgachia, Police Station-Tala, Kolkata-700037,(2) **Smt. SHIKHA AGARWAL**, having PAN No. AKLPA7387B, ADHAAR No. 515669605908 and Mobile No.9830990121, wife of Sri Krishna Kumar Agarwal, aged about 35 years, by faith-Hindu, by citizen-Indian, by occupation - Business, residing at 1/16D, Olai Chandi Road, Post Office-Belgachia, Police Station-Tala, Kolkata 700037, do hereby solemnly affirm and declare as follows:-

1. That we are the absolute owner in respect of ALL THAT piece and parcel of bastu land measuring more or less 12 cottahs, 7 Chittak, 27 Square feet equivalent to 834.448 Square Meter together with buildings and R.T.S./Asbestos shed structures lying and situated at Premises No. 7, Nanda Lal Bose Lane, P.S - Shyampukur, Kolkata – 700003, under Borough No. 001, K.M.C. Ward No. 007, within the municipal limits of The Kolkata Municipal Corporation morefully described in the schedule written hereunder.
2. That we purchased all that piece and parcel of bastu land admeasuring 6 cottahs, 01 chittak, 12 square feet along with brick built pucca two storied building together with asbestos shed structure being Premises No. 7, Nanda Lal Bose Lane, Police Station - Shyampukur, Kolkata – 700003, under K.M.C Ward No. 007, Borough No. 001, within the municipal limits of The Kolkata Municipal Corporation and the same was duly registered at Additional Registrar of Assurances-II recorded in Book-1, CD Volume No. 38, Page from 418 to 445, Being No.10013 for the year 2011. That thereafter we mutated the property in our name in records of The Kolkata Municipal Corporation and are paying all taxes and fees and have become undisputed and absolute Owner of the same.
3. That we purchased all that piece and parcel of bastu land admeasuring 2 cottahs, 01 chittak, 05 square feet along with brick built pucca partly one storied and partly two storied building being Premises No. 11 A, Uma Charan Mitra Lane, Police Station-Shyampukur, Kolkata-700003, under K.M.C Ward No. 007, Borough No. 001, within the municipal limits of The

12/11/2021
12/11/2021
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12/11/2021



ADDITIONAL REGISTRAR
OF ASSURANCE CO. 12/11/2021
#4 DEC 2021

Kolkata Municipal Corporation and the same was duly registered at Additional Registrar of Assurances-II recorded in Book-1, Volume No. 1902-2018, Page from 27197 to 27238, Being No. 190200795 for the year 2018. That thereafter we mutated the property in our name in records of The Kolkata Municipal Corporation and are paying all taxes and fees and have become undisputed and absolute Owner of the same.

4. That we purchased all that piece and parcel of bastu land admeasuring 2 cottahs, 07 chittak, 10 square feet along with brick built pucca two storied building being Premises No. 12 A, Uma Charan Mitra Lane, Police Station-Shyampukur, Kolkata-700003, under K.M.C Ward No. 007, Borough No. 001, within the municipal limits of The Kolkata Municipal Corporation and the same was duly registered at Additional Registrar of Assurances-II recorded in Book-1, Volume No. 1902-2018, Page from 26749 to 26790, Being No. 190200794 for the year 2018. That thereafter we mutated the property in our name in records of The Kolkata Municipal Corporation and are paying all taxes and fees and have become undisputed and absolute Owner of the same.
5. That we purchased all that piece and parcel of bastu land admeasuring 1 cottah, 14 chittak, along with brick built pucca two storied building together with R.T.S. structure being Premises No. 2A, Thakur Radha Kanta Lane, Police Station-Shyampukur, Kolkata-700003, under K.M.C Ward No. 007, Borough No. 001, within the municipal limits of The Kolkata Municipal Corporation and the same was duly registered at Additional Registrar of Assurances-II recorded in Book-1, Volume No. 1902-2018, Page from 150156 to 150201, Being No. 190204254 for the year 2018. That thereafter we mutated the property in our name in records of The Kolkata Municipal Corporation and are paying all taxes and fees and have become undisputed and absolute Owner of the same.



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ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
#4 DEC 2021

6. That thereafter as the Owner of all the abovesaid properties, we got the same amalgamated in one property being Premises No. 7, Nanda Lal Bose Lane, Police Station-Shyampukur, Kolkata-700003, under K.M.C Ward No. 007, Borough No. 001, within the municipal limits of The Kolkata Municipal Corporation, Assessee No.110072300099.
7. That the said property is duly butted and bounded by the demarcated Boundary walls.
8. That we shall submit a plan for construction of a building to the City's Architect Department for obtaining the sanction of the same.
9. That we shall be liable for dispute if any with our neighbors in any manner whatsoever regarding the boundary of the said land in future.
10. That there is no civic or criminal suit pending against the said land. The said land is free from all encumbrances.
11. A site plan showing the actual measurement of the boundaries is attached herewith.
12. Measurement of the Boundary Lines are as follows: -

| | |
|-----------------------|---|
| On the North : | (3832mm,16837mm,4825mm,1899mm,550mm), (3276 mm,4891mm),(280mm)&(5225mm,2534mm,2638 mm). |
| On the South : | (3911mm,9627mm,8857mm,87mm,827mm),(6413mm,98 mm, 3707mm) &(1189mm, 8978 mm). |
| On the East : | (14187mm) & (2014mm,1699mm,2780mm,2128mm, 538mm). |
| On the West : | (1550mm),(1161mm),(1531mm,761mm,4323mm,5329mm, 1750mm,1668mm) &(372mm,2931mm,5300 mm). |

SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of bastu land measuring more or less 12 cottahs, 7 Chittak, 27 Square feet equivalent to 834.448 Square Meter together with buildings and R.T.S./Asbestos shed structures lying and situated at Premises



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
#4 DEC 2021

No. 7, Nanda Lal Bose Lane, P.S-Shyampukur, Kolkata-700003, under Borough No. 001, K.M.C. Ward No. 007, within the municipal limits of The Kolkata Municipal Corporation . The said Land is butted and bounded as follows:

| | |
|----------------------|--|
| On the North: | Partly by Premises No. No.9A, Nanda Lal Bose Lane, Partly by Premises No. 3/1A, Thakur RadhaKanta Lane Partly by Premises No. 3, Thakur RadhaKanta Lane, Partly by Thakur RadhaKanta Lane and Partly by Premises 1A, Thakur RadhaKanta Lane. |
| On the South: | Partly by Uma Charan Mitra Lane and partly by Premises No.13A, Uma Charan Mitra Lane. |
| On the East : | Partly by Nanda Lal Bose Lane and Partly by Premises No. 3, Thakur RadhaKanta Lane. |
| On the West : | Partly by Premises No. 1A, Thakur RadhaKanta Lane and Partly by Premises No. 14, Uma Charan Mitra Lane. |

The above statements are true to our knowledge and belief.

IN WITNESS WHEREOF the parties hereto above named set and subscribed their respective hands and seals on the day, month and year first above written.

WITNESSES

SIGNED, SEALED AT KOLKATA

IN THE PRESENCE OF

Dipankar Mishra
S/o Chandra Sekher Mishra
P.S.9c ultadanga Rusa qstg.
KOL-37
P.S. ultadanga
P.O. Belgachia

Pawan Kumar Agarwal
Sri Pawan Kumar Agarwal

Shikha Agarwal
Smt. Shikha Agarwal
.....Owners

Drafted as per K.M.C Performa.
by me

Pan Ceunda Agarwal
(Advocate)
12/13/34/2002



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

#4 DEC 2021

SITE PLAN OF PREMISES NO.-7, NANDA LAL BOSE LANE, P.O.-
BAGBAZAR, P.S.-SHYAMPUKUR, KOLKATA-700 003, UNDER THE
K.M.C. WARD NO.-007, BOROUGH NO.-001.

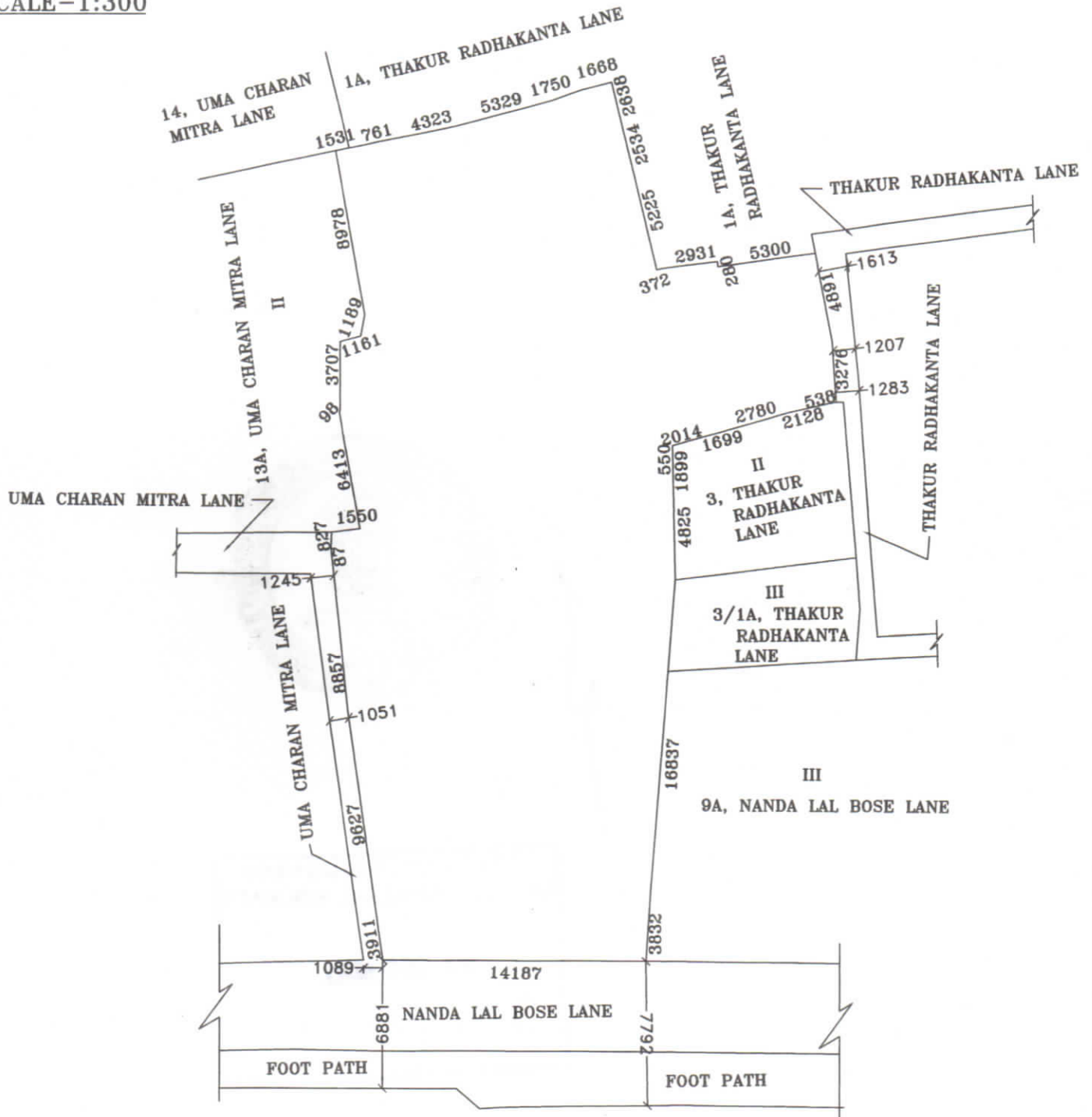
ASSESSEE NO.-110072300099



AREA OF LAND = 834.448 SQ.M. (12K-07 CH.-27 SQ.FT.)

AREA SHOWN BY RED BORDER

SCALE-1:300



SITE PLAN

Pawan Kumar Agarwal.
Shikha Agarwal

SIG. OF OWNERS

ashis kundu

ASHIS KUNDU

B.C.E. (J.U.), L.B.S. No. 679 (11/01)
25 B, Mahatma Gandhi
Kolkata-700 082

SIG. OF L.B.S.



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
4 DEC 2021



ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1040/20411/52919

To
দেবশিষ মিত্র
DEBASISH MISHRA
OS9C ULTADANGA RAIL QUARTER BELGACHIA
ROAD
Belgachia
Belgachia
Kolkata Kolkata
West Bengal 700037

1-945897



ML449458971FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

5354 5029 6582

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



দেবশিষ মিত্র
DEBASISH MISHRA
পিতা : চন্দ্র শেখর মিত্র
Father : Chandra Sekhar Mishra
জন্মতারিখ / DOB : 15/10/1979
পুরুষ / Male



5354 5029 6582

আধার - সাধারণ মানুষের অধিকার

Debasish Mishra

Pawan Kumar Agarwal

भारत सरकार
GOVT. OF INDIA

19072012

आयकर विभाग
INCOME TAX DEPARTMENT

PAWAN KUMAR AGARWAL

KAILASH PRASAD AGARWAL

21/07/1977

Permanent Account Number
AGVPA4644H

Signature





सत्यमेव जयते
সত্যং জয়তে



आधार

ভারত সরকার

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি / Enrollment No. : 1040/20409/72890

02/05/2014

To
Pawan Kumar Agarwal
পবন কুমার আগরওয়াল
1/16 D
OLAI CHANDI ROAD
Belgachia
Belgachia, Koikata
West Bengal - 700037



KL901487592FT

90148759



আপনার আধার সংখ্যা / Your Aadhaar No. :

2887 0010 3456

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



পবন কুমার আগরওয়াল
Pawan Kumar Agarwal
পিতা : কৈলাশ প্রসাদ আগরওয়াল
Father : Kailash Prasad Agarwal

জন্মতারিখ / DOB: 21/07/1977
পুরুষ / Male



2887 0010 3456

আধার - সাধারণ মানুষের অধিকার

Pawan Kumar Agarwal



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

তালিকাভুক্তি আইডি / Enrollment No. : 1040/20409/72889

To
Shikha Agarwal
শিখা আগরওয়াল
1/16 D
OLAI CHANDI ROAD
Belgachia
Belgachia, Kolkata
West Bengal - 700037

02/05/2014



KL901490163FT
90149016



আপনার আধার সংখ্যা / Your Aadhaar No. :

5156 6960 5908

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



শিখা আগরওয়াল
Shikha Agarwal
পিতা : ব্রিজ মোহন জিন্দাল
Father : Brij Mohan Jindal

জন্মতারিখ / DOB: 21/01/1985
মহিলা / Female

5156 6960 5908



আধার - সাধারণ মানুষের অধিকার

Shikha Agarwal

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SHIKHA AGARWAL
BRIJ MOHAN JINDAL

21/01/1986
Permanent Account Number
AKLPA7387B

Shikha Agarwal
Signature



Shikha Agarwal

No. HQ/2020/ 0018782

KOLKATA MUNICIPAL CORPORATION

ASSESSMENT COLLECTION DEPARTMENT (NORTH/SOUTH)

5, S.N. BANERJEE ROAD, KOLKATA - 700 013

MUTATION CERTIFICATE

Case No. : M/007/26-MAR-21/3048

SUB : Your application for mutation dated 26/03/2021 in respect of

Premises Number: 7, NANDA LAL BOSE LANE

Assessee No.: 110072300099

Nature of Premise: D.H.

To,

Sri/Smt

PAWAN KUMAR AGARWAL

SHIKHA AGARWAL

Mailing Address of the Applicant (s):

1/16D, OLAI CHANDI ROAD

P.O.- BELGACHIA, P.S.-TALA

KOLKATA-37

700037

Dear Sir/Madam,

With reference to the aforesaid subject you are hereby informed that the prayer for mutation has been granted in your favour by this department on 25/11/2021 and henceforth the person(s) who will be treated as owner(s) / person (s) liable to pay tax in respect of the subject premises/ assessee is/are as follows.

PAWAN KUMAR AGARWAL

SHIKHA AGARWAL

Dated : 01/12/2021

Yours faithfully,

P. Dutta 1/12/21

Dy. Assessor-Collector
(North/South)

Major Information of the Deed



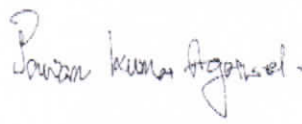
| | | | |
|--|---|---------------------------------|------------|
| Deed No : | I-1902-04752/2021 | Date of Registration | 04/12/2021 |
| Query No / Year | 1902-2002522760/2021 | Office where deed is registered | |
| Query Date | 04/12/2021 2:42:07 AM | 1902-2002522760/2021 | |
| Applicant Name, Address & Other Details | DEBASISH MISHRA BAGBAZAR,Thana : Shyampukur, District : Kolkata, WEST BENGAL, PIN - 700003, Mobile No. : 9830135432, Status :Seller/Executant | | |
| Transaction | Additional Transaction | | |
| [0901] Declaration, Declaration relating to immovable property | [4305] Other than Immovable Property, Declaration [No of Declaration : 1] | | |
| Set Forth value | Market Value | | |
| Rs. 100/- | Rs. 2,98,47,714/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 100/- (Article:4) | Rs. 14/- (Article:E, E) | | |
| Remarks | Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area) | | |



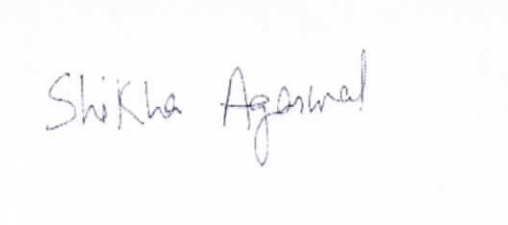
Land Details :

District: Kolkata, P.S:- Shyampukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nandalal Bose Lane, Premises No: 7, , Ward No: 007 Pin Code : 700003

| 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 | 12 Katha 7 Chatak 27 Sq Ft | 100/- | 2,98,47,714/- | Property is on Road |
| Grand Total : | | | | 20.5838Dec | 100 /- | 298,47,714 /- | |

Declarant Details :

| SI No | Name,Address,Photo,Finger print and Signature | | | |
|--|---|---|---|---|
| 1 | Name | Photo | Finger Print | Signature |
| | Shri PAWAN KUMAR AGARWAL (Presentant) Son of Shri KAILASH PRASAD AGARWAL Executed by: Self, Date of Execution: 04/12/2021 , Admitted by: Self, Date of Admission: 04/12/2021 ,Place : Office |  |  |  |
| | | 04/12/2021 | LTI 04/12/2021 | 04/12/2021 |
| 1/16 D, Olai Chandi Road, City:- , P.O:- BELGACHIA, P.S:-Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700037 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGxxxxxx4H, Aadhaar No: 28xxxxxxxx3456, Status :Individual, Executed by: Self, Date of Execution: 04/12/2021 , Admitted by: Self, Date of Admission: 04/12/2021 ,Place : Office | | | | |

| | | | | |
|--|---|--|--|--|
| 2 | Name | Photo | Finger Print | Signature |
| | Smt SHIKHA AGARWAL Wife of Shri KRISHNA KUMAR AGARWAL Executed by: Self, Date of Execution: 04/12/2021 , Admitted by: Self, Date of Admission: 04/12/2021 ,Place : Office |  04/12/2021 |  LTI 04/12/2021 |  04/12/2021 |
| 1/16 D, 1/16 D, Olai Chandi Road, City:- , P.O:- BELGACHIA, P.S:-Tala, District:-South 24- Parganas, West Bengal, India, PIN:- 700037 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AKxxxxxx7B, Aadhaar No: 51xxxxxxxx5908, Status :Individual, Executed by: Self, Date of Execution: 04/12/2021 , Admitted by: Self, Date of Admission: 04/12/2021 ,Place : Office | | | | |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|--|---|--|---|
| Shri DEBASISH MISHRA Son of Shri CHANDRA SHEKAR MISHRA OS, 9C ULTADANGA RAILWAY QUATERS, Unknown Rd/Mouza, City:- , P.O:- BELGACHIA, P.S:-Ultadanga, District:-South 24-Parganas, West Bengal, India, PIN:- 700037 |  04/12/2021 |  04/12/2021 |  04/12/2021 |
| Identifier Of Shri PAWAN KUMAR AGARWAL, Smt SHIKHA AGARWAL | | | |

On 04-12-2021

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 14:05 hrs on 04-12-2021, at the Office of the A.R.A. - II KOLKATA by Shri PAWAN KUMAR AGARWAL , one of the Executants.

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

Execution is admitted on 04/12/2021 by 1. Shri PAWAN KUMAR AGARWAL, Son of Shri KAILASH PRASAD AGARWAL, 1/16 D, Road: Olai Chandi Road, , P.O: BELGACHIA, Thana: Tala, , South 24-Parganas, WEST BENGAL, India, PIN - 700037, by caste Hindu, by Profession Business, 2. Smt SHIKHA AGARWAL, Wife of Shri KRISHNA KUMAR AGARWAL, 1/16 D, 1/16 D, Road: Olai Chandi Road, , P.O: BELGACHIA, Thana: Tala, , South 24-Parganas, WEST BENGAL, India, PIN - 700037, by caste Hindu, by Profession Business

Indetified by Shri DEBASISH MISHRA, , , Son of Shri CHANDRA SHEKAR MISHRA, OS, 9C ULTADANGA RAILWAY QUATERS, Road: Unknown Rd/Mouza, , P.O: BELGACHIA, Thana: Ultadanga, , South 24-Parganas, WEST BENGAL, India, PIN - 700037, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14/- (E = Rs 14/-) and Registration Fees paid by Cash Rs 14/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 11426, Amount: Rs.100/-, Date of Purchase: 04/12/2021, Vendor name: P DAS



Srijani Ghosh
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

SIGNATURE OF THE
PRESENTANT/EXECUTANT/
SELLER/BUYER/CLAIMANT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908

N.B. L.H. BOX- SMALL TO THUMB PRINTS
R.H. BOX- THUMB TO SMALL PRINTS

| | | | | | | |
|---|-----|---|---|--|---|---|
|  | L.H |  |  |  |  |  |
| | R.H |  |  |  |  |  |

ATTESTED:- *Rawan Kumar Agarwal*

| | | | | | | |
|--|-----|--|--|--|--|--|
|  | L.H |  |  |  |  |  |
| | R.H |  |  |  |  |  |

ATTESTED:- *Shikha Agarkar*

| | | | | | | |
|--|-----|--|--|--|--|--|
| | L.H | | | | | |
| | R.H | | | | | |

ATTESTED:-

| | | | | | | |
|--|-----|--|--|--|--|--|
| | L.H | | | | | |
| | R.H | | | | | |

ATTESTED:-

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2021, Page from 239264 to 239282
being No 190204752 for the year 2021.



Ghosh

Digitally signed by SRIJANI GHOSH
Date: 2021.12.07 12:37:09 +05:30
Reason: Digital Signing of Deed.

(Srijani Ghosh) 2021/12/07 12:37:09 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)
