

7308/24

I-7110/24



पश्चिम बंगाल

Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

95AB 688959

District Sub-Registrar-ID
Alipore, South 24-parganas

29 APR 2024

**BOUNDARY DECLARATION
(RAJPUR SONARPUR MUNICIPALITY)**

Reg. : Holding No. 125, Dr. B.C. Roy Road (Jaggadal), under Mouza - Jagaddal, J.L. No. 71, L.R. Dag No. 3242, under L.R. Khatian Nos. 3578, 3580, 3581, 3582, 3583, 3584, 3585, 3586, 3587, 3588, 4543, 4544, 4552, and L.R. Dag No. 3244, under L.R. Khatian Nos. 4635, 4636, 4637, 4639, 4640, 4641, 4693, 4694, 4695, under Rajpur Sonarpur Municipality, Ward No. 25, P.S. - Sonarpur, Kolkata - 700149.

32135

23 APR 2024

No.....Rs. /- 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



Biswanath Halder
8/0. 24. S. Halder
Alipore Police Court.
K D Katak-700027



(2)

We, (1) **MRS. TAPATI SAHA**, having Aadhaar No. 6417 2956 1748, wife of Late Sushil Ranjan Saha, (2) **MR. TUSHAR KANTI SAHA**, having Aadhaar No. 3499 6475 0737, (3) **MR. MRINAL KANTI SAHA**, having Aadhaar No. 6968 9076 2697, (4) **MR. SISIR KANTI SAHA**, having Aadhaar No. 5733 1214 4609, (5) **MR. TULSI DAS SAHA**, having Aadhaar No. 5928 8674 4539, (6) **MR. ANUP KUMAR SAHA**, having Aadhaar No. 6765 5499 3529, (7) **MR. PRASANTA KUMAR SAHA**, having Aadhaar No. 3975 0491 3382, all sons of Late Chittaranjan Saha, (8) **SMT. GOURI SAHA**, having Aadhaar No. 7401 7699 6641, (9) **SMT. NIBEDITA SAHA**, having Aadhaar No. 5427 7429 9148, (10) **SMT. NILIMA SAHA**, having Aadhaar No. 6100 4369 5361, (11) **SMT. APARAJITA SAHA**, having Aadhaar No. 7004 3944 1874, all daughters (Sl. No. 8 to 11) of Late Chittaranjan Saha, (12) **MRS. REENA SAHA alias MRS. RINA SAHA**, wife of Late Gobindo Das Saha, having Aadhaar No. 2757 2205 9241, and (13) **MR. MOUNJAYAN SAHA**, son of Late Gobindo Das Saha, having Aadhaar No. 3749 4974 0683, all are by faith - Hindu, all by Nationality - Indian, all are residing at 35A, Deshpriya Sashmal Road, Post Office-Tollygunge, Police Station - Chara Market, Kolkata - 700 033, represented by their lawful Constituted Attorney **NEO ZEN REAL ESTATE PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956, having its Registered Office at 24/1, Ratan Sarkar Garden Street, P.O. - Barabazar, P.S. - Posta, Kolkata - 700007, represented by its' Director namely **MR. JOYDEEP GHOSH**, having Aadhaar No. 8144 1843 4960, son of Mr. Dilip Kumar Ghosh, by Nationality Indian, by Religion-Hindu, by Occupation in residing at 24/1, Ratan Sarkar Garden Street, P.O. - Barabazar, P.S. - Posta, Kolkata - 700007, by virtue of a registered Power of Attorney, which was duly registered in the Office at D.S.R.-IV, Alipur, recorded in Book No. I, Volume No. 1604-2024, Pages from 109929 to 109962, Being No. 160403702, for the year 2024, do hereby solemnly affirm and declare as follows :

1. That we are the owners of ALL THAT piece and parcel of land measuring about 12Kh.- 00Ch.- 20 Sft. = 804.534 Sqm. (19.84 Decimals) be the same a little more or less, situated at Holding No. 125,

Contd.....P/3



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
29 APR 2024

(3)

Dr. B.C. Roy Road (Jaggadal), under Mouza – Jagaddal, J.L. No. 71, L.R. Dag No. 3242, under L.R. Khatian Nos. 3578, 3580, 3581, 3582, 3583, 3584, 3585, 3586, 3587, 3588, 4543, 4544, 4552, and L.R. Dag No. 3244, under L.R. Khatian Nos. 4635, 4636, 4637, 4639, 4640, 4641, 4693, 4694, 4695, under Rajpur Sonarpur Municipality, Ward No. 25, P.S. – Sonarpur, Kolkata – 700149, District South 24-Parganas, and we have propose to construct a building in the aforesaid premises. The total boundary line in the property is fully mentioned in below and described in RED and we shall be liable for dispute, if arises, with our neighbors in respect of this said land in future. The Rajpur Sonarpur Municipality will not be liable for any litigation arises in future over the said land due to false statement and has liberty to revoke the plan in accordance with law.

2. That any legal dispute arises regarding the boundary of the site Rajpur Sonarpur Municipality have no responsibility and authority may revoke the sanction plan after due hearing.
3. That we shall submit the plan for the construction of a building in the said premises for obtaining sanction vide application and particulars of the boundary of the above mentioned property will appear from the plan hereto annexed and bordered in RED and is part of the declaration.
4. That we are the owners of ALL THAT piece and parcel of land measuring about 12Kh.- 00Ch.- 20 Sft. = 804.534 Sqm. (19.84 Decimals) be the same a little more or less, situated at Holding No. 125, Dr. B.C. Roy Road (Jaggadal), under Mouza – Jagaddal, J.L. No. 71, L.R. Dag No. 3242, under L.R. Khatian Nos. 3578, 3580, 3581, 3582, 3583, 3584, 3585, 3586, 3587, 3588, 4543, 4544, 4552, and L.R. Dag No. 3244, under L.R. Khatian Nos. 4635, 4636, 4637, 4639, 4640, 4641, 4693, 4694, 4695, under Rajpur Sonarpur Municipality, Ward No. 25, P.S. – Sonarpur, Kolkata – 700149, District South 24-Parganas, which more fully described and delineated in the plan annexed hereto and thereon colour in red verge line.

(4)

5. That there is no civil or criminal suit pending over the said land and the land is free from all encumbrances.
6. The measurement of the four sides of the land situated Holding No. 125, Dr. B.C. Roy Road (Jaggadal), under Mouza – Jagaddal, J.L. No. 71, L.R. Dag No. 3242, under L.R. Khatian Nos. 3578, 3580, 3581, 3582, 3583, 3584, 3585, 3586, 3587, 3588, 4543, 4544, 4552, and L.R. Dag No. 3244, under L.R. Khatian Nos. 4635, 4636, 4637, 4639, 4640, 4641, 4693, 4694, 4695, under Rajpur Sonarpur Municipality, Ward No. 25, P.S. – Sonarpur, Kolkata – 700149, District South 24-Parganas, within our ownership are as follows :

ON THE NORTH : 24697mm.

ON THE SOUTH : 204mm., 23453mm.

ON THE EAST : 32736mm., 3047mm.

ON THE WEST : 17425mm., 10756mm.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring about 12Kh.- 00Ch.- 20 Sft. = 804.534 Sqm. (19.84 Decimals) be the same a little more or less, situated at Holding No. 125, Dr. B.C. Roy Road (Jaggadal), under Mouza – Jagaddal, J.L. No. 71, L.R. Dag No. 3242, under L.R. Khatian Nos. 3578, 3580, 3581, 3582, 3583, 3584, 3585, 3586, 3587, 3588, 4543, 4544, 4552, and L.R. Dag No. 3244, under L.R. Khatian Nos. 4635, 4636, 4637, 4639, 4640, 4641, 4693, 4694, 4695, under Rajpur Sonarpur Municipality, Ward No. 25, P.S. – Sonarpur, Kolkata – 700149, District South 24-Parganas, which is butted and bounded as follows :

ON THE NORTH : Southern Bypass.

ON THE SOUTH : Dag No. 3190/3506.

ON THE EAST : Dag Nos. 3206, 3207, 3208.

ON THE WEST : Part of Dag No. 3190.

Cont.....P/5

(5)

That the enclosed site plan are also a part of Declaration.

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

Signed this 19th day of April, 2024.

WITNESSES :

1. *Mrinal Halder*
Alipore Police Court
201-27

2. *Biswanath Halder*
Alipore Police Court
201-27



CONSTITUTED ATTORNEY OF
MRS. TAPATI SAHA
MR. TUSHAR KANTI SAHA
MR. MRINAL KANTI SAHA
MR. SISIR KANTI SAHA
MR. TULSI DAS SAHA
MR. ANUP KUMAR SAHA
MR. PRASANTA KUMAR SAHA
SMT. GOURI SAHA
SMT. NIBEDITA SAHA
SMT. NILIMA SAHA
SMT. APARAJITA SAHA
MRS. REENA SAHA Alias MRS. RINA SAHA
MR. MOUNJAYAN SAHA

DECLARANTS

As per Rajpur Sonarpur Municipality
proforma prepared by me.

(Joy Deep Ghosh)



SITE PLAN OF LAND AT MOUZA - JAGGADAL, J.L. NO.- 071, DAG. NO. -3242, KHATIAN NO. - 3578,3580,3581,3582,3583,3584,3585,3586,3587,3588,4543,4544,4552 & DAG. NO.- 3244, KHATIAN NO. - 4635,4636,4637,4639,4640,4641,4693,4694,4695, WARD NO. -25, HOLDING NO. - 125, DR. B.C.ROY ROAD(JAGADDAL) P.S. - SONARPUR, UNDER RAJPUR SONARPUR MUNICIPALITY.

- ALL DIMENSION ARE IN M.M.
- SCALE - 1:200
- AREA OF PLOT OF LAND - 804.534 SQ.M. (12K - 0 CH - 20 SQ.FT.)
- AREA SHOWN BY RED BORDER



DAG NO. 3208

DAG NO. 3207

DAG NO. 3206

23453 DAG NO. 3190/3506

10756

PART OF DAG NO. 3190

17425

24697

GARIA

14092

10000

10000

10000

BARUIPUR

SOUTHERN BYPASS

CANAL

12844

10000

10000

JOY DEEP GHOSH
Director: **NEOZEN**
REAL ESTATE PVT. LTD.

CONSTITUTED ATTORNEY OF
MRS. TAPATI SAHA
MR. TUSHAR KANTI SAHA
MR. MRINAL KANTI SAHA
MR. SISIR KANTI SAHA
MR. TULSI DAS SAHA
MR. ANUP KUMAR SAHA
MR. PRASANTA KUMAR SAHA
MR. GOURI SAHA
SM. NIBEDITA SAHA
SM. NILIMA SAHA
SM. APARAJITA SAHA
M. BEENA SAHA Alias MRS. RINA SAHA
SIGNATURE OF OWNER

SPECIMEN FOR PHOTO AND FINGER PRINTS

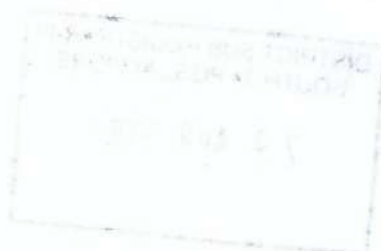
THUMB FIRST MIDDLE RING SMALL
FINGER FINGER FINGER FINGER FINGER



L E F T					
					
R I G H T					

Signature.....

Name..... JOY DEEP GHOSH.



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1603-2024, Page from 175081 to 175095
being No 160307110 for the year 2024.**



Digitally signed by MD IYARAFIUN GAZI
Date: 2024.04.29 14:14:02 +05:30
Reason: Digital Signing of Deed.

(Md Iyarafiun Gazi) 29/04/2024

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

West Bengal.