Rs.20 RUPEES IDIA NON JUDICIAL 26AA 778209 मश्चिम बंगाल WEST BENGAL

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DECLARATION FOR BOUNDARY

Purchase 2634 15 JAN 2022

Address Fowar

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Criminal Court (Alchara)

Criminal Court



District Sub-Registrar-II Howrah

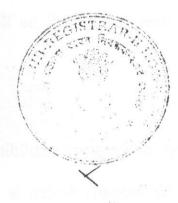
District Sub-Registrar-II

THIS BOUNDARY DECLARATION is made Between 1) SRI BABLU KUMAR DAS, Son of Late Bimal Kumar Das, by occupation-Business, 2) SMT. GITA RANI DAS, Wife of Late Bimal Kumar Das, 3) SMT. ANI BASAK, Wife of Tarani Basak, NO. 2 & 3 by occupation-Housewife, all by faith Hindu, all are residing at Village - Duillya, Post Office - Andul - Mouri, Police Station called Howrah, Pin 711302, hereinafter the Sankrail, Dist. OWNERS/DECLARANTS. Declarant by their Constituted Attorney M/S. UNIKUE CON HEIGHT PVT. LTD. having its office at 48 BB- Block, 352, Shanti Pally, Rajdanga, Kasba, Post East Kolkata Township, P.S. Kasba, Pin -700107, bein represented by its Direcotrs namely MD. SAJID (Aadhaar No. Son of Late Md. Hanif, by faith- Islam, by occupation-2128 8535 3972 ), Business, residing at Maa Sitala Apartment, 2nd. floor, Andul Road, Post -Podrah, P.S. Sankrail, Dist. Howrah, Pin - 711109, do hereby solemnly affirm and declare as follows:-

- 1. That the Plan submitted herewith may kindly be accepted for record is final Boundary Plan of the R.S. Dag Nos. 524, 528, 533 & 534, L.R. Dag Nos. 529, 533, 538 & 539, L.R.Kh. Nos. 473/1, 6934 & 7261, Mouza-Duillya, J.L.No. 35, P.S. Sankrail, Dist. Howrah.
- 2. That one Late Bimal Kumar Das was owner and occupier of the said property by virtue of Deed of Partition vide Deed No. 2234 for the year 1975. Afterwards said Late Bimal Kumar Das died on 24. 06. 2002 leaving behind his wife namely Smt. Gita Rani Das and one son namely Sri Bablu Kumar Das and one daughter

namely Smt. Ani Basak as legal heirs. Except us there are no other legal heirs of deceased Bimal Kumar Das and after demise of Late Bimal Kumar Das, his said property was develoved upon in undivided 1/3<sup>rd</sup>. share each.

- 3. As a result SRI BABLU KUMAR DAS & others are the joint owners & occupiers of demarcated at R.S. Dag Nos. 524, 528, 533 & 534, L.R. Dag Nos. 529, 533, 538 & 539, L.R.Kh. Nos. 473/1, 6934 & 7261, Mouza- Duillya, J.L.No. 35, P.S. Sankrail, Dist. Howrah, the boundary which has been surveyed and duly shown in the annexed site plan.
- 3. The actual area of land measures 33. 24 Decimals.
- 4. That there is no case pending in both Civil/Criminal Court for the above said premises, if any dispute arise then H.Z.P. will be liable to cancel the building sanction plan.
- 5. I, on behalf of owners propose to construct a building in the aforesaid premises. The actual boundary Line of the property which is fully mentioned below and demarcated by red colour and we shall be liable for dispute of any with our neighbour of this said land in future. The Howrah Zilla Parished will not be liable for any litigation over the said land and is at liberty to revoke the plan if any discrepancy arises and action with the law.
- 6.THE RESPONSIBILITY OF THE GENUINENESS ALL THE FACTS SOLELY LIES ON THE DECLARANT BY THIS DEED. NO POSITIONAL CHANGE HAS BEEN OCCURRED DUE TO THIS DECLARATION.



District Sub-Registrar-II Howrah

### THE SCHEDULE ABOVE REFERRED TO

All that piece & parcel of bastu land having an area of 33. 24 Decimals. (more or less) lying and situated within R.S. Dag Nos. 524, 528, 533 & 534, L.R. Dag Nos. 529, 533, 538 & 539, L.R.Kh. Nos. 473/1, 6934 & 7261, Mouza- Duillya, J.L.No. 35, P.S. Sankrail, Dist. Howrah, delineated in the map or plan hereto annexed and therein colored in Red bordered and the said land has the following measurements:-

L.R. Dag No. 529 = 9.00 Decimals

L.R. Dag No. 533 = 6.00 Decimals

L.R. Dag No. 538 = 9.24 Decimals

L.R. Dag No. 539 = 9.00 Decimals

Total Area of Land = 33. 24 Decimal.

On the North: 111' - 4''.

On the South: 35' - 6'', 36' - 9''

On the East: 35' - 6", 60' - 0", 22' - 3", 20' - 0", 48' - 8", 21' - 0",

On the West: 35' - 9'', 70' - 9'', 75' - 6''.

and butted and bounded by:

On the North: R.S. Dag No. 534 & L.R. Dag No. 539.

On the South: R.S. Dag No. 528 & L.R. Dag No. 533 and R.S. Dag No. 524 &

L.R. Dag No. 529.

.On the East: 23'-0" Wide Panchayet Road, R.S. Dag Nos. 531 & 532.

On the West: 6'-0" Wide Common Passage and R.S. Dag No. 524 & L.R. Dag

No. 529.



District Sub-Registrar-II Howeah

That the aforesaid declaration will be binding on our heirs, Executors, representatives and assigns.

Signed on this the 2 nd day of field.

Witnesses:-

Bali Film

GEETA RANI DAS ANI BASADeclarants

Drafted By me.

Advocate. No. F375 355 78
Typed by:-

Tapan Chatterjee,

Howrah Crimincal Court.



District Sub-Registrar-II Howrah

# BOUNDARY DECLARATION

AT R.S. DAG NO-524,528,533 & 534, L.R. DAG NO.-529, 533,538 & 539, L.R.KH.NO.-473/1, 6934 & 7261, MOUZA-DUILLYA, J.L. NO-35, P.S.-SANKRAIL, DIST-HOWRAH.

NAME OF OWNER'S:-1. BABLU KUMAR DAS 2.) GEETA RANI DAS 3.)SRI ANI BASAK

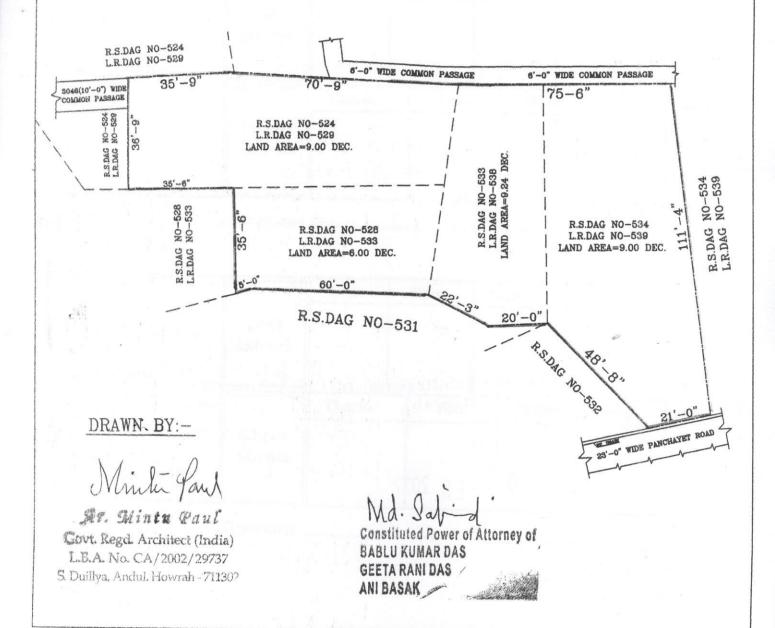
SCALE-1"=32'-0"

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S N

CONSTITUTED ATTORNEY:-UNIKUE CON HEIGHT PVT. LTD.
NAME OF DIRECTOR:-MD. SAJID

R.S.DAG NO	L.R. DAG NO	AREA OF LAND	COLOUR
524	529	9.00 DEC.	
528	533	6.00 DEC.	RED
533	538	9.24 DEC.	
534	539	9.00 DEC.	146
TOTA	AL AREA OF LA	ND=33.24 DEC.	





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District Sub-Registrar-II Howrah

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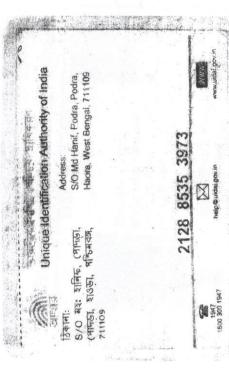


District Sub-Registrar-II Howrah

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Md. Dalid





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## Major Information of the Deed

Deed No:	I-0513-01555/2022	Date of Registration	02/02/2022	
Query No / Year	0513-2000336345/2022	Office where deed is r	egistered	
Query Date	29/01/2022 10:20:20 AM	0513-2000336345/2022		
Applicant Name, Address & Other Details	S Nandi Howrah, Thana: Howrah, District: Ho 9830864813, Status: Solicitor firm	wrah, WEST BENGAL, P	IN - 711101, Mobile No. :	
Transaction		Additional Transaction		
[0901] Declaration, Declara	tion relating to immovable property	[4305] Other than Immo	ovable Property, aration : 1]	
Set Forth value		Market Value		
Rs. 5/-		Rs. 63,99,679/-		
Stampduty Paid(SD)		Registration Fee Paid		
Rs. 20/- (Article:4)		Rs. 46/- (Article:E, E)		
Remarks				

#### Land Details:

District: Howrah, P.S.- Sankrail, Gram Panchayat: DUILYA, Mouza: Duilya, JI No: 35, Pin Code: 711302

Sch	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-529 (RS	A STATE OF THE PERSON NAMED IN COLUMN TWO IS NOT THE OWNER.	Bastu	Bastu	18.24 Dec	1/-	31,17,792/-	Property is on Road
L2	LR-533 (RS	LR-473/1	Bastu	Bastu	4 Dec	1/-	6,83,726/-	Property is on Road
L3	LR-538 (RS	LR-6934	Bazar	Bastu	3 Dec	1/-	12,30,708/-	Property is on Road
L4	LR-539 (RS	LR-7261	Bastu	Bastu	8 Dec	2/-	13,67,453/-	Property is on Road
		TOTAL :			33.24Dec	5 /-	63,99,679 /-	
	Grand		+	1	33.24Dec	5 /-	63,99,679 /-	

#### Declarant Details:

SI No	Name, Address, Photo, Finger print and Signature
1	Mr Bablu Kumar Das Son of Late Bimal Kumar Das Duillya, City:- Howrah, P.O:- Andul Mouri, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided by UIDAI, Status: Individual, Executed by: Attorney, Executed by: Attorney
2	Mrs Gita Rani Das Wife of Late Bimal KUmar Das Duillya, City:- Howrah, P.O:- Andul Mouri, P.S:-Sankrail, District:-Howrah, West Bengal; India, PIN:- 711302 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Aadhaar No Not Provided by UIDAI, Status: Individual, Executed by: Attorney, Executed by: Attorney
3	Mrs Ani Basak Wife of Mr Tarani Basak Duillya, City:- Howrah, P.O:- Andul Mouri, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Aadhaar No Not Provided by UIDAI, Status: Individual, Executed by: Attorney, Executed by: Attorney

## Attorney Details:

Name	Photo	Finger Print	Signature
Mr Md Sajid (Presentant ) Son of Late Md Hanif Date of Execution - 02/02/2022, , Admitted by: Self, Date of Admission: 02/02/2022, Place of Admission of Execution: Office			Md. Sajid.
	Feb 2 2022 2:05PM	LTI 02/02/2022	02/02/2022

P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107, Andul Road, City:-Howrah, P.O:- Podrah, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711109, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, ,Aadhaar No Not Provided by UIDAI Status: Attorney, Attorney of: Mr Bablu Kumar Das, Mrs Gita Rani Das, Mrs Ani Basak

### Identifier Details:

Name	Photo	Finger Print	Signature
Mr Sandip Nandi Son of Mr S Nandi HOwrah, City:- Howrah, P.O:- Howrah, P.S:-Howrah, District:-Howrah, West Bengal, India, PIN:- 711101			S. Non of
174	02/02/2022	02/02/2022	02/02/2022
Identifier Of Mr Md Sajid			

## Land Details as per Land Record

District: Howrah, P.S:- Sankrail, Gram Panchayat: DUILYA, Mouza: Duilya, Jl No: 35, Pin Code: 711302

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 529, LR Khatian No:- 473/1	Owner:গ্রীমতি এমানি বসাক্্, Gurdian:তরণী , Address:নিজ , Classification:ডাঙ্গা, Area:0.03000000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 533, LR Khatian No:- 473/1		Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 538, LR Khatian No:- 6934	Owner:বাবলু কুমার দাস, Gurdian:বিমল কুমার দাস, Address:নিজ , Classification:ডাঙ্গা, Area:0.03000000 Acre,	Mr Bablu Kumar Das
L4	LR Plot No:- 539, LR Khatian No:- 7261	Owner:গীতারানী দাস, Gurdian:বিমল , Address:নিজ , Classification:ডাঙ্গা, Area:0.03000000 Acre,	Mrs Gita Rani Das

## Endorsement For Deed Number : I - 051301555 / 2022

#### On 02-02-2022

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 11:55 hrs on 02-02-2022, at the Office of the D.S.R. - II HOWRAH by Mr Md Sajid ,.

#### Executed by Attorney

Execution by Mr Md Sajid, Director, Unikue Con Height Pvt. Ltd, Shanti Pally, City:- Not Specified, P.O:- East KOlkata Topwnship, P.S.-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 as the constituted attorney of 1. Mr Bablu Kumar Das Duillya, P.O: Andul Mouri, Thana: Sankrail, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711302, 2. Mrs Gita Rani Das Duillya, P.O: Andul Mouri, Thana: Sankrail, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711302, 3. Mrs Ani Basak Duillya, P.O: Andul Mouri, Thana: Sankrail, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711302 is admitted by him

Indetified by Mr Sandip Nandi, , , Son of Mr S Nandi , HOwrah, P.O: Howrah, Thana: Howrah, , Çity/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

#### Payment of Fees

Certified that required Registration Fees payable for this document is Rs 46/- (E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 46/-

## Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20/- and Stamp Duty paid by Stamp Rs 20/-Description of Stamp

1. Stamp: Type: Impressed, Serial no 2634, Amount: Rs.20/-, Date of Purchase: 15/01/2022, Vendor name: Probal Chatteriee

Panchali Munshi DISTRICT SUB-REGISTRAR OFFICE OF THE D.S.R. - II HOWRAH Howrah, West Bengal

egistered in Book - I

/olume number 0513-2022, Page from 57859 to 57874
being No 051301555 for the year 2022.



Digitally signed by Panchali Munshi Date: 2022.02.10 12:56:42 +05:30 Reason: Digital Signing of Deed.

Sanchale Munsh

(Panchali Munshi) 2022/02/10 12:56:42 PM DISTRICT SUB-REGISTRAR OFFICE OF THE D.S.R. - II HOWRAH West Bengal.

(This document is digitally signed.)