

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL 78AB 972092

10/02/2023  
Q-2000361549/2023

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

District Sub-Registrar  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas

10 FEB 2023

K.M.C. BOUNDARY DECLARATION

Reg: - Premises No. 207, South Roy Nagar, Ward No. 112, Borough - XI, Police Station - Banskroni, Kolkata - 700070, District South 24 - Parganas.

I, **MISS ROHINI ROY**, (PAN - CZFPR7264F) (AADHAAR - 8604 6176 5545), daughter of Sri Bijendra Roy, by faith - Hindu, by occupation - Business, residing at 5, Roynagar Co-operative Housing Society, P.O. - Banskroni, P.S. - Banskroni, Kolkata - 700070, being the Sole Proprietress of "M/S ROY ENTERPRISE", a Sole Proprietorship Firm, having its office at 207, South Ray Nagar, P.O. - Banskroni, P.S. - Banskroni, Kolkata - 700070, as **Constituted Attorney** of (1) (1) **SRI BIJENDRA RAY ALIAS BIRENDRA ROY**, son of Late Suraj Roy, by faith-Hindu, by Nationality

072659

29 DEC 2022

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

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

Advocate

Address:- Alipore Judge's Court, Kol-27

Alipore Collectorate, 24 Pgs. (S)

**SUBHANKAR DAS**

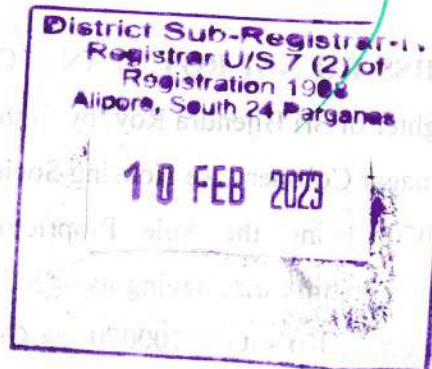
**STAMP VENDOR**

Alipore Police Court, Kol-27

Vendor.....



*Bahad Dhor*  
*40, Lake R. Dhor*  
*1407p Nagar*  
*Kol-75*



-Indian, by occupation-Business, residing at Premises No. 207, South Ray Nagar, Post Office & Police Station- Bansdrone, Kolkata-700070, District-South 24 Parganas, (2) **SMT. MONIDIPA CHATTERJEE**, daughter of Late Manotosh Sarkar, by faith-Hindu, by Nationality -Indian, by occupation-Housewife, residing at "Puja Apartment", 2 Co Operation Housing Society, Ray Nagar South, Post Office & Police Station-Bansdrone, Kolkata-700070, District-South 24 Parganas (3) **SMT. DIPANWITA BHOWMICK**, daughter of Late Manotosh Sarkar, by faith-Hindu, by Nationality - Indian, by occupation-Housewife, residing at Premises No. 207, South Ray Nagar, Post Office & Police Station- Bansdrone, Kolkata-700070, District-South 24 Parganas and (4) **SRI MILAN SARKAR**, son of Late Debendra Bejoy Sarkar, by faith-Hindu, by Nationality -Indian, by occupation-Service, residing at Premises No. 207, South Ray Nagar, Post Office - Bansdrone, Police Station - Bansdrone, Kolkata-700070, District-South 24 Parganas, do hereby declare as follows:-

1. That I am the Constituted Attorney of the Owners of Premises No. 207, South Roy Nagar, Ward No. 112, Borough – XI, Police Station – Bansdrone, Kolkata – 700070, District South 24 – Parganas, being Land measuring about **495.076 Square Meter = 07 K. 06 Ch. 19 Sqft.** more or less of Land with Structure 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 the Owners shall be liable for dispute, if arises, with our neighbours 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 I have submit the Plan for the construction of a Building as a Constituted Attorney of the Owners in the above Premises No. 207, South Roy Nagar, Ward No. 112, Borough – XI, Police Station – Bansdrone, Kolkata – 700070, District South 24 – Parganas, for obtaining sanction vide application.
3. That I am the Constituted Attorney of the Owners of Premises No. 207, South Roy Nagar, Ward No. 112, Borough – XI, Police Station – Bansdrone, Kolkata – 700070, District South 24 – Parganas, within the Municipal Limits of Kolkata



District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
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Alipore, South 24 Parganas

10 FEB 2023

Municipal Corporation, comprising land measuring about **495.076 Square Meter = 07 K. 06 Ch. 19 Sqft.** more or less, 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. 207, South Roy Nagar, Ward No. 112, Borough – XI, Police Station – Bansdrani, Kolkata – 700070, District South 24 – Parganas, is given in the Schedule below.

**SCHEDULE**

Premises No. 207, South Roy Nagar, Ward No. 112, Borough – XI, Assessee No. – 311121902076, Police Station – Bansdrani, Kolkata – 700070, District South 24 – Parganas, within the limits of the Kolkata Municipal Corporation, being land measuring about **495.076 Square Meter = 07 K. 06 Ch. 19 Sqft.** more or less, which Butted and Bounded as follows:

<b>ON THE NORTH</b>	:	19707 MM;
<b>ON THE SOUTH</b>	:	2613 MM, 18363 MM;
<b>ON THE EAST</b>	:	23798 MM;
<b>ON THE WEST</b>	:	24565 MM.

**IN WITNESS WHEREOF** the executants put their respective signature on this 10<sup>th</sup> day of February, 2023.

**WITNESSES:-**

1) *Rahul Dhar*  
Roy Nagar  
Vol- 75

2) *Arjun Das*  
Roy  
Vol- 27

*Roy Enterprise*

*Rohini Roy*  
Proprietor

*As constituted attorney of*  
*Brijendra Roy @ Brijendra*  
*Roy & others.*

**DECLARANT**

Drafted as per K.M.C. Proforma

*Rohini Roy*



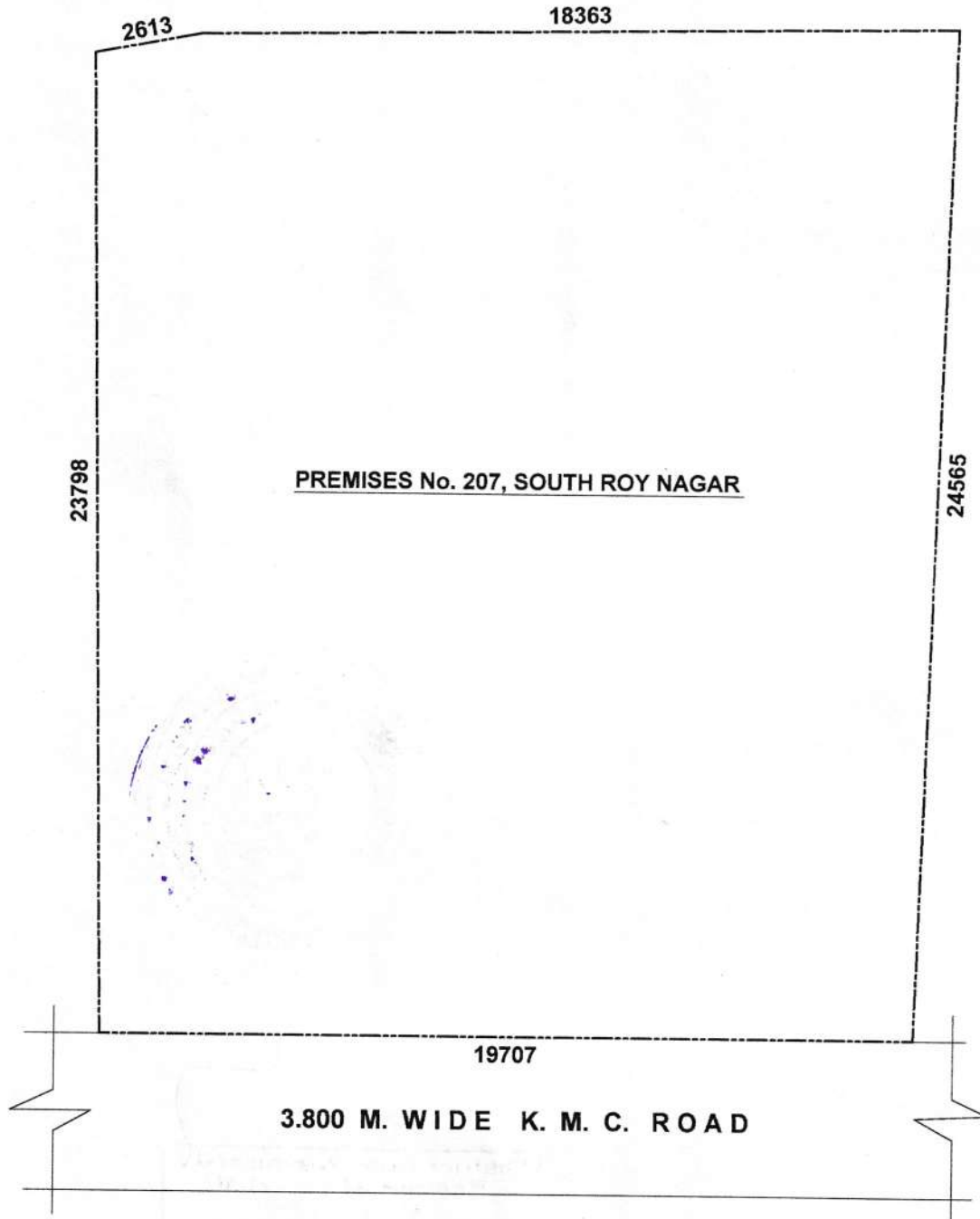
District Sub-Registrar-  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas

10 FEB 2023

**SITE PLAN OF PREMISES No. 207, SOUTH ROY NAGAR, UNDER K.M.C. WARD - 112,  
BOROUGH - XI, P.S.- BANSDRONI, KOLKATA - 700 070.**

**ASSESSEE No. 311121902076**

**AREA OF THE LAND : 07 K.- 06 Ch.- 19 Sq.ft. i.e. 495.076 Sq.m.  
PROPERTY LINE SHOWN IN RED BORDER**



**PREMISES No. 207, SOUTH ROY NAGAR**

**3.800 M. WIDE K. M. C. ROAD**

**NOTE:**  
1. ALL DIMENSIONS ARE IN mm  
2. WRITTEN DIMENSIONS SHOULD NOT BE SCALED



*Jaydeep Deb*  
**Jaydeep Deb**  
B. Arch (J.U.), M. Arch (Urban Design)  
CoA Regn No. CA/2003/30584  
Associate of I.A.A.

**SIGNATURE OF ARCHITECT**

*Roy Enterprise*  
*Rohini Roy*  
Proprietor  
*As constituted attorney of*  
*Bijendra Ray @ Binendra Roy*  
*& others.*

**SIGNATURE OF OWNER/C.A.**



District Sub-Registrar-IV  
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10 FEB. 2023

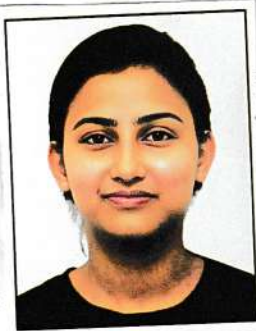


Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name .....

Signature .....



Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name .....

Signature Rehina Roy

Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name .....

Signature .....

Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name .....

Signature .....



District Sub-Registrar  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas

10 FEB 2023



सत्त्वमेव जयते

Check  
Alm

Government of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Assessment Slip

Query No / Year	2000361549/2023	Office where deed will be registered
Query Date	09/02/2023 10:01:00 PM	Deed can be registered in any of the offices mentioned on Note: 11
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. 49,02,674/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 10/- (Article:4)	Rs. 7/- (Article:E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks		

**Land Details :**

District: South 24-Parganas, Thana: Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: SOUTH RAY NAGAR, , Premises No: 207, , Ward No: 112, Pin Code : 700070

Sch No	Plot Number	Khatian Number	Land UseROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	7 Katha 6 Chatak 19 Sq Ft	1/-	49,02,674/-	Width of Approach Road: 12 Ft.,
Grand Total :				12.2123Dec	1 /-	49,02,674 /-	

**Declarant Details :**

SI No	Name & address	Status	Execution Admission Details :
1	Shri Bijendra Ray, (Alias: Shri Birendra Roy) Son of Late Suraj Roy,207, South Ray Nagar, City:-, P.O:- Bansdroni, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided by UIDAIStatus :Individual, Executed by: Attorney	Individual	Executed by: Attorney



Query No: 2000361549 of 2023, Printed On : Feb 9 2023 10:01PM, Generated from wbregistration.gov.in

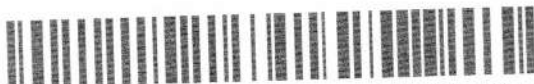
	Smt Monidipa Chatterjee Daughter of Late Manotosh Sarkar, 2 Co Operation Housing Society, Ray Nagar South, City:-, P.O:- Bansdroni, P.S:- Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Aadhaar No Not Provided by UIDAI Status : Individual, Executed by: Attorney	Individual	Executed by: Attorney
3	Smt Dipanwita Bhowmick Daughter of Late Manotosh Sarkar, 207, South Ray Nagar, City:-, P.O:- Bansdroni, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Aadhaar No Not Provided by UIDAI Status : Individual, Executed by: Attorney	Individual	Executed by: Attorney
4	Shri Milan Sarkar Son of Late Debendra Bejoy Sarkar, 207, South Ray Nagar, City:-, P.O:- Bansdroni, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Aadhaar No Not Provided by UIDAI Status : Individual, Executed by: Attorney	Individual	Executed by: Attorney

#### Attorney Details :

Sl No	Name & Address	Attorney of
1	Miss Rohini Roy Daughter of Shri Bijendra Roy Sole Proprietress, M/S ROY ENTERPRISE , 207, South Ray Nagar, City:-, P.O:- Bansdroni, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 , 5, Roynagar Co-operative Housing Society, City:-, P.O:- Bansdroni, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. czxxxxxx4f , Aadhaar No.: 86xxxxxxx5545	Shri Bijendra Ray, Smt Monidipa Chatterjee, Smt Dipanwita Bhowmick, Shri Milan Sarkar

#### Identifier Details :

Name & address
Mr Rahul Dhar Son of Late Ranjit Dhar Ajoynagar, City:-, P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Identifier Of Miss Rohini Roy






**Smt Dipanwita Bhowmick**

Daughter of Late Manotosh Sarkar 207, South Ray Nagar, City:- , P.O:- Bansdrone, P.S:-Bansdrone, District:- South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney




4 **Shri Milan Sarkar**

Son of Late Debendra Bejoy Sarkar 207, South Ray Nagar, City:- , P.O:- Bansdrone, P.S:-Bansdrone, District:- South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney

**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Miss Rohini Roy (Presentant)</b> Daughter of Shri Bijendra Roy Date of Execution - 10/02/2023, , Admitted by: Self, Date of Admission: 10/02/2023, Place of Admission of Execution: Office	 <small>Feb 10 2023 1:18PM</small>	 <small>LTI 10/02/2023</small>	 <small>10/02/2023</small>
Sole Proprietress, M/S ROY ENTERPRISE , 207, South Ray Nagar, City:- , P.O:- Bansdrone, P.S:- Bansdrone, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 , 5, Roynagar Co-operative Housing Society, City:- , P.O:- Bansdrone, P.S:-Bansdrone, District:-South 24-Parganas, West Bengal, India, PIN:- 700070, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: czxxxxxx4f, Aadhaar No: 86xxxxxxxx5545 Status : Attorney, Attorney of : Shri Bijendra Ray, Smt Monidipa Chatterjee, Smt Dipanwita Bhowmick, Shri Milan Sarkar				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Rahul Dhar</b> Son of Late Ranjit Dhar Ajoynagar, City:- , P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24- Parganas, West Bengal, India, PIN:- 700075	 <small>10/02/2023</small>	 <small>10/02/2023</small>	 <small>10/02/2023</small>
Identifier Of Miss Rohini Roy			

on 10-02-2023

**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 13:09 hrs on 10-02-2023, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Miss Rohini Roy .

**Executed by Attorney**

Execution by Miss Rohini Roy, Sole Proprietress, M/S ROY ENTERPRISE (Sole Proprietorship), 207, South Ray Nagar, City:- , P.O:- Bansdronei, P.S:-Bansdronei, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 as constituted attorney for 1. Shri Bijendra Ray , Shri Birendra Roy 207, South Ray Nagar, P.O: Bansdronei, Thana: Bansdronei, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, 2. Smt Monidipa Chatterjee 2 Co Operation Housing Society, Ray Nagar South, P.O: Bansdronei, Thana: Bansdronei, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, 3. Smt Dipanwita Bhowmick 207, South Ray Nagar, P.O: Bansdronei, Thana: Bansdronei, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, 4. Shri Milan Sarkar 207, South Ray Nagar, P.O: Bansdronei, Thana: Bansdronei, , South 24-Parganas, WEST BENGAL, India, PIN - 700070 is admitted by him

Identified by Mr Rahul Dhar, , Son of Late Ranjit Dhar, Ajoynagar, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, 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 72659, Amount: Rs.10.00/-, Date of Purchase: 29/11/2022, Vendor name: SUBHANKAR DAS



**Anupam Halder**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - IV SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2023, Page from 44235 to 44246  
being No 160401535 for the year 2023.



Digitally signed by ANUPAM HALDER  
Date: 2023.02.10 13:47:46 +05:30  
Reason: Digital Signing of Deed.

*(Handwritten signature)*

(Anupam Halder) 2023/02/10 01:47:46 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)