

1930

J-1813/2020



पश्चिम बंगाल WEST BENGAL

44AB 799504

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

Additional District Sub-Registrar,
Garia South 24 Parganas

25 JUN 2020

DECLARATION OF BOUNDARY

THIS DEED OF DECLARATION OF BOUNDARY is made this the 25th day of June, 2020 by **MR. PARESH MONDAL**, son of Late Jogendra Nath Mondal, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at Garagachha, Post Office - Garia, Police Station - Sonarpur presently Narendrapur, Kolkata - 700084, hereinafter called and referred to as the **DECLARANT** (which term or expression shall, unless excluded by or repugnant to the subject or context, be deemed to mean and include his heirs, executors, administrators, successors, legal representatives and assigns) of the declaration.

Contd ... P/2.

No

1142

Date

14-02-2020

Rs

14

Name.

Address

**S. Das Advocate
High Court Calcutta**

**SANKAR SARKAR
STY. & PR.
SONARPOUR S.R. OFFICE
24 PARGANAS (SOUTH)**



**Additional District Sub-Registrar,
Garia South 24 Parganas**

*Samar Das
Advocate
High Court, Calcutta*

25 JUN 2020

WHEREAS Mr. **Paresh Mondal**, the declarant herein gifted a piece and parcel of land measuring **8 decimals shali land** in **L.R. Dag No. 269** appertaining to **L.R. Khatian Nos. 589 & 590** corresponding to **R.S. Dag No. 245** under R.S. Khatian No. 125 of Mouza - Garagachha, J.L. No. 45, Police Station - Sonarpur presently Narendrapur, Dist. - South 24 Parganas, Kolkata - 700084 in favour of his two sons namely, Biplab Mondal and Bikash Mondal by virtue of a Deed of Gift registered at the office of the D.S.R.IV, Alipore, South 24 Parganas and recorded in Book No. I, CD Volume No. 20, Pages 3380 to 3389, Being No. 06070 for the year 2012 and since then they jointly have been in possession and enjoyment of the said property till now without any hindrance and encumbrance. But unfortunately, no site plan was attached with the said Deed of Gift and as such the declarant herein by this Deed of Declaration of Boundary do hereby declare the boundary which is shown in a site plan attached herewith.

NOW THIS DEED OF DECLARATION WITNESSETH AND IT IS HEREBY DECLARED as follows :-

1. That the Biplab Mondal and Bikash Mondal are the absolute joint owners of land measuring more or less **8 decimals shali land** i.e. 4 Cottahs 13 Chittaks 20 Sq. ft. in **L.R. Dag No. 269** appertaining to **L.R. Khatian Nos. 589 & 590** corresponding to **R.S. Dag No. 245** under R.S. Khatian No. 125 of Mouza - Garagachha, J.L. No. 45, Police Station - Sonarpur presently Narendrapur, Dist. - South 24 Parganas, Kolkata - 700084.
2. That upon survey of the aforesaid land, it is found that the area of the property is more or less **8 decimals shali land** i.e. 4 Cottahs 13 Chittaks 20 Sq. ft. specifically described in the schedule hereunder written.
3. That the said plot of land is shown in a site plan annexed hereto which is deemed to be a part and parcel of this indenture showing measurement of the four sides shown in the map/site plan marked by **Red colour** in accordance with the total quantum of land.



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4. That the declarant as well as the said Biplab Mondal and Bikash Mondal shall be liable for dispute of any kind with the neighbors of this land and indemnify of any legal responsibilities on this account.
5. That there is no suit pending in respect of the said plot of land. The said land is not under the purview of any requisition or acquisition.
6. That the said plot of land is free from all encumbrances.
7. That if any dispute arises regarding the boundary of the said plot of land Rajpur - Sonarpur Municipality has no responsibility and the municipal authority may revoke the sanction of building plan after due hearing and/or the authority may decide whatever is deemed fit and proper.

SCHEDULE

ALL THAT piece and parcel of Shali Land Measuring **more or less 8 decimals shali land i.e. 4 Cottahs 13 Chittaks 20 Sq. ft.** in **L.R. Dag No. 269** appertaining to **L.R. Khatian Nos. 589 & 590** corresponding to **R.S. Dag No. 245** under R.S. Khatian No. 125 of Mouza - Garagachha, J.L. No. 45, Police Station - Sonarpur presently Narendrapur, Dist. - South 24 Parganas, Kolkata - 700084 within the local limits of Ward No. 01 of the Rajpur - Sonarpur Municipality. The aforesaid property is shown, delineated and depicted with RED verge line in the site plan annexed herewith which is deemed to be a part and parcel of this indenture. The said property is butted and bounded by -

ON THE NORTH :	Plot of R.S. Dag No. 246;
ON THE SOUTH :	12 Ft. wide road;
ON THE EAST :	13'-2" wide Road (connected with Gargachha Patuli Link Road);
ON THE WEST :	Remaining Land of R.S. Dag No. 245.

Contd . . . P/4.



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IN WITNESS WHEREOF the declarant hereto has set and subscribed his hands and signature this the day, month and year first above written.

SIGNED AND SEALED

in presence of :

1. *Samar Das*
Advocate
2. *Subrata Halder*
Sonarpur,
Kol - 150.

✓ *Parekh Mondar*

Drafted & Prepared by me
following the proforma of
Rajpur-Sonarpur Municipality :

Samar Das

SAMAR DAS,

Advocate,

High Court, Calcutta.

Enrollment No. WB91/05.

Signature of the Declarant

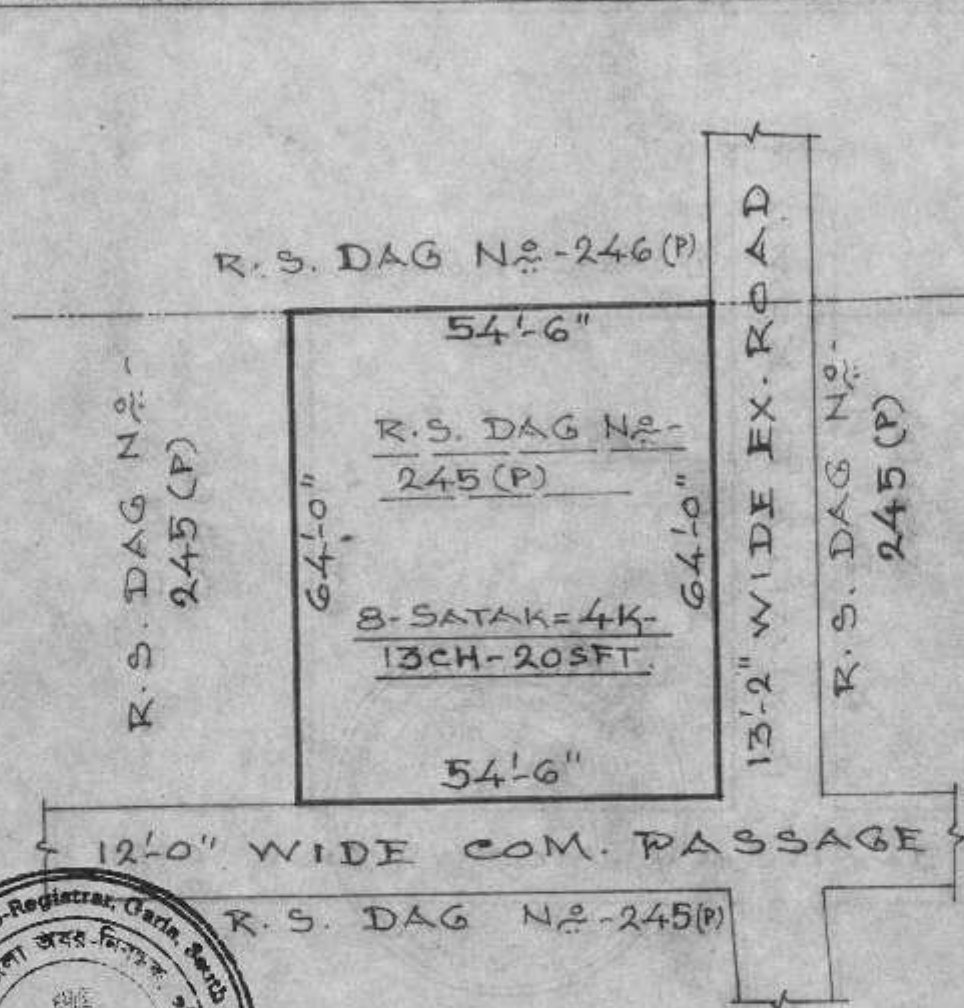


Additional District Sub-Registrar,
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SITE PLAN OF PART OF R.S. DAG N^o. 245 AT
MOUZA - GARAGACHHA, J.L. N^o. 45, R.S. KH. N^o. 125,
P.S. - SONARPUR NEWLY NARENDRAPUR, DIST. -
24-PGS. (SOUTH), WARD N^o. -1, UNDER RAJ. -SON.
MUNICIPALITY. SCALE:-1"=25'-0"

LAND AREA SHOWN IN RED BORDER LINE.



DRAWN BY-

Partha Sarathi Mandal
 10/3/2020

PARTHA SARATHI MANDAL
 ENLISTED BUILDING SURVEYOR
 E.B.S. NO. - 188
 GARAGACHHA, GARIA, KOL-84

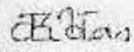
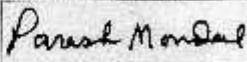
✓ Ponesh Mandal,

SIG. OF OWNER'S



Additional District Sub-Registrar,
Garia South 24 Parganas

25 JUN 2020

स्थायी लेखा संख्या	/PERMANENT ACCOUNT NUMBER	
	AFEPM8973R	
नाम /NAME	PARESH MONDAL	
पिता का नाम /FATHER'S NAME	JOGENDRA NATH MONDAL	
जन्म तिथि /DATE OF BIRTH	01-01-1949	
हस्ताक्षर /SIGNATURE		
	आयकर अधिकारी, W.B. - III	
	COMMISSIONER OF INCOME-TAX, W.B. - III	

Paresch Mondal,







Additional District Sub-Registrar,
Garia South 24 Parganas

25 JUN 2020

Major Information of the Deed

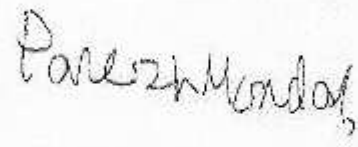
Deed No :	I-1629-01813/2020	Date of Registration	25/06/2020
Query No / Year	1629-3000691234/2020	Office where deed is registered	
Query Date	25/06/2020 10:57:30 AM	1629-3000691234/2020	
Applicant Name, Address & Other Details	Samar Das HIGH COURT, CALCUTTA, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9903423220, Status : Advocate		
Transaction		Additional Transaction	
[0901] Declaration, Declaration relating to immovable property			
Set Forth value		Market Value	
Rs. 1,00,000/-		Rs. 58,08,336/-	
Stamp duty Paid(SD)		Registration Fee Paid	
Rs. 10/- (Article:4)		Rs. 7/- (Article:E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

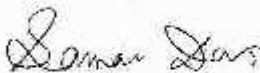
District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Garagachha Patuli Link Road, Mouza: Garagachha, JI No: 45, Pin Code : 700084

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-269 (RS :-)	LR-589	Bastu	Shali	4 Katha 13 Chatak 20 Sq Ft	1,00,000/-	58,08,336/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
Grand Total :					7.9865Dec	1,00,000 /-	58,08,336 /-	

Declarant Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr PARESH MONDAL (Presentant) Son of Late Jogendra Nath Mondal Executed by: Self, Date of Execution: 25/06/2020 , Admitted by: Self, Date of Admission: 25/06/2020 ,Place : Office	 25/06/2020	 LTI 25/06/2020	 25/06/2020
Garagacha Now PS Narendrapur, P.O:- GARIA, P.S:- Sonarpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 25/06/2020 , Admitted by: Self, Date of Admission: 25/06/2020 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Samar Das Son of Mr S G Das High Court, Calcutta, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001			
	25/06/2020	25/06/2020	25/06/2020
Identifier Of Mr PARESH MONDAL			

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Garagachha Patuli Link Road,
Mouza: Garagachha, JI No: 45, Pin Code : 700084

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 269, LR Khatian No:- 589	Owner:বিল্ব মন্ডল, Gurdian:পরে মন্ডল, Address:লিঙ্গা, Classification:শালি, Area:0.04000000 Acre,	Seller is not the recorded Owner as per Applicant.

On 25-06-2020

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 11:18 hrs on 25-06-2020, at the Office of the A.D.S.R. GARIA by Mr PARESH MONDAL, Executant.

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

Execution is admitted on 25/06/2020 by Mr PARESH MONDAL, Son of Late Jogendra Nath Mondal, Garagacha Now PS Narendrapur, P.O: GARIA, Thana: Sonarpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business

Indetified by Mr Samar Das, , Son of Mr S G Das, High Court, Calcutta, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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 10/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1142, Amount: Rs.10/-, Date of Purchase: 14/02/2020, Vendor name: SANKAR KUMAR SARKAR



Debasish Dhar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2020, Page from 68532 to 68543

being No 162901813 for the year 2020.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2020.06.26 15:03:47 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2020/06/26 03:03:47 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
West Bengal.

(This document is digitally signed.)