



পশ্চিমবজ্ঞা पश्चिम बंगाल WEST BENGAL

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Additional Detries Sels-Register Consepore, Dum Dem, 24-Pgs. (North)

2 8 JUN 2016

BOUNDARY DECLARATION

I, **SRI DEBRAJ DE** (having Pan BZFPD9721C), son of Sri Dipak De, by faith – Hindu, by nationality – Indian, by occupation – Business, residing at Premises No. 3, Shyamnagar Road, Post Office – Bangur Avenue, Police Station – Dum Dum, Kolkata – 700 055, District – North 24 Parganas, do hereby solemnly affirm and declare as follows :-

Co. Commences cha Name : Bda 100 Address : .. Rs.

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Kolkata Collectorate, 11, Netaji Subhas Rd., 2 2 JON 2016 Amal Kr. Saha Licensed Stamp Vendor.

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DECLARATION



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- a) THAT one Smt. Jyoti Bhattacharjee and Sri Debasish Bhattacharjee, wife and son respectively of Sri Sudhir Bhattacharjee were the absolute Owners of ALL THAT piece or parcel of a plot of bastu land hereditaments and premises containing by estimation an area of 11 (eleven) Cottahs 04 (four) Chittacks 23 (twenty three) Sq.ft. be the same a little more or less together with an old structure thereon including all easement rights and appurtenances thereto lying situate at and being Municipal Holding No. 242, Dum Dum Cossipore Road (old Holding No. 311, Dum Dum Cossipore Road), Kolkata - 700 074 also known as Premises No. 225, Dum Dum Cossipore Road, Kolkata - 700 074 at Mouza - Bagjola, J. L. No. 21, R. S. No. 68, Touzi No. 182, Pargana - Kalikata comprised in C.S. Dag Nos. 638 & 639 appertaining to C. S. Khatian No.184 corresponding to R. S. Dag No. 3173 appertaining to R.S. Khatian No.184 under the Police Station of Dum Dum within the limits of South Dum Dum Municipality in the District of North 24-Parganas free from all encumbrances whatsoever.
- b) THAT by virtue of a Deed of Gift dated 12th August, 2010 duly registered in the Office of the Additional Registrar of Assurances- II at Kolkata in Book No. I, C. D. Volume No. 31, Pages 4453 to 4466, Being No. 09980 for the year 2010, the said Smt. Jyoti Bhattacharjee in consideration of natural love and affection indefeasibly granted, transferred, assigned and assured ALL THAT piece or parcel of the plot of bastu land hereditaments and premises containing by estimation an area of 05 (five) Cottahs 10 (ten) Chittacks 11.5 (eleven point five) Sq.ft. be the same a little more or less together with 500 Sq.ft. old structure thereon including all easement rights and appurtenances thereto being the undivided 50% share of the said land measuring an area of 11 (eleven) Cottahs 04 (four) Chittacks 23 (twenty three) Sq.ft. together with 1500 Sq.ft. old structure thereon lying situate at and being Municipal Holding No. 242, Dum Dum Cossipore Road (old Holding No. 311, Dum Dum Cossipore Road), Kolkata - 700 074 also known as Premises No.225, Dum Dum Cossipore Road, Kolkata - 700 074 at Mouza - Bagjola, J. L. No.21, R. S. No.68, Touzi No.182, Pargana - Kalikata comprised in C. S. Dag Nos. 638 & 639 appertaining to C. S. Khatian No.184 corresponding to R. S. Dag No.3173 appertaining to R.S. Khatian No.184 under the Police Station of Dum Dum within the



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Addl.District Sub- Registras Cossipore Dum-Dum 24 Pgs (M

2 8 JUN 2016

limits of South Dum Dum Municipality in the District of North 24-Parganas particularly mentioned and described in the Schedule thereunder written unto and in favour of **her** said only son **Sri Debasish Bhattacharjee** free from all encumbrances whatsoever.

c) THAT thereafter by virtue of a Deed of Conveyance dated 15th day of February, 2016 duly registered in the office of the Additional District Sub Registrar at Cossipore Dum Dum in Book No. I, C. D. Volume No. 1506-2016, Pages 54696 to 54731, Being No. 150601297 for the year the said Sri Debasish Bhattacharjee indefeasibly sold, 2016.transferred, conveyed, assigned and assured for the consideration therein mentioned **ALL THAT** piece or parcel of the said plot of bastu land hereditaments and premises containing by estimation an area of 11 (eleven) Cottahs 04 (four) Chittacks 23 (twenty three) Sq.ft. but on physical measurement it stands to an area of 11 (eleven) Cottahs 12 (twelve) Chittacks 39 (thirty nine) Sq.ft. be the same a little more or less together with 1500 Sq.ft. cemented flooring old tin shed structures thereon including all easement rights and appurtenances thereto lying situate at and being Municipal Holding No. 242, Dum Dum Cossipore Road (old Holding No. 311, Dum Dum Cossipore Road), Kolkata - 700 074 presently known as Premises No.225, Dum Dum Cossipore Road, Kolkata - 700 074 at Mouza - Bagjola, J.L. No.21, R. S. No.68, Touzi No.182, Pargana - Kalikata comprised in C.S. Dag Nos. 638 & 639 appertaining to C.S. Khatian No.184 corresponding to R.S. Dag No.3173 appertaining to R.S. Khatian No.184 under the Police Station of Dum Dum within the limits of South Dum Dum Municipality in Ward No.10, Additional District Sub Registration Office at Cossipore Dum Dum in the District of North 24-Parganas particularly mentioned and described in the Schedule thereunder written and more clearly delineated in the sketch Map or Plan annexed thereto unto and in favour of myself the Declarant herein Sri Debraj De free from all encumbrances, liens, lispendens, attachments, claims and demands in any manner whatsoever and after purchase of the said land and demolition of the existing structure thereon a physical measurement has been duly made and after measurement of the said land it stood to an area of 11 (eleven) Cottahs 07 (seven) Chittacks 15 (fifteen) Sq.ft. be the same a little more or less

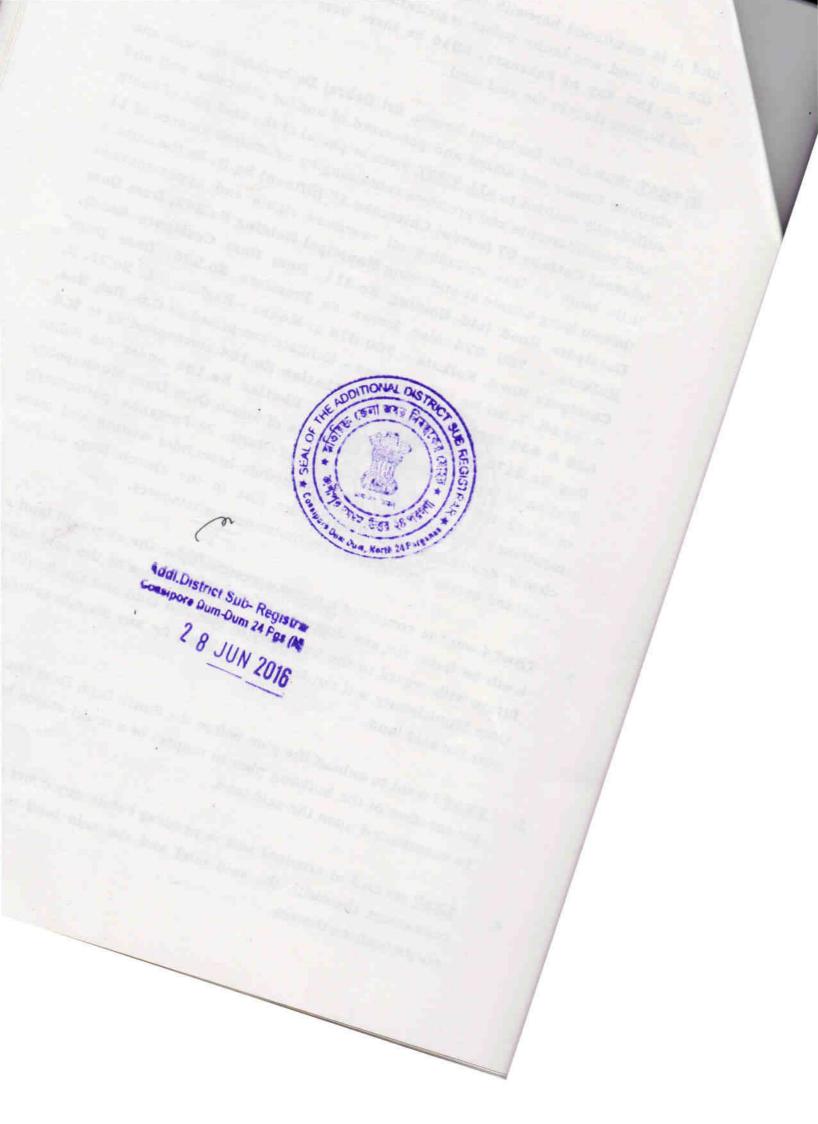


Addl.District Sub- Registration

2 8 JUN 2016

and it is mentioned herewith that the actual physical measurement of the said land was faulty before registration of the Deed of Conveyance dated **15th day of February, 2016** as there were scattered structures and bushes therein the said land.

- d) THAT thus I, the Declarant herein, Sri Debraj De became the sole and absolute Owner and seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** piece or parcel of the said plot of bastu land hereditaments and premises containing by estimation an area of 11 (eleven) Cottahs 07 (seven) Chittacks 15 (fifteen) Sq.ft. be the same a little more or less including all easement rights and appurtenances thereto lying situate at and being Municipal Holding No.242, Dum Dum Cossipore Road (old Holding No.311, Dum Dum Cossipore Road), Kolkata - 700 074 also known as Premises No.225, Dum Dum Cossipore Road, Kolkata - 700 074 at Mouza - Bagjola, J.L. No.21, R. S. No.68, Touzi No.182, Pargana - Kalikata comprised in C.S. Dag Nos. 638 & 639 appertaining to C.S. Khatian No.184 corresponding to R.S. Dag No.3173 appertaining to R.S. Khatian No.184 under the Police Station of Dum Dum within the limits of South Dum Dum Municipality in Ward No. 10 in the District of North 24-Parganas particularly mentioned and described in the Schedule hereunder written and more clearly delineated with **RED** border line in the sketch Map or Plan annexed hereto free-from all encumbrances whatsoever.
- 2. <u>THAT</u> I want to construct a pucca structure upon the aforesaid land and I will be liable for any dispute with my neighbours of the said land in future with regard to the boundary of the said land and the South Dum Dum Municipality will not be any way liable for any dispute or litigation over the said land.
- 3. **<u>THAT</u>** I want to submit the plan before the South Dum Dum Municipality for sanction of the building plan in respect of a multi stored building to be constructed upon the said land.
- 4. <u>THAT</u> no civil or criminal suit is pending before any court against or in connection therewith the said land and the said land is free from all encumbrances therein.



<u>THAT</u> the measurement of the four sides of the said land lying situate at and being Municipal Holding No.242, Dum Dum Cossipore Road (old Holding No.311, Dum Dum Cossipore Road), Kolkata – 700 074 also known as Premises No.225, Dum Dum Cossipore Road, Kolkata – 700 074 under the Police Station of Dum Dum within the limits of South Dum Dum Municipality in Ward No. 10 in the District of North 24-Parganas and the measurement of the boundary is as follows :-

ON THE NORTH	:	By 109' - 3";
ON THE SOUTH	:	By 27'-8" + 81'-5";
ON THE EAST	:	By 59'-3";
ON THE WEST	1	By 115'-11".

 <u>THAT</u> the enclosed Map or Plan will be treated as a part and parcel of these present Declaration showing Property all the dimension of the said land alongwith width of the Road.

The statements made above all are true to the best of my knowledge and belief.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of a plot of bastu land hereditaments and premises containing by estimation an area of **11 (eleven) Cottahs 07** (seven) Chittacks **15 (fifteen) Sq.ft.** be the same a little more or less including all easement rights and appurtenances thereto lying situate at and being Municipal Holding No.242, Dum Dum Cossipore Road (old Holding No.311, Dum Dum Cossipore Road), Kolkata – 700 074 presently known as Premises No.225, Dum Dum Cossipore Road, Kolkata – 700 074 at Mouza – Bagjola, J.L. No.21, R. S. No.68, Touzi No.182, Pargana – Kalikata comprised in C.S. Dag Nos. 638 & 639 appertaining to C.S. Khatian No.184 corresponding to R.S. Dag No.3173 appertaining to R.S. Khatian No.184 under the Police Station of Dum Dum within the limits of South Dum Dum Municipality in Ward No. 10, Additional District SubRegistration Office at Cossipore Dum Dum in the District of North 24-Parganas and butted and bounded in the manner as follows :

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Addl.District Sub- Registrat Cossipore Duiti-Dum 24 Par (M 2 8 JUN 2016

ON THE NORTH	:	Partly by existing (G+IV) stored building and partly by existing – II storied building;			
<u>ON THE SOUTH</u>	:	Partly by 65'-0" wide Dum Dum Cossipore Road and partly by others Property;			
ON THE EAST	:	By 18'- 0" wide Road;			
ON THE WEST	5	By 14'- 10" wide Road.			

IN WITNESS WHEREOF I, the Declarant herein, set and subscribed my hand on the **28th day of June, Two thousand and Sixteen (2016).**

SIGNED, SEALED AND DELIVERED

by the Declarant at Kolkata in the presence of :-

1. Kalipasa Charan Advocate

2. Biswa Juit Sarkar Law cleark Sealdah Count

Room NO-102, Kol - 700014

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Signature of the Declarant

Drafted by :-

Kalipada Charan

(Kalipada Charan), Advocate, Erl. No.WB/881/86, 1171, Purba Sinthee Road, (Fakir Ghosh Place), Sagarika Apartment, Flat No.2, Dum Dum, Kolkata - 700 030.



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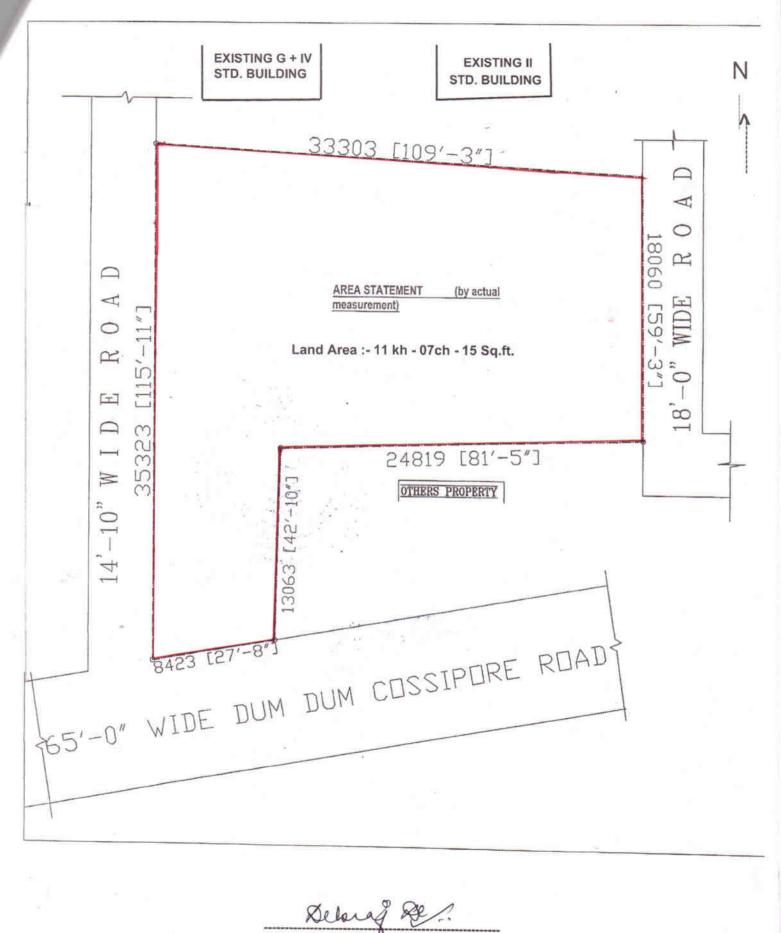
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Addl.District Sub- Registration Consipore Dum-Dum 24 Pgs (M

2 8 JUN 2016

IN OF A PLOT OF BASTU LAND LYING SITUATE AT AND BEING MUNICIPAL HOLDING NO. 242, DUM DUM COSSIPORE ROAD OLDING NO. 311, DUM DUM COSSIPORE ROAD), PRESENTLY KNOWN AS PREMISES NO. 225, DUM DUM ROAD, KOLKATA -4 AT MOUZA - BAGJOLA, J. L. NO. 21 COMPRISED IN C. S. DAG NOS. 638 & 639 APPERTAINING TO C. S. KHATIAN NO. 184 RESPONDING TO R. S. DAG NO. 3173 APPERTAINING TO R. S. KHATIAN NO. 184 UNDER THE POLICE STATION OF DUM DUM HIN THE LIMITS OF SOUTH DUM DUM MUNICIPALITY IN WARD NO. 10 IN THE DISTRICT OF NORTH 24 PARGANAS.

AREA OF LAND :- 11 (ELEVEN) COTTAHS 07 (SEVEN) CHITTACKS 15 (FIFTEEN) SQ.FT.



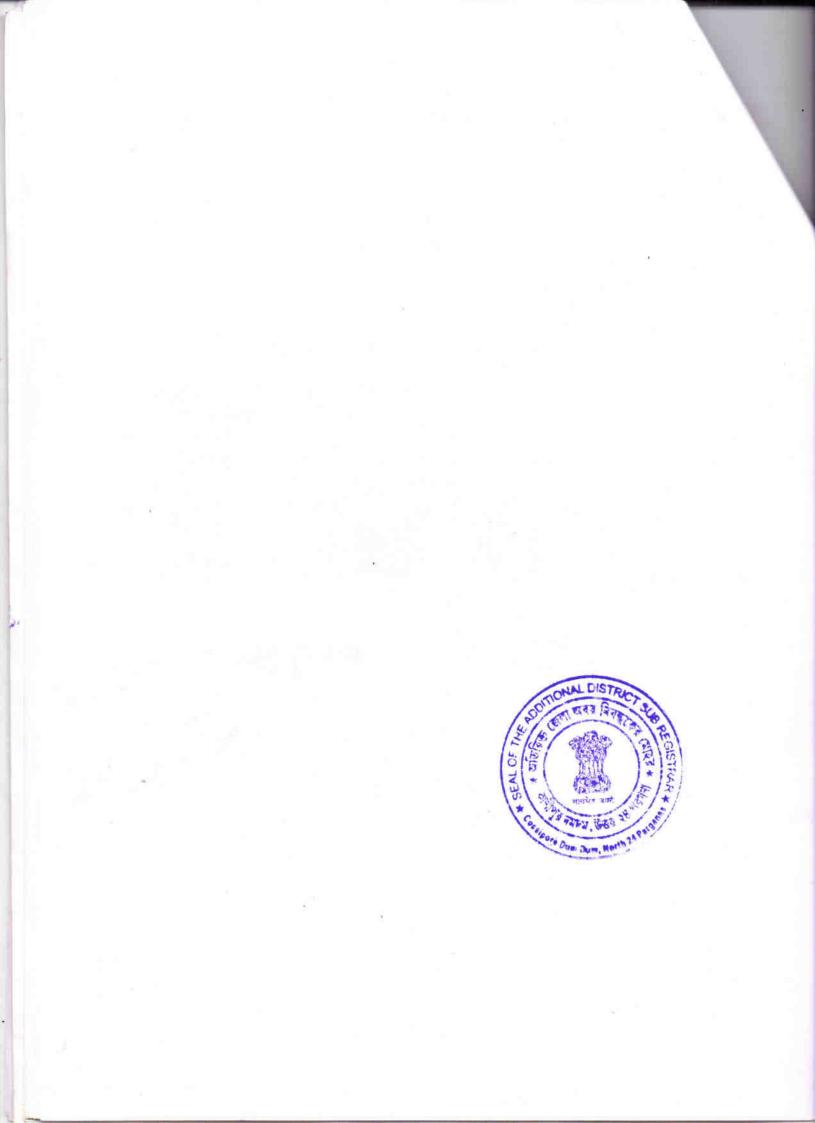
SIGNATURE OF THE DECLARANT

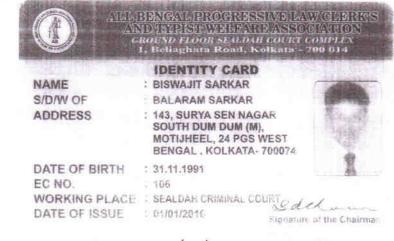


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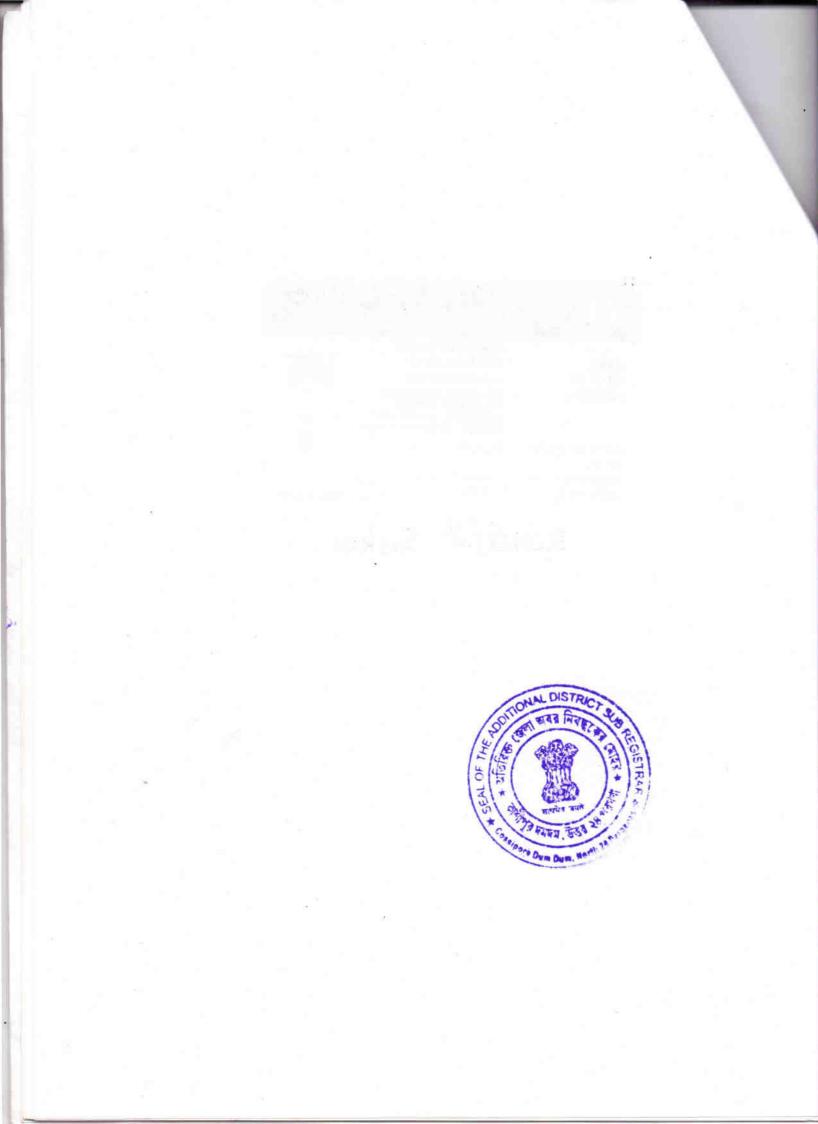


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Biswajnit Sarkar





Government of West Bengal

Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	15061000244756/2016	Query Date	24/06/2016 1:59:22 PM				
Office where deed will be registered	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas						
Applicant Name	Kali Pada Charan						
Address	1171 , P S Road,Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700030						
Applicant Status	Advocate						
Other Details	Mobile No. : 9831263617						
Transaction	[0901] Declaration, Declar	ation relating to immovable prop	perty				
Additional Transaction Details							
Set Forth value	Rs. 1/-	Total Market Value:	Rs. 4,33,12,498/-				
Stampduty Payable	Rs. 10/-	Stampduty Article:-	4				
Registration Fee Payable	Rs. 7/-	Registration Fee Article:-	E				
Expected date of the Presentation of Deed							
Amount of Stamp Duty to	be Paid by Non Judicial S	tamp	Rs. 0/-				
Mutation Fee Payable	DLRS server does not ret	urn any Information					
Remarks	Received Rs. 50/- (FIFT slip.(Urban area)	Y only) from the applicant for is	ssuing the assement				

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Government of West Bengal

Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	15061000244756/2016	Query Date	24/06/2016 1:59:22 PM				
Office where deed will be registered	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas						
Applicant Name	Kali Pada Charan						
Address	1171 , P S Road,Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700030						
Applicant Status	Advocate						
Other Details	Mobile No. : 9831263617						
Transaction	[0901] Declaration, Declar	ation relating to immovable prop	perty				
Additional Transaction Details		24					
Set Forth value	Rs. 1/-	Total Market Value:	Rs. 4,33,12,498/-				
Stampduty Payable	Rs. 10/-	Stampduty Article:-	4				
Registration Fee Payable	Rs. 7/-	Registration Fee Article:-	E				
Expected date of the Presentation of Deed		50					
Amount of Stamp Duty to	be Paid by Non Judicial S	tamp	Rs. 0/-				
Mutation Fee Payable	DLRS server does not ret	urn any Information					
Remarks	Received Rs. 50/- (FIFT slip.(Urban area)	Y only) from the applicant for is	ssuing the assement				

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	Aural In Constants	La	nd Details		54		
Sch No.	К	Plot No & (hatian No/ load Zone	Area of Land	Setforth Value(In Rs.)	6	Market ue(In Rs.)	Other Details
L1	Dum Dum, Municipality: SOUTH 3 DUM DUM, Road: Dum Dum ,	173 RS Khatian lo:- 184	11 Katha 7 Chatak 15 Sq Ft ,	1/-	4,33	,12,498/-	Proposed Use: Bastu, ROR: Bastu, Width of Approach Road: 18 Ft.,
SI No.			Status	Execution And Admission Details		Other Details	
1			Individual ,	Executed by: Se be Admitted by:	lf, To	Hindu, Oc	cupation: Citizen of: I No.
		Iden	tifier Details		a len	10-11 and	Cale and
Identifier Name & Address			Other Details			Identifier of	
Mr Biswajit Sarkar Son of Shri Balaram Sarkar 143 , Surya Sen Nagar, P.O:- Motijheel, P.S:- Dum Dum, Kolkata, District:-North 24- Parganas, West Bengal, India, PIN - 700074		S:-	ale, By Caste: erk, Citizen of:	Hindu, Occupatio India,	on: S	ihri Debraj	De

For Information only

Note:

- 1. If the given informations are found to be given incorrect, then the assessment made stands invalid.
- Query is valid for 30 days for e-Payment. Assessed market value & Query is valid for 44 days i.e. upto 07/08/2016.
- Standard User charge of Rs. 240/-(Rupees two hundred forty only) includes all taxes per transaction upto 17 (seventeen) pages and Rs 7/- (Rupees seven only) for each additional page will be applicable.
- Online Payment of Stamp Duty and Registration Fees can be made if Stamp Duty Payable is more than Rs. 5000/-.
- 5. Web-based e-Assessment report will be provisional one and subject to final verification by Registering Officer.
- Quoting of PAN no. of Seller and Buyer of a property is a must where the transaction involves a property valued at Rs. 5 lac or more (IT Rules).

If the party concerned do not have a PAN number, he/she will make a declaration in form no. 60 giving therein the particulars of such transaction.

 Rs 50/- (Rupees fifty only) will be charged from the Applicant for issuing of this e-Assessment Slip (Urban Area).

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8. If SD and Fees are not paid through GRIPS then mutation fee should be paid the concerned BLLRO office for Mutation.

> (Mohul Mukhopadhyay) ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM North 24-Parganas, West Bengal

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Seller, Buyer and Property Details

. Declarant & Details

SL No.	Name, Address, Photo, Finger print and Signature of Presentant				
1	Shri Debraj De Son of Shri Dipak De 3 , Shyamnagar Road, P.O:- Bangur Avenue, P.S:- Dum Dum, Kolkata, District:-North 24- Parganas, West Bengal, India, PIN - 700055	28/06/2016 1:37:26 PM			
	Delara 7 0%.				
		28/06/2016	1:37:44 PM		
	Declarant I	Details			
SL No.	Name, Address, Photo	, Finger print and Signature			
	Name, Address, Photo Shri Debraj De Son of Shri Dipak De 3 , Shyamnagar Road, P.O:- Bangur Avenue, P.S:- Dum Dum, Kolkata, District:-North 24- Parganas, West Bengal, India, PIN - 700055 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. BZFPD9721C,; Status :		LTI 28/06/2016 1:37:32 PM		
No.	Shri Debraj De Son of Shri Dipak De 3 , Shyamnagar Road, P.O:- Bangur Avenue, P.S:- Dum Dum, Kolkata, District:-North 24- Parganas, West Bengal, India, PIN - 700055 Sex: Male, By Caste: Hindu, Occupation: Business,	Finger print and Signature	04=00000		

Identifire Details

Identifier Details						
SL No.	Identifier Name & Address	Identifier of	Signature			
1	Mr Biswajit Sarkar Son of Shri Balaram Sarkar 143 , Surya Sen Nagar, P.O:- Motijheel, P.S:- Dum Dum, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700074 Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India,	Shri Debraj De	Bightacht Sockon 28/06/2016 1:38:06 PM			

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Dum Dum Road, Mouza: Bagjola, Premises No. 225, Ward No: 10		11 Katha 7 Chatak 15 Sq Ft	1/-	4,33,12,498/-	Proposed Use: Bastu, ROR: Bastu, Width of Approach Road: 18 Ft.,

D. Applicant Details

Det	ails of the applicant who has submitted the requsition form
Applicant's Name	Kali Pada Charan
Address	1171 , P S Road, Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700030
Applicant's Status	Advocate

Office of the A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas

Endorsement For Deed Number : I - 150605151 / 2016

Query No/Year	15061000244756/2016	Serial no/Year	1506005629 / 2016
Deed No/Year	I - 150605151 / 2016		
Transaction	[0901] Declaration, Decla	ration relating to immovable	e property
Name of Presentant	Shri Debraj De	Presented At	Office
Date of Execution	28-06-2016	Date of Presentation	28-06-2016

Remarks

On 28/06/2016

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 13:12 hrs on : 28/06/2016, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Shri Debraj De ,Executant.

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

Execution is admitted on 28/06/2016 by

Shri Debraj De, Son of Shri Dipak De, 3, Shyamnagar Road, P.O. Bangur Avenue, Thana: Dum Dum, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700055, By caste Hindu, By Profession Business

Indetified by Mr Biswajit Sarkar, Son of Shri Balaram Sarkar, 143, Surya Sen Nagar, P.O: Motijheel, Thana: Dum Dum, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700074, By caste Hindu, By Profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 7/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10/- and Stamp Duty paid by Stamp Rs 50/-

Description of Stamp

1. Rs 50/- is paid on Impressed type of Stamp, Serial no 785077, Purchased on 22/06/2016, Vendor named A K Saha.

(Mohul Mukhopadhyay) ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM

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North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69. Registered in Book - I Volume number 1506-2016, Page from 191430 to 191448 being No 150605151 for the year 2016.



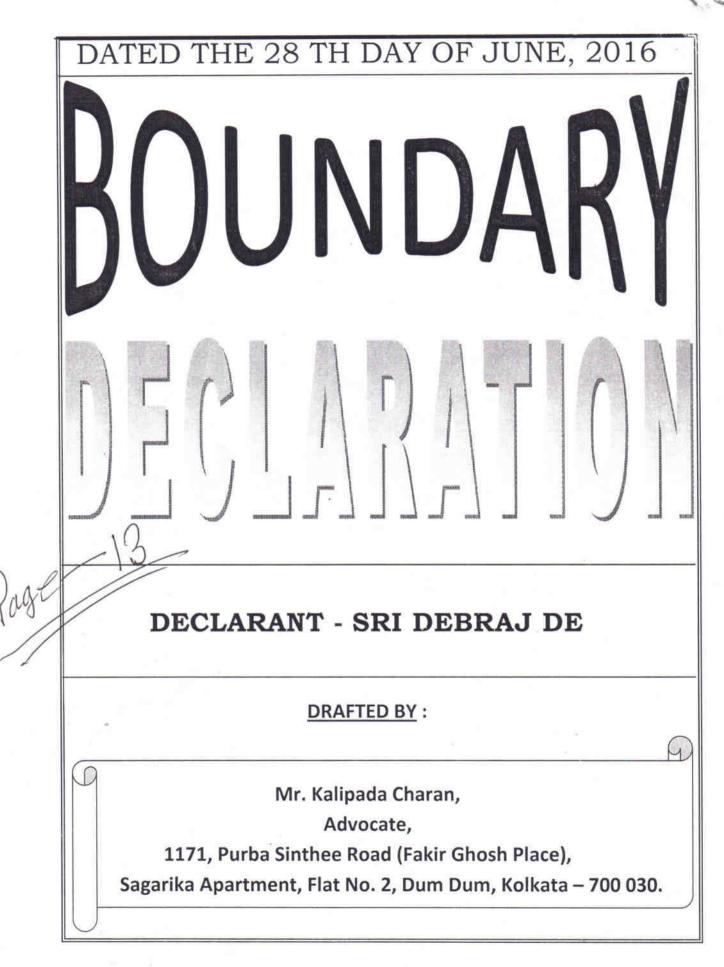
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Digitally signed by MOHUL MUKHOPADHYAY Date: 2016.06.28 15:58:38 +05:30 Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 28-06-2016 15:58:38 ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM West Bengal.

(This document is digitally signed.)

28/06/2016 Query No:-15061000244756 / 2016 Deed No :I - 150605151 / 2016, Document is digitally signed.



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