

700/25

1

646/25



12/02/25
052/438194/25

पश्चिम बंगाल WEST BENGAL

02AC 720570

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

A.D.S.R., Garia
South 24 Parganas

170225

DECLARATION OF BOUNDARY

THIS DEED OF DECLARATION OF BOUNDARY is made on this the 17th day of February, 2025 by MR. PINAKI SARDAR (PAN : BEZPS8972R), son of Late Panchanan Sardar, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at Brijji, Post Office - Garia, Police Station - Patuli, District - South 24 Parganas, Kolkata - 700084, hereinafter called and referred to as the "DECLARANT" (which

No. 360 Date 05-02-2015 Rs. 10/-

Name :

Address :

S. DAS (Advocate)
High Court, Calcutta

SANKAR KUMAR SARKAR
STAMP-VENDOR
SONARPUR A.D.S.R. OFFICE
24 PARGANAS (SOUTH)



Sankar Das
Advocate

A.D.S.R., Garia
South 24 Parganas

170225

terms or expressions 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/ or assigns) of the declaration, being represented by his true and lawful constitute attorney **M/S. SKD INFRA**, a sole proprietorship firm having its office at 92, Baghajatin Place, P.O. - Baghajatin, Police Station - Patuli, District - South 24 Parganas, Kolkata - 700086, represented by its Proprietor, **MR. PARTHA DAS (PAN : ARAPD0771C)**, son of Mr. Manik Das, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at Village and Post Office - Birpara, Police Station - Alipurduar., Dist. - Jalpaiguri West Bengal - 736121 by strength of Development Power of Attorney which was duly registered at the office of the A.D.S.R., Garia, South 24 Parganas and recorded in its Book No. I, Volume No. 1629-2023, Pages from 132708 to 132724, Being No. 162904698 for the year 2023.

WHEREAS one Mr. Bijoy Krishna Sardar was the recorded owner on Revisional Settlement in Respect of 12 Decimals Shali Land lying, situated at and comprised in R.S. Dag No. 101 under R.S. Khatian No. 13 of Mouza - Garagachha, J.L. No. 45, R.S. No. 41, Touzi No. 56, P.S. - Sonarpur now Narendrapur, Dist. - South 24 Parganas and the said Mr. Bijoy Krishna Sardar got mutated the aforesaid property in the record of B.L.&.L.R.O., Sonarpur and the said property incorporates in L.R.R.O.R. as L.R. Dag No. 108 appertaining to L.R. Khatian No. 130 of Mouza - Garagachha, J.L. No. 45, R.S. No. 41, Touzi No. 56, P.S. - Sonarpur now Narendrapur, Kolkata - 700084 and he had been in possession and enjoyment the aforesaid property without any hindrance and encumbrance.



A.D.S.R., Garia
South 24 Parganas

1170225

AND WHEREAS during the possession and enjoyment the aforesaid landed property the said Mr. Bijoy Krishna Sardar died intestate leaving behind his only four sons namely Mr. Panchanan Sardar, Mr. Niranjan Sardar, Mr. Santosh Sardar & Mr. Ratikanta Sardar as his legal heirs and successors as per Hindu Succession Act, 1956. It's to be noted that his wife died prior to death of Mr. Bijoy Krishna Sardar. The said Mr. Panchanan Sardar, Mr. Niranjan Sardar, Mr. Santosh Sardar & Mr. Ratikanta Sardar, by way of inheritance, jointly became the absolute owners of 12 Decimals Shali Land lying, situated at and comprised in **L.R. Dag No. 108** appertaining to L.R. Khatian No. 130 corresponding to **R.S. Dag No. 101** under R.S. Khatian No. 13 of **Mouza - Garagachha**, J.L. No. 45, R.S. No. 41, Touzi No. 56, P.S. - Sonarpur now Narendrapur, Dist. - South 24 Parganas and they executed a Deed of Partition which was duly executed on 15.03.2010 and registered on 16.03.2010 at the office of A.D.S.R., Alipore, South 24 Parganas and recorded in its Book No. I, CD Volume No. 9, Pages from 1892 to 1908, Being No. 1954 for the year 2010 for better use and occupation. And whereas in the aforesaid Deed of Partition said **Mr. Panchanan Sardar was allotted 3 Cottahs 10 Chittaks 04 Sq. ft. Shali Land** in L.R. Dag No. 108 appertaining to L.R. Khatian No. 130 corresponding to R.S. Dag No. 101 under R.S. Khatian No. 13 of Mouza - Garagachha, J.L. No. 45, R.S. No. 41, Touzi No. 56, P.S. - Sonarpur now Narendrapur, Kolkata - 700084 and he had been in possession and enjoyment of the said property till his death without any hindrance and encumbrance.



A.D.S.R., *Garia*
South 24 Parganas

170225

AND WHEREAS during the possession of the aforesaid allotted property the said Mr. Panchanan Sardar died intestate on 07/10/2015 leaving behind his wife Mrs. Kalpana Sardar, three sons Mr. Partha Sardar, Mr. Pinaki Sardar, Mr. Prabal Sardar and one daughter Mrs. Souma Mondal as his legal heirs & successors. Thereafter, said Mrs. Kalpana Sardar, Mr. Partha Sardar, Mr. Pinaki Sardar, Mr. Prabal Sardar and Mrs. Souma Mondal, by way of inheritance, jointly became the absolute owners of 3 Cottahs 10 Chittaks 04 Sq. ft. Shali Land in **L.R. Dag No. 108** appertaining to L.R. Khatian No. 130 corresponding to R.S. Dag No. 101 under R.S. Khatian No. 13 of **Mouza - Garagachha**, J.L. No. 45, R.S. No. 41, Touzi No. 56, P.S. - Sonarpur now Narendrapur, Dist. - South 24 Parganas and they each had undivided 1/5th share thereof.

AND WHEREAS thereafter, said Mrs. Kalpana Sardar, Mr. Partha Sardar, Mr. Prabal Sardar and Mrs. Souma Mondal jointly gifted, transferred and handed over their undivided 4/5th share in 3 Cottahs 10 Chittaks 04 Sq. ft. Shali Land i.e. more or less 2 Cottahs 14 Chittaks 18 Sq.ft. by and under a Deed of Gift written in Bengali which was duly registered on 21.03.2023 at the office of D.S.R. - III, Alipore, South 24 Parganas and recorded in its Book No. I, Volume No. 1603-2023, Copied Pages from 125410 to 125429, Being No. 160304188 for the year 2023, unto and in favour of **Mr. Pinaki Sardar, the declarant herein.**

AND WHEREAS the said **Mr. Pinaki Sardar, the declarant herein** become the sole and absolute owner of entire **3 Cottahs 10 Chittaks 04 Sq. ft. Shali Land** including his undivided 1/5th share therein at **L.R. Dag No. 108** appertaining to L.R. Khatian No. 130 corresponding to R.S. Dag No.



A.D.S.R., Garia
South 24 Parganas

170225

101 under R.S. Khatian No. 13 of **Mouza - Garagachha**, J.L. No. 45, R.S. No. 41, Touzi No. 56, P.S. - Sonarpur now Narendrapur, Dist. - South 24 Parganas and got mutated aforesaid property in his name in the record of B.L.&L.R.O., Sonarpur, South 24 Parganas and the said property incorporated in L.R.R.O.R. as 6 decimals land in L.R. Dag No. 108 appertaining to **L.R. Khatian No. 740 of Mouza - Gargachha**, J.L. No. 45, R.S. No. 41, Touzi No. 56, P.S. - Sonarpur now Narendrapur, Dist. - South 24 Parganas and also changed the character of land from "**Shali**" to "**Bastu**" by virtue of a **Memo No. 41/Conv/4861/BLR-SNP/23** dated **24/11/2023** from B.L.&L.R.O., Sonarpur and thereafter the said **Mr. Pinaki Sardar, the declarant herein** got mutated aforesaid property in his name in the record of the Rajpur-Sonarpur Municipality and paying municipal rates and taxes under **Holding No. 765, Locality/Street : Garagacha** within the local limits of Ward No. 1 of the Rajpur-Sonarpur Municipality and he had been in possession and enjoyment the aforesaid property without any hindrance and encumbrance.

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

1. That the Declarant herein being the absolute owner of piece and parcel of Bastu Land measuring more or less **3 Cottahs 10 Chittaks 04 Sq.ft.** lying, situated at **Holding No. 765, Locality/Street : Garagacha** within the local limits of Ward No. 1 of the Rajpur-Sonarpur Municipality, P.S.- Sonarpur now Narendrapur, Dist. - South 24 Parganas is absolutely seized, possessed and enjoyed the said property without any hindrance and encumbrance.



A.D.S.R., Garia
South 24 Parganas

1170225

2. That upon survey of the aforesaid land, it is found that the area of the property is **3 Cottahs 10 Chittaks 3.5 Sq.ft.** which is specifically described in the schedule hereunder written.

3. That the said plot of land is shown in a site plan annexed hereto which are 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 Verge Line** in accordance with the total quantum of land of the declarant.

4. That the declarant shall be liable for dispute of any kind with the neighbors of this land and indemnify of any legal responsibilities on this accounts.

5. That there is no suit pending in respect of the said plots of land. The said land is not under the purview of any requisition or acquisition.

6. That the said plots of land is free from all encumbrances.

7. That if any dispute arises regarding the boundary of the said plots of land Rajpur-Sonarpur Municipality has no responsibility and the municipal authority may cancel the mutation of the property in the name of the declarant or revoke the sanction of building plan after due hearing and/or the authority may decide whatever is deemed fit and proper.



A.D.S.R., Garha
South 24 Parganas

1170225

SCHEDULE AS ABOVE REFERRED TO :

ALL THAT piece of parcels **Bastu Land** measuring more or less **3 Cottahs**
10 Chittaks 3.5 Sq. ft. lying, situated at **Holding No. 765,**
Locality/Street : Garagacha within the local limits of Ward No. 1 of the
Rajpur-Sonarpur Municipality and comprised in L.R. Dag No. 108
appertaining L.R. Khatian No. 740 corresponding to **R.S. Dag No. 101**
under R.S. Khatian No. 13 of **Mouza - Garagachha**, J.L. No. 45, R.S. No.
41, Touzi No. 56, P.S. - Sonarpur now Narendrapur, Dist. - South 24
Parganas, Kolkata - 700084. The said property is shown, delineated and
depicted with RED verge line in the site plan attached herewith which is
deemed to be a part and parcel of this indenture. The aforesaid plot of
land is butted and bounded by -

ON THE NORTH : Property of R.S. Dag Nos. 98 & 102;
ON THE SOUTH : Average 16'-5" wide Garagachha Patuli Link road;
ON THE EAST : Property of R.S. Dag No. 101;
ON THE WEST : Property of R.S. Dag No. 102.



A.D.S.R., Garia
South 24 Parganas

1170225

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

SIGNED AND SEALED

in presence of :

1. *Samar Das*
Advocate

2. *Tammy Sharma*
S/o. *Raju Sharma*
Add. *Balia, Garia, Kol-700084*

SKD INFRA

Pinaki Das
Proprietor

As the constituted attorney
for Mr. Pinaki Sardar

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

Samar Das

SAMAR DAS,

Advocate,

High Court, Calcutta.

Enrollment No. WB/91/05.

Signature of the Declarant



A.D.S.R.,Garia
South 24 Parganas

170225



Left
Hand

Right
Hand

Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
				
				

NAME :

MR. PARTHA DAS

SIGNATURE :

Partha Das

PLAN O
RAGACHA,
S. KH. NO. 17
SOUTH 24



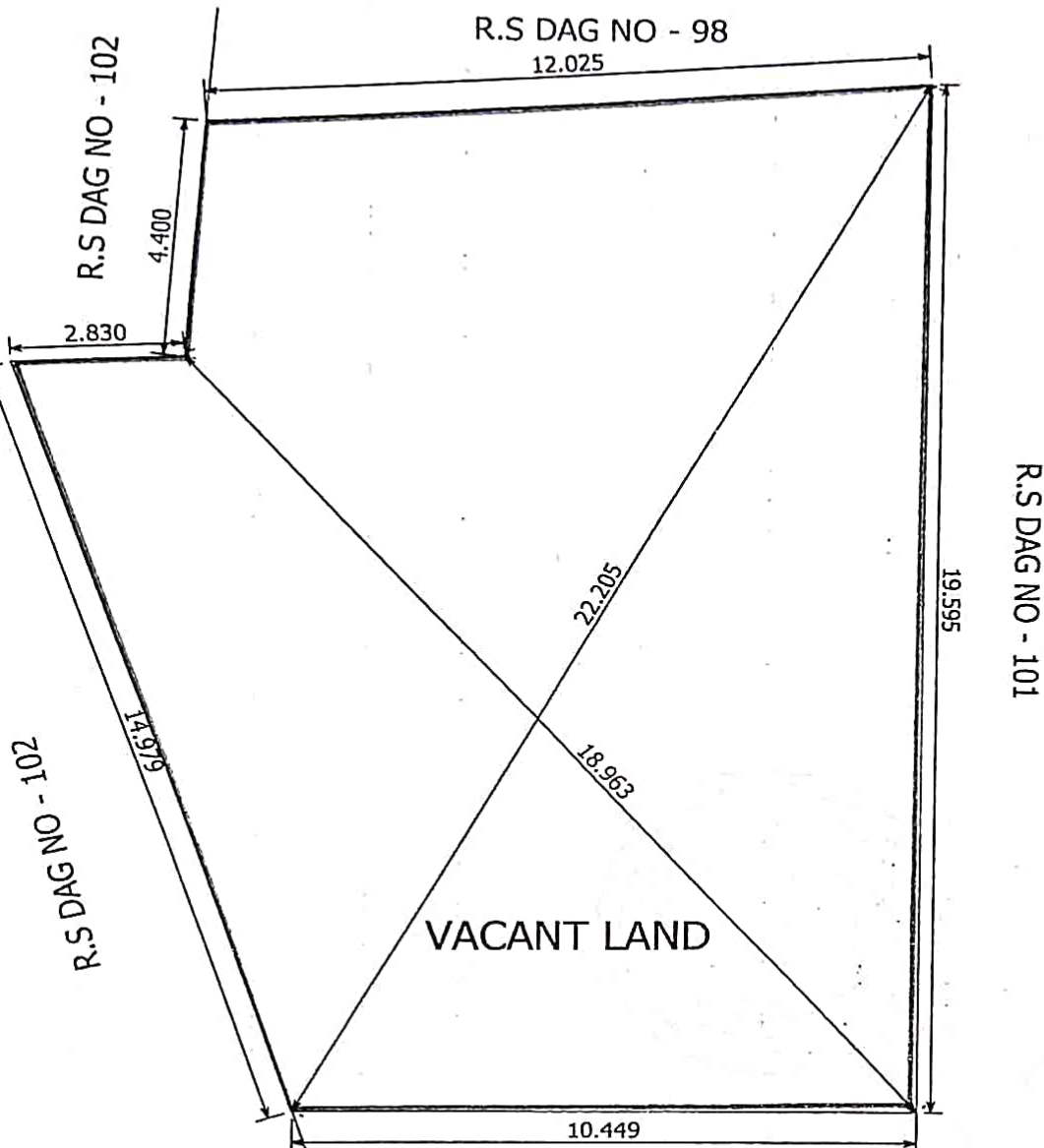
A.D.S.R., Garia
South 24 Parganas

170225

THE PLAN OF PLOT OF AT HOLDING NO.- 765, GARAGACHA, MOUZA-
GARAGACHA, J.L. NO.- 45, L.R. DAG NO.- 108, R.S. DAG NO.- 101, L.R. KH. NO.- 740,
R.S. KH. NO.- 13, WARD NO.- 1, P.S.- NARENDRAPUR (OLD SONARPUR), DIST.-
SOUTH 24 PARGANAS UNDER RAJPUR SONARPUR MUNICIPALITY.

LAND AREA = 3 K. 10 CH. 04 SFT. = 242.849 SQM. (AS PER DEED)
LAND AREA = 3 K. 10 CH. 3.5 SFT. = 242.805 SQM. (AS PER SITE)
(MARKED WITH RED BORDER)

SCALE - 1:125



SKD INFRA

Pawitru Das
Proprietor

Traced by,

Amit Sen

AMIT SEN
K.M.C & R.S.M. ENLISTED
CHARTERED CIVIL ENGINEER
(AM3022830)
Mob: 9883249877/7980134015



A.D.S.R., Garia
South 24 Parganas

170225



Parth Das

Major Information of the Deed

Deed No :	I-1629-00646/2025	Date of Registration	17/02/2025
Query No / Year	1629-2000438194/2025	Office where deed is registered	
Query Date	13/02/2025 6:16:51 AM	A.D.S.R. GARIA, District: South 24-Parganas	
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. 45,73,623/-		
Stampduty 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 :

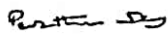
District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Garagachha Patuli Link Road, Mouza: Garagachha, , Ward No: 1, Holding No:765 JI No: 45, , Garagacha Pin Code : 700084

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-108 (RS :-101)	LR-740, (RS:-13\0)	Bastu	Bastu	3 Katha 10 Chatak 3.5 Sq Ft		45,73,623/-	Width of Approach Road: 16 Ft.,
Grand Total :					5.9893Dec	0 /-	45,73,623 /-	

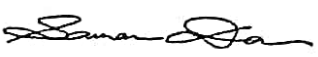
Declarant Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Pinaki Sardar Son of Late Panchanan Sardar Brijji, City:- Not Specified, P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.:: bexxxxxx2r,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Partha Das (Presentant) Son of Mr Manik Das Date of Execution - 17/02/2025, , Admitted by: Self, Date of Admission: 17/02/2025, Place of Admission of Execution: Office	Photo  Feb 17 2025 11:56AM	Finger Print  Captured LTI 17/02/2025	Signature  17/02/2025
Proprietor, SKD INFRA , 92, Baghajatin Place, City:- Not Specified, P.O:- Baghajatin, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086 , Birpara, City:- Not Specified, P.O:- Birpara, P.S:-Alipurduar, District:-Jalpaiguri, West Bengal, India, PIN:- 736121, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.: anxxxxx1c,Aadhaar No Not Provided by UIDAI Status : Attorney, Attorney of : Mr Pinaki Sardar				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Samar Das Son of Mr S G Das High Court, Calcutta, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001		 Captured	
Identifier Of Mr Partha Das	17/02/2025	17/02/2025	17/02/2025

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Garagachha Patuli Link Road, Mouza: Garagachha, , Ward No: 1, Holding No:765 JI No: 45, , Garagacha Pin Code : 700084

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 108, LR Khatian No:- 740	Owner:দিনাকী সরদার , Gurdian:গকানন সরদার, Address:বিজ , Classification:শালি, Area:0.06000000 Acre,	Mr Pinaki Sardar

Endorsement For Deed Number : I - 162900646 / 2025

On 17-02-2025

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 11:42 hrs on 17-02-2025, at the Office of the A.D.S.R. GARIA by Mr Partha Das ..

Executed by Attorney

Execution by Mr Partha Das, Proprietor, SKD INFRA (Sole Proprietorship), 92, Baghajatin Place, City:- Not Specified, P.O:- Baghajatin, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086 as constituted attorney for Mr Pinaki Sardar Brijji, P.O: Garia, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084 is admitted by him

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 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 7.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10/- and Stamp Duty paid by Stamp Rs 10.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 360, Amount: Rs.10.00/-, Date of Purchase: 05/02/2025, Vendor name: Sankar Kumar Sarkar


Sanjeev Kumar Shaw

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 1629-2025, Page from 13669 to 13684

being No 162900646 for the year 2025.



Digitally signed by SANJEEV KUMAR SHAW
Date: 2025.02.17 12:44:53 +05:30
Reason: Digital Signing of Deed.

(Sanjeev Kumar Shaw) 17/02/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
West Bengal.