

C/2498/22

I-2461/22

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

65AB 482520

10/03/2022
8-2000775356/2022

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

10 MAR 2022



BOUNDARY DECLARATION

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:-

1. That the aforesaid **M.B.R.K. DEVELOPERS** is the absolute rightful owner of **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, within the limits of the Kolkata Municipal Corporation, measuring an area of land **4 Cottahs 5 Chittaks 15 sq. ft.** more or less, equivalent to **289.845 Square Meter** more or less.

2. That we have proposed to construct a Building in the said premises measuring an area **4 Cottahs 5 Chittaks 15 sq. ft.** more or less, equivalent to **289.845 Square Meter** more or less and the boundary line of the said premises mentioned herein below and demarcated by **RED** border line and we shall be liable for dispute arising of any with our neighbors of the said land in future and the Kolkata municipal Corporation will not be liable for any litigation over the said land.

3. That we have submitted the plan for the construction of a Building at the said premises for sanction of our application.

4. That the said **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, within the limits of the Kolkata Municipal Corporation is butted and bounded as follows:-

ON THE NORTH : Partly one storied Building and Partly G.I. shed structure at B/10, Jayshree Park.

ON THE SOUTH : 6.000 M. Wide K.M.C. maintained Road.

ON THE EAST : Two storied Building at B/7, Jayshree Park.

ON THE WEST : one storied Building at B/5, Jayshree Park.

That four side measurement of **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, are as follows:-

ON THE NORTH : 16.769 M.

ON THE SOUTH : 14.932 M.

ON THE EAST : 8.263 M. + 10.017 M.

ON THE WEST : 15.185 M. + 3.242 M.

5. That there is no civil and criminal suit pending against the said land or premises with our neighbour. The land is free from all encumbrances.

6. That the site plan of the said premises showing the measurement of the boundary is attached herewith.

7. That the above statements are true to best of our knowledge and belief.

IN WITNESS WHEREOF the Declarant hereto have set and subscribed our hand and signature on this the 10th day of **March, 2022** (Two Thousand and Twenty Two).

In presence of

WITNESSES :

1. Aloke Priswas
 Advocate
 Alipore police court
 Kolkata-700027
- M.B.R.K. DEVELOPERS**
- Subir Mondal Partner
 Gourab Prasad Partner
 Balaji Kumar Partner
 Partner

SIGNATURE OF THE DECLARANT.

2.

Biswam Nath Ray,
 Ab.A, Ramchandrapally
 Kol- 8

**DRAFTED BY ME
 AS K.M.C. PROFORMA :**

Aloke Priswas

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

SITE PLAN AT PREMISES NO- 292, RAJA RAM MOHAN ROY ROAD, WARD NO- 121, BOROUGH - XIV, UNDER K.M.C.

AREA OF LAND = 289.845 SQMT.

SCALE :- 1 : 200



M.B.R.K. DEVELOPERS

Subir Mukherjee
Partner

Gourab
Partner











Upma Datta
Partner

Balaji Karan
Partner

Mala Mukherjee
MALA MUKHERJEE
COUNCIL OF ARCHITECTURE
REGN. NO. : CA/2016/76768




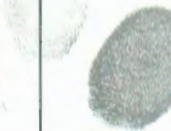






SIGN. OF OWNER

SIGN. OF ARCHITECT

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





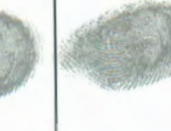





Name :- SUBIR MUKHERJEE

Signature.....*Subir Mukherjee*.....

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












Name :- GORA BOSTE

Signature.....*Gora Boste*.....

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

Name :- UPANANDA ROY

Signature.....*Upananda Roy*.....

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

Name :- BALAI KARMAKAR

Signature.....*Balai Karmakar*.....

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

Name :-

Signature.....

		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	2000775396/2022	Office where deed will be registered
Query Date	10/03/2022 12:03:55 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 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 UseROR Proposed	Area of Land	SetForth 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 /-	



Query No: 2000775396 of 2022, Printed On : Mar 10 2022 12:04AM, Generated from wbregistration.gov.in

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. ABxxxxxx3R, Aadhaar No Not Provided by UIDAI Status : Organization, Executed by: Representative	Organization	Executed by: Representative

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. Alxxxxxx2K , 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. ANxxxxxx5D , Aadhaar No.: 99xxxxxxxx8382	M.B.R.K. DEVELOPERS (as partner)
3	Shri UPANANDA ROY Son of Shri Birendra Nath Roy72B, Nrisingha 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	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. AFxxxxxx1R , Aadhaar No.: 49xxxxxxxx2462	M.B.R.K. DEVELOPERS (as partner)

Identifier Details :

Name & address
Mr Aloke 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:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 09-04-2022) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 09-04-2022)
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. - I I 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-1604-02461/2022	Date of Registration	10/03/2022
Query No / Year	1604-2000775396/2022	Office where deed is registered	
Query Date	10/03/2022 12:03:55 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 :



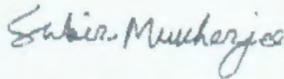


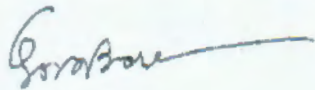


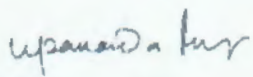
District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raja Ram Mohan Roy Road, Road Zone : (J.L.Sarani -- Netaji SarakCrossing Premises located NOTon Raja Ram Mohan Roy Road (Ward No. 115,121,122)) , , Premises No: 292, , Ward No: 121 Pin Code : 700008

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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 :

Sl 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 :

SI No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Shri SUBIR MUKHERJEE Son of Late Narendra Nath Mukherjee Date of Execution - 10/03/2022, , Admitted by: Self, Date of Admission: 10/03/2022, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Mar 10 2022 10:58AM</p>	<p>Finger Print</p>  <p>LTI 10/03/2022</p>	<p>Signature</p>  <p>10/03/2022</p>
<p>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)</p>				
2	<p>Name</p> <p>Shri GORA BOSE Son of Late Prafulla Kumar Bose Date of Execution - 10/03/2022, , Admitted by: Self, Date of Admission: 10/03/2022, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Mar 10 2022 10:58AM</p>	<p>Finger Print</p>  <p>LTI 10/03/2022</p>	<p>Signature</p>  <p>10/03/2022</p>
<p>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.:: ANxxxxx5D, Aadhaar No: 99xxxxxxxx8382 Status : Representative, Representative of : M.B.R.K. DEVELOPERS (as partner)</p>				
3	<p>Name</p> <p>Shri UPANANDA ROY Son of Shri Birendra Nath Roy Date of Execution - 10/03/2022, , Admitted by: Self, Date of Admission: 10/03/2022, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Mar 10 2022 10:59AM</p>	<p>Finger Print</p>  <p>LTI 10/03/2022</p>	<p>Signature</p>  <p>10/03/2022</p>
<p>72B, Nrisingha 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 Status : Representative, Representative of : M.B.R.K. DEVELOPERS (as partner)</p>				

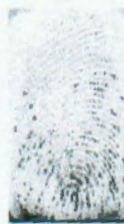
Photo

Finger Print

Signature

**Shri BALAI KARMAKAR
(Presentant)**Son of Late Badal Chandra
KarmakarDate of Execution -
10/03/2022, , Admitted by:
Self, Date of Admission:
10/03/2022, Place of
Admission of Execution: Office

Mar 10 2022 10:59AM

LTI
10/03/2022*Balai Karmakar*

10/03/2022

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: 49xxxxxxx2462 Status : Representative, Representative of :
M.B.R.K. DEVELOPERS (as partner)**Identifier Details :**

Name	Photo	Finger Print	Signature
Mr Aloke 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			<i>Aloke Biswas</i>
	10/03/2022	10/03/2022	10/03/2022

Identifier Of Shri SUBIR MUKHERJEE, Shri GORA BOSE, Shri UPANANDA ROY, Shri BALAI KARMAKAR

On 10-03-2022

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 10:53 hrs on 10-03-2022, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Shri BALAI KARMAKAR .

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

Execution is admitted on 10-03-2022 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

Indetified 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 10-03-2022 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 10-03-2022 by Shri UPANANDA ROY, 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

Indetified 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 10-03-2022 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 43860, Amount: Rs.10/-, Date of Purchase: 28/02/2022, Vendor name: S Das

(Signature)

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 98996 to 99017

being No 160402461 for the year 2022.



Digitally signed by ANUPAM HALDER
Date: 2022.03.15 18:08:37 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 2022/03/15 06:08:37 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)