

06/09/22

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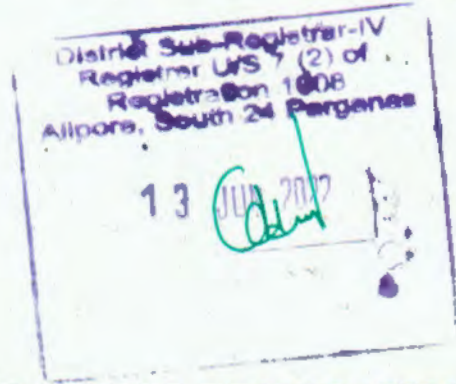
भारतीय गैर न्यायिक



INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL 73AB 005369

13/06/2022
Q-2001758580/2022



NON EVICTION OF TENANT DECLARATION
(K.M.C.)

M.B.R.K. DEVELOPERS, (PAN- **ABAFM7163R**), a Partnership Firm, having its office at 72B, Nrisingha Dutta Road, P.O. Barisha, P.S. Thakurpukur, now Haridevpur, Kolkata- 700008, District: South 24-Parganas, represented by its Partners namely

(1) **SRI SUBIR MUKHERJEE** (PAN- **AIWPM7782K** & Aadhaar

No. 8098 7462 4888), son of Late Narendra Nath Mukherjee, residing at 54/3, Kalipada Mukherjee Road, P.O. Barisha, P.S. Thakurpukur, now Haridevpur, Kolkata- 700008, District : South 24-Parganas, (2) **SRI GORA BOSE** (PAN- **ANJPB2355D** & Aadhaar No. 9981 1922 8382), son of Late Prafulla Kumar Bose, residing at 57/1/1, Santosh Roy Road, P.O. Barisha, P.S.- Thakurpukur, now Haridevpur, Kolkata- 700008, District: South 24-Parganas, (3) **SRI UPANANDA ROY** (PAN- **AJCPR4585Q** & Aadhaar No. 5615 0262 4697), son of Sri Birendra Nath Roy, residing at 72B, Nrisingha Dutta Road, P.O. Barisha, P.S. Thakurpukur, now Haridevpur, Kolkata- 700008, District: South 24-Parganas, and (4) **SRI BALAI KARMAKAR** (PAN- **AFNPK3831R** & Aadhaar No. 4930 2365 2462), son of Late Badal Chandra Karmakar, residing at 142G, Bhuban Mohan Roy Road, P.O. Barisha, P.S. Thakurpukur, now Haridevpur, Kolkata-700008, District: South 24-Parganas, all by faith-Hindu, by nationality- Indian, by occupation- Business, do hereby solemnly affirm and declare as follows :-

WHEREAS that M.B.R.K. DEVELOPERS is the absolute rightful owner of land measuring an area of land **4 Cottahs 5 Chittaks 15 Sq. ft.** more or less, equivalent to **289.845 Square Meter** more or less together with tiles shed structure standing thereon, lying and situated at **K.M.C. Premises No. 292, Raja Ram Mohan Roy Road**, ward No. 121, of the K.M.C. Borough- XIV, P.S. Behala, District- South 24-Parganas.

AND WHEREAS the said M.B.R.K. DEVELOPERS is desirous to furnish a plan for sanction for construction of the Building at the aforesaid premises and for which have appointed our agent and surveyor who has properly and lawfully surveyed the said premises and boundaries thereof and has drawn up site plan/map as per the document concern, and the

said M.B.R.K. DEVELOPERS, being the owner herein, have ratify the same.

AND WHEREAS there is one tenant in the aforesaid premises, namely Sri Mihir Halder son of Sri Shankar Halder.

the said M.B.R.K. DEVELOPERS, being the owner herein, do hereby undertakes and declares that the said M.B.R.K. DEVELOPERS shall never evict the aforesaid tenant from his tenancy at the aforesaid premises No. 292, Raja Ram Mohan Roy Road, P.S. Behala, Kolkata- 700034, under Ward No. 121, of the Kolkata Municipal Corporation (S.S. Unit), Borough No. XIV, and the said tenancy will be continued after completion of the Building.

Signed and sealed the above undertaking made on this the 13th Day of June, 2022.

In presence of
WITNESSES :-

M.B.R.K. DEVELOPERS

Subir Mukherjee Partner
Gourab Bose Partner
Upendra Das Partner
Bala Ram Khan Partner

1. Alok Prasad
Advocate
Alipore Police Court
Kolkata-700027

SIGNATURE OF THE DECLARANT












2. BIRENDRA NATH Roy.
46A, Ramchandra Pally,
Kolkata - 700008.

DRAFTED BY :-

Alok Prasad.







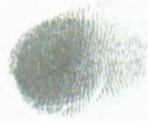




Advocate

Alipore Police Court, Kol-27.
Enrollment no. WB- 135/2003.

	Thumb	1 st finger	Middle Finger	Ring finger	Small finger
 <p>Left Hand</p>					
<p>Right Hand</p>					












Name :- SUBIR MUKHERJEE

Signature.....*Subir Mukherjee*

	Thumb	1 st finger	Middle Finger	Ring finger	Small finger
 <p>Left Hand</p>					
<p>Right Hand</p>					












Name :- GORA BOSE

Signature.....*Gora Bose*

	Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger	
	Left Hand					
	Right Hand					

Name :- BALAI KARMA KAR

Signature... *Balai Karma Kar*

	Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger	
	Left Hand					
	Right Hand					

Name :- UPAWANDA ROY

Signature... *Upawanda Roy*

	Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
PHOTO	Left Hand				
	Right Hand				

Name :-

Signature.....



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

Query No / Year	2001758580/2022	Office where deed will be registered
Query Date	12/06/2022 10:02:15 AM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Aloke Biswas Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9748887252, Status : Advocate	
Transaction	Additional Transaction	
[0901] Declaration, Declaration relating to immovable property		
Set Forth value	Market Value	
	Rs. 65,52,001/-	
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
		Rs. 10/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raja Ram Mohan Roy Road, Road Zone : (J.L.Sarani -- Netaji Sarak Crossing Premises located NOT on Raja Ram Mohan Roy Road (Ward No. 115,121,122)) , Premises No: 292, Ward No: 121, Pin Code : 700008

Sch No	Plot Number	Khatian Number	Land Use/ROR Proposed	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha 5 Chatak 15 Sq Ft		65,52,001/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
Grand Total :				7.15Dec	0 /-	65,52,001 /-	

Declarant Details :

SI No	Name & address	Status	Execution Admission Details :
1	M.B.R.K. DEVELOPERS (Partnership Firm) ,72B, Nrisingha Dutta Road, City:- , P.O:- Barisha, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 PAN No. ABxxxxx3R, Aadhaar No Not Provided by UIDAI Status : Organization, Executed by: Representative	Organization	Executed by: Representative



Query No: 2001758580 of 2022, Printed On : Jun 12 2022 10:02AM, Generated from wbregistration.gov.in

Representative Details :

SI No	Name & Address	Representative of
1	Shri SUBIR MUKHERJEE Son of Late Narendra Nath Mukherjee54/3, Kalipada Mukherjee Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. Alxxxxx2K , Aadhaar No.: 80xxxxxxxx4888	M.B.R.K. DEVELOPERS (as partner)
2	Shri GORA BOSE Son of Late Prafulla Kumar Bose57/1/1, Santosh Roy Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ANxxxxx5D , Aadhaar No.: 99xxxxxxxx8382	M.B.R.K. DEVELOPERS (as partner)
3	Shri UPANANDA ROY Son of Shri Birendra Nath Roy72B, Narsingha Dutta Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AJxxxxx5Q , Aadhaar No.: 56xxxxxxxx4697	M.B.R.K. DEVELOPERS (as partner)
4	Shri BALAI KARMAKAR Son of Late Badal Chandra Karmakar142G, Bhuban Mohan Roy Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AFxxxxx1R , Aadhaar No.: 49xxxxxxxx2462	M.B.R.K. DEVELOPERS (as partner)

Identifier Details :

Name & address
Mr Alope Biswas Son of Mr Atul Chandra Biswas Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Shri SUBIR MUKHERJEE, Shri GORA BOSE, Shri UPANANDA ROY, Shri BALAI KARMAKAR

Owner and Land or Building Details as received from KMC :

Sc. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 411211405215 Premises No. : 292 Ward No. : 121 Street Name : RAJA RAM MOHAN ROY ROAD	Reference Deed No. : Date of Registration. : Office Where Registered :	Owner Name : M.B.R.K DEVELOPERS , PARTNERS: SRI SUBIR MUKHERJEE, SRI GORA BOSE , SRI UPANANDA ROY, SRI BALAI KARMAKAR Owner Address : B/6, JOYSREE PARK , BEHALA, KOLKATA Pin No. : 700034	Character of Premises: Constructed Building Total Area of Land: 4 Cottah, 5 Chatak, 15 SqFeet,

Note:

Query No: 2001758580 of 2022, Printed On : Jun 12 2022 10:02AM, Generated from wbregistration.gov.in

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 12-07-2022) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 12-07-2022)
3. Standard User charge of Rs. 240/-(Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. -II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. BEHALA, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA



Major Information of the Deed

Deed No :	I-1604-06265/2022	Date of Registration	13/06/2022
Query No / Year	1604-2001758580/2022	Office where deed is registered	
Query Date	12/06/2022 10:02:15 AM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Aloke Biswas Alipore Police Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9748887252, Status :Advocate		
Transaction	Additional Transaction		
[0901] Declaration, Declaration relating to immovable property			
Set Forth value	Market Value		
	Rs. 65,52,001/-		
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 :



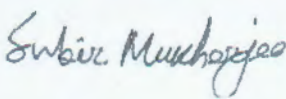


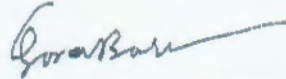


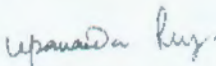
District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raja Ram Mohan Roy Road, Road Zone : (J.L.Sarani -- Netaji SarakCrossing Premises located NOTon Raja Ram Mohan Roy Road (Ward No. 115,121,122)) , , Premises No: 292, , Ward No: 121 Pin Code : 700008



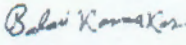
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
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Grand Total :				7.15Dec	0 /-	65,52,001 /-	

Declarant Details :




SI No	Name,Address,Photo,Finger print and Signature
1	M.B.R.K. DEVELOPERS 72B, Nrisingha Dutta Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 , PAN No.:: ABxxxxxx3R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri SUBIR MUKHERJEE Son of Late Narendra Nath Mukherjee Date of Execution - 13/06/2022, , Admitted by: Self, Date of Admission: 13/06/2022, Place of Admission of Execution: Office	 <small>Jun 13 2022 12:27PM</small>	 <small>LTI 13/06/2022</small>	 <small>13/06/2022</small>
54/3, Kalipada Mukherjee Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Axxxxxx2K, Aadhaar No: 80xxxxxxxx4888 Status : Representative, Representative of : M.B.R.K. DEVELOPERS (as partner)				
2	Name	Photo	Finger Print	Signature
	Shri GORA BOSE Son of Late Prafulla Kumar Bose Date of Execution - 13/06/2022, , Admitted by: Self, Date of Admission: 13/06/2022, Place of Admission of Execution: Office	 <small>Jun 13 2022 12:28PM</small>	 <small>LTI 13/06/2022</small>	 <small>13/06/2022</small>
57/1/1, Santosh Roy Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ANxxxxxx5D, Aadhaar No: 99xxxxxxxx8382 Status : Representative, Representative of : M.B.R.K. DEVELOPERS (as partner)				
3	Name	Photo	Finger Print	Signature
	Shri UPANANDA ROY (Presentant) Son of Shri Birendra Nath Roy Date of Execution - 13/06/2022, , Admitted by: Self, Date of Admission: 13/06/2022, Place of Admission of Execution: Office	 <small>Jun 13 2022 12:28PM</small>	 <small>LTI 13/06/2022</small>	 <small>13/06/2022</small>
72B, Narsingha Dutta Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx5Q, Aadhaar No: 56xxxxxxxx4697 Status : Representative, Representative of : M.B.R.K. DEVELOPERS (as partner)				

4	Name	Photo	Finger Print	Signature
Shri BALAI KARMAKAR Son of Late Badal Chandra Karmakar Date of Execution - 13/06/2022, , Admitted by: Self, Date of Admission: 13/06/2022, Place of Admission of Execution: Office				
	Jun 13 2022 12:27PM	LTI 13/06/2022	13/06/2022	
142G, Bhuban Mohan Roy Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx1R, Aadhaar No: 49xxxxxxxx2462 Status : Representative, Representative of : M.B.R.K. DEVELOPERS (as partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Alope Biswas Son of Mr Atul Chandra Biswas Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
	13/06/2022	13/06/2022	13/06/2022
Identifier Of Shri SUBIR MUKHERJEE, Shri GORA BOSE, Shri UPANANDA ROY, Shri BALAI KARMAKAR			

On 13-06-2022

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 12:18 hrs on 13-06-2022, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Shri UPANANDA ROY ,

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

Execution is admitted on 13-06-2022 by Shri SUBIR MUKHERJEE, partner, M.B.R.K. DEVELOPERS (Partnership Firm), 72B, Nrisingha Dutta Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008

Identified by Mr Aloke Biswas, , Son of Mr Atul Chandra Biswas, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 13-06-2022 by Shri GORA BOSE, partner, M.B.R.K. DEVELOPERS (Partnership Firm), 72B Nrisingha Dutta Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN: 700008

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Execution is admitted on 13-06-2022 by Shri BALAI KARMAKAR, partner, M.B.R.K. DEVELOPERS (Partnership Firm), 72B, Nrisingha Dutta Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008

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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 11328, Amount: Rs.10/-, Date of Purchase: 10/05/2022, Vendor name: S 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 1604-2022, Page from 199626 to 199637

being No 160406265 for the year 2022.



Digitally signed by ANUPAM HALDER
Date: 2022.06.13 13:52:52 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 2022/06/13 01:52:52 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)
