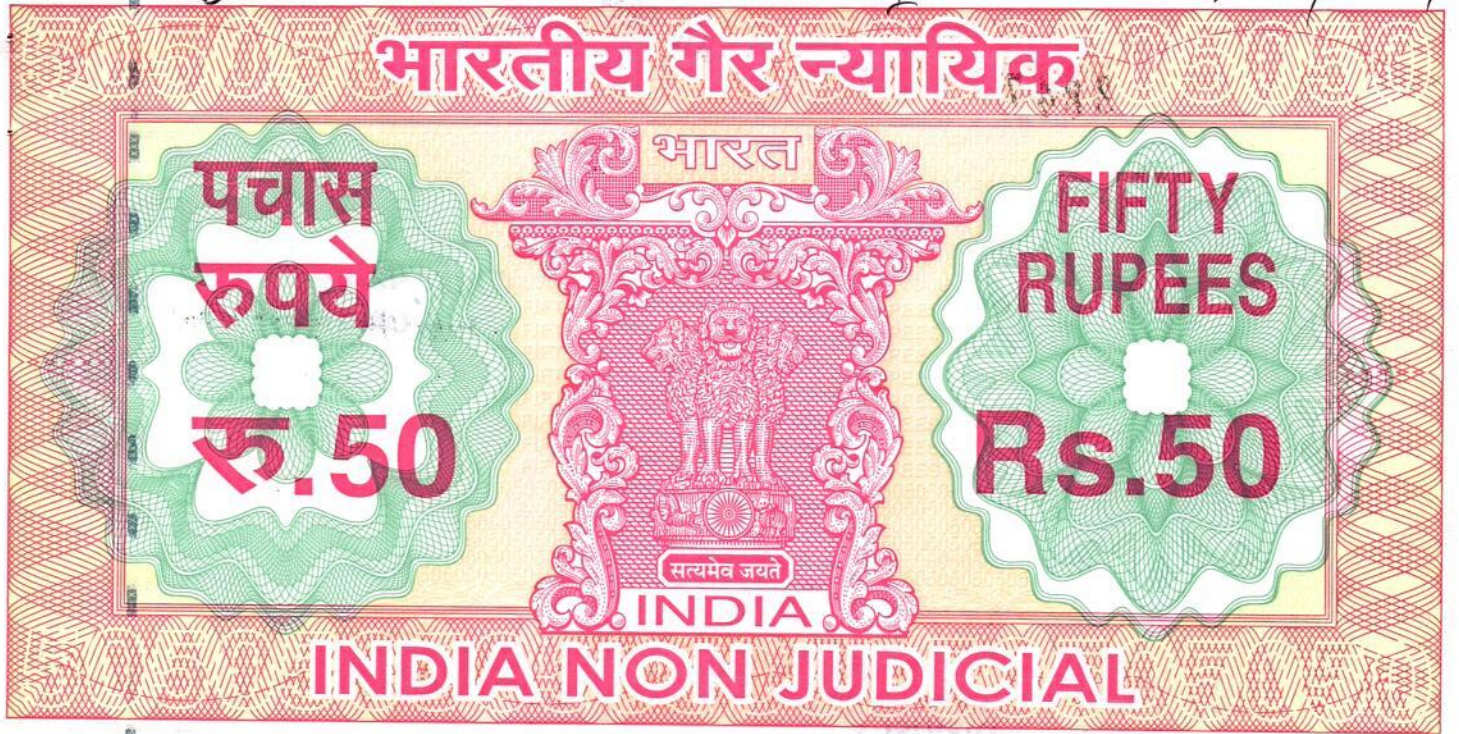


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9080/2024



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AM 234586

2929949/24
AC
19/11/24

BOUNDARY DECLARATION

Re: Rajpur-Sonarpur Municipality, Ward No. previously 16 presently 17, Mouza – Rajpur, Police Station –Sonarpur, District – South 24 Parganas.

certified that the document is admitted for registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.
Addl. District Sub-Registrar,
Sonarpur, South 24 Parganas

20 NOV 2024

2848

23 JUL 2024

S.I. No. Date

Name

Address 507

Value

Govt. Stamp Vender
SUDHOJIT DEB
Sonarpur A.D.S.R.O., Kol.-150

Duke Banerjee (Adv.)
High Court at Calcutta



Aaddl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

12 9 NOV 2024

1 9 NOV 2024

Identified by me
Smt. Y. L.
1159, NSE m Rd
Kul-103

(1) **SRI PARVEEN AGARWAL, (PAN- AGPPA1802M), (AADHAR-683800972303)**(2) **SRI BIKASH AGARWAL, (PAN- AHAPA8484B), (AADHAR-272383048531)** all are sons of Late Rajendra Kumar Agarwal, all are by Occupation- Business, all are by Religion - Hindu, all are by Nationality - Indian, all presently residing at 26, Mahamaya Mandir Road, Mahamayatala, Garia, Police Station- Narendrapur (formerly Sonarpur), Kolkata- 700 084, (1) duly represented by **SRI BIKASH AGARWAL** by virtue of a General Power of Attorney which was duly registered on 29/01/2015 before the office of the A.D.S.R. at Garia and recorded in its Book No. IV, CD, Volume No. 1, Pages from 217 to 226, Being No. 00019 for the year 2015, hereinafter jointly called and referred to as the **"DECLARANTS"**, do hereby solemnly affirm and declare as follows:-

WHEREAS one **Parveen Agarwal, Bikash Agarwal, Rajkumar Agarwal** purchase **ALL THAT** piece and parcel of land measuring **20 Decimal** equivalent to **12 Cottah 1 Chittak 27 sq.ft.** be the same a little more or less (Split up of the land measuring **11 Decimal** in R.S. and L.R. Dag no. 781 under R.S. khatian no. 196 **Plus 09 Decimal** in R.S. and L.R. Dag no. 778 under R.S. khatian no. 196) comprised in Mouza- Rajpur, J.L. No. 55, Touzi No. - 251, in R.S. & L.R. Dag No. 781, 778 under R.S. Khatian No. 196, Post Office- Rajpur, Police Station - Sonarpur, A.D.S.R. Sonarpur, within the limits of Rajpur-Sonarpur Municipality under Ward No. 17 previously 16, Holding No. 116, Ishan Mitra Lane, Kolkata -700149, District- South 24 Parganas, West Bengal from **Gajendra Raj Commerce Pvt. Ltd., Aspective Commercial Pvt. Ltd. and Gangol Tracon Pvt. Ltd.** by virtue of a Deed of Conveyance which was duly registered before the Office of the A.R.A. I Kolkata, and recorded in Book No.1, CD Volume No.69, Pages from 3925 to 3943, Being No. 02829 for the year 2008 and and mutated their name in BL&LRO office and got new L.R. Khatian no. **4233, 4234 and 4235.**

AND WHEREAS said **Rajkumar Agarwal** sold/transferred/conveyed **ALL THAT** the piece and parcel of land measuring **6.7 Decimal** be the same a little more or less comprised in Mouza Rajpur, J.L. No.-55, Touzi-251, Pargana-Medanmalla, R.S. No. 109, R.S. & L.R. Dag no.- 781, 778 under R.S. Khatian No. 196 appertaining to L.R. Khatian no. 4235, P.S. - Sonarpur, within the limits of Rajpur Sonarpur Municipality under ward no. 17 (Previously 16),



[Handwritten signature]

Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

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District – South 24 Parganas, West Bengal in favour of **Parveen Agarwal, Bikash Agarwal** by virtue of a Deed of Conveyance which was duly registered before the Office of the A.D.S.R. Sonarpur, and recorded in Book No.1, Volume No.1608-2024, Pages from 70889 to 70908, Being No. 160804031 for the year 2024.

1. That Declarants herein are the absolute joint owners of **ALL THAT** piece and parcel of land measuring **20 Decimal** equivalent to **12 Cottah 1 Chittak 27 sq.ft.** be the same a little more or less (Split up of the land measuring **11 Decimal** in R.S. and L.R. Dag no. 781 under R.S. khatian no. 196 **Plus 09 Decimal** in R.S. and L.R. Dag no. 778 under R.S. khatian no. 196) and as per holding area **10 Cottah 13 Chittak 25 sq.ft.** be the same a little more or less and which has been obtained after actual measurement that the Vendors physically enjoy and possess the land measuring **10 Cottah 13 Chittak 24.93 sq.ft.** be the same a little more or less the comprised in Mouza- Rajpur, J.L. No. 55, Touzi No. - 251, R.S. No. 109, in R.S. & L.R. Dag No. 781, 778 under R.S. Khatian No. 196, appertaining to L.R. Khatian No. 4233, 4234 and 4235, Post Office- Rajpur, Police Station – Sonarpur, A.D.S.R. Sonarpur, within the limits of Rajpur-Sonarpur Municipality under Ward No. 17 previously 16, Holding No. 116, Ishan Mitra Lane, Kolkata -700149, District- South 24 Parganas, West Bengal herein after referred to as “**SAID LAND**” which is morefully described in **SCHEDULE** herein below demarcated with **RED** border.
2. That Declarant i.e we herein being the absolute joint owners of the aforesaid property, Severally or Jointly intended to develop to fulfil its commercial interest on the land measuring hereinafter referred to as the “**Said Land**” more fully described in the Schedule and executing this deed of Boundary Declaration and demarcated by **RED border**.
3. That Declarant i.e we herein have proposed to construct a building on the “said land” more fully described in the Schedule and the actual boundary line of the said property which is fully mentioned in the **Schedule** and demarcated by RED border and we shall be liable for dispute, if arises, with our neighbours in respect of this said land in future. The Rajpur-sonarpur Municipality will not liable for any litigation, arises in future where the said land due to false statement and have liberty to revoke the Plan in accordance with law.



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Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

29 NOV 2024

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4. That we shall submit the plan for the construction of a new building in the said land for obtaining Sanction Plan.
5. That we are the joint owners of the **SCHEDULE** mentioned property situated at 116, Ishan Mitra Lane, Ward No. 17 previously 16, Mouza – Rajpur, J.L. No. 55, within the limits of Rajpur-Sonarpur Municipality, Post Office- Rajpur, Police Station – Sonarpur, Kolkata – 700149, District – South-24 Parganas, comprising land measuring **20 Decimal** equivalent to **12 Cottah 1 Chittak 27 sq.ft.** be the same a little more or less and as per holding area **10 Cottah 13 Chittak 25 sq.ft.** be the same a little more or less and which has been obtained after actual measurement that the Vendors physically enjoy and possess the land measuring **10 Cottah 13 Chittak 24.93 sq.ft.** be the same a little more or less and which is more fully described in **SCHEDULE** delineated in the Plan as annexed hereto and thereon coloured **RED** verge line.
6. That there is no civil and criminal suit pending against the said schedule mentioned property which is free from all encumbrances and if there is any dispute arising over the said land area and boundary, the Rajpur-Sonarpur Municipality shall have the right/authority to revoke the sanction building plan.
7. That the measurement of the four sides of the land described in **SCHEDULE** within the limits of Rajpur-Sonarpur Municipality, Ward No. 17 previously 16, Mouza – Rajpur, J.L. No. 55, Post Office- Rajpur, Police Station –Sonarpur, Kolkata – 700149, District – South-24 Parganas are as follows:
- | | |
|---------------------|---|
| ON THE NORTH | : 25'-2"+20'-6"+18'-8"+6'-4" length of the side line; |
| ON THE SOUTH | : 19'8.2" ft wide Ishan Mitra Lane |
| ON THE EAST | : 43'-9"+21'-5"+10'-7" length of the side line; |
| ON THE WEST | : 6'-4"+29'-5"+3'+67' length of the side line; |
8. That the enclosed Site Plan is also a part of this Declaration.
9. That the statements made in paragraph 1 to 8 are true to the best of our knowledge and belief.



Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

12 8 NOV 2024

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SCHEDULE ABOVE REFERRED TO
(Said Land)

ALL THAT piece and parcel of land measuring **20 Decimal** equivalent to **12 Cottah 1 Chittak 27 sq.ft.** be the same a little more or less (Split up of the land measuring **11 Decimal** in R.S. and L.R. Dag no. 781 under R.S. khatian no. 196 **Plus 09 Decimal** in R.S. and L.R. Dag no. 778 under R.S. khatian no. 196) and as per holding area **10 Cottah 13 Chittak 25 sq.ft.** be the same a little more or less and which has been obtained after actual measurement that the Vendors physically enjoy and possess the land measuring **10 Cottah 13 Chittak 24.93 sq.ft.** be the same a little more or less the comprised in Mouza- Rajpur, J.L. No. 55, Touzi No. - 251, R.S. No. 109 in R.S. & L.R. Dag No. 781, 778 under R.S. Khatian No. 196, appertaining to L.R. Khatian No. 4233, 4234 and 4235, Post Office- Rajpur, Police Station – Sonarpur, A.D.S.R. Sonarpur, within the limits of Rajpur-Sonarpur Municipality under Ward No. 17 previously 16, Holding No. 116, Ishan Mitra Lane, adjacent/near to **19'8.2" Feet wide Ishan Mitra Lane**, Kolkata -700149, District- South 24 Parganas, West Bengal butted and bounded in the manner following that is to say:-

ON THE NORTH : R.S. Dag no.782 (P)

ON THE SOUTH : 19'8.2" ft wide Ishan Mitra Lane

ON THE EAST : R.S. Dag no. 777

ON THE WEST : R.S. Dag no. 767 and R.S. Dag no. 768



Addl. Dist. Sub. Registrar
Sonarpur
South 24 Parganas

12 9 NOV 2024

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IN WITNESS WHEREOF the declarants hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

Date- 19th November 2024

SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF:-

WITNESSES:

1. Shreya Roy

2. 
1159, NSL mhd
Wd-103

BA 
As lawful Constituted Attorney of
Parveen Agarwal

SIGNATURE OF DECLARANTS

Drafted by me


Advocate

F/3041/2414/2021

Alipore Judges Court



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Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

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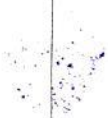
19 NOV 2024



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Left Hand					
Right Hand					

NAME

SIGNATURE 

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME

SIGNATURE

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Right Hand					

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SIGNATURE



Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

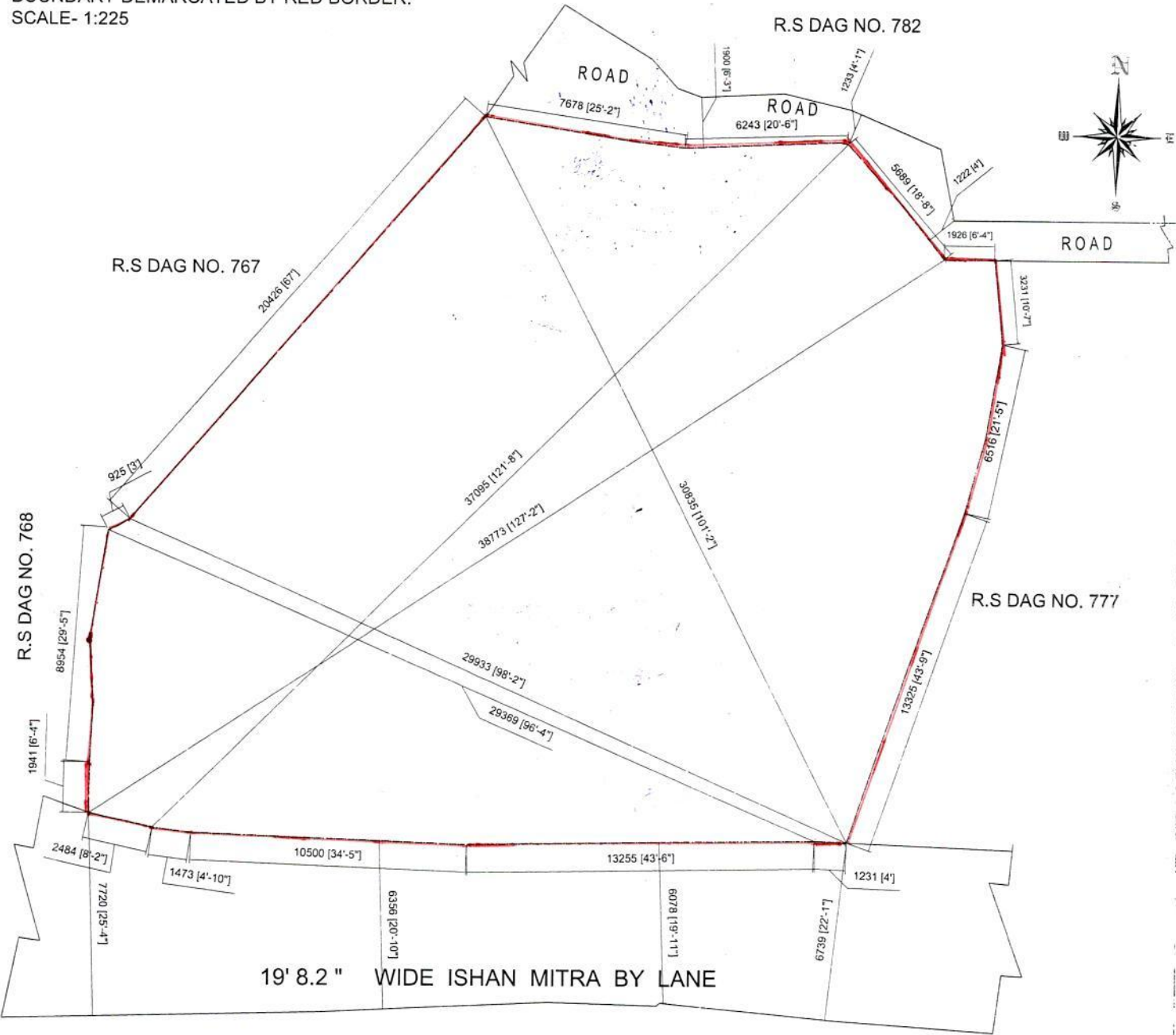
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SITE PLAN AT HOLDING NO.116 ISHAN MITRA LANE , MOUZA - RAJPUR, J.L. NO. 55 , WARD NO.17 , L.R KHATIAN NO.- 4233,4234,4235 ; R.S KHATIAN NO.-196 , L.R AND R.S DAG NO. - 778,781, P.S. - SONARPUR ;UNDER RAPUR SONARPUR MUNICIPALITY, DIST. - 24 PARGANAS (SOUTH).

NOTE:-

AREA OF LAND AS PER DEED (DANGA) = 20 DEC.= 809.365 Sqm. (12k -1ch - 27 SQFT)
ACTUAL AREA OF LAND (AS PER MUTATION) = 725.595 Sqm. (10 k - 13 ch - 25.00 Sqft.)
ACTUAL AREA OF LAND (PHYSICAL MEASUREMENT) = 725.56 Sqm. (10 k-13 ch-24.93 Sqft.) (MORE OR LESS)
BOUNDARY DEMARCATED BY RED BORDER.
SCALE- 1:225



As lawfull Constituted attorney of
Pooveen Agarwal
SIGNATURE OF DECLARATION



Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

20 NOV 2024

19 NOV 2024

Major Information of the Deed

Deed No :	I-1608-09080/2024	Date of Registration	20/11/2024
Query No / Year	1608-2002929949/2024	Office where deed is registered	
Query Date	19/11/2024 12:52:40 PM	A.D.S.R. SONARPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	MANIDIPA SARDAR Thana : Baruipur, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9147145344, Status :Advocate		
Transaction		Additional Transaction	
[0901] Declaration, Declaration relating to immovable property			
Set Forth value		Market Value	
Rs. 2/-		Rs. 72,72,720/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 50/- (Article:4)		Rs. 7/- (Article:E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

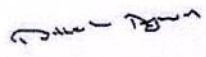
Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: ISHAN MITRA LANE, Mouza: Rajpur, , Ward No: 17, Holding No:116 JI No: 55, Pin Code : 700149

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-781	RS-196	Bastu	Danga	11 Dec	1/-	39,99,996/-	Width of Approach Road: 20 Ft.,
L2	RS-778	RS-196	Bastu	Danga	9 Dec	1/-	32,72,724/-	Width of Approach Road: 20 Ft.,
		TOTAL :			20Dec	2 /-	72,72,720 /-	
	Grand Total :				20Dec	2 /-	72,72,720 /-	

Declarant Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Parveen Agarwal Son of Late Rajendra Kumar Agarwal City:- Not Specified, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.: agxxxxx2m, Aadhaar No: 68xxxxxxx2303, Status :Individual, Executed by: Attorney, Executed by: Attorney

2	Name Mr Bikash Agarwal Son of Late Rajendra Kumar Agarwal Executed by: Self, Date of Execution: 19/11/2024 , Admitted by: Self, Date of Admission: 19/11/2024 ,Place : Office	Photo  20/11/2024	Finger Print  LTI 20/11/2024	Signature  20/11/2024
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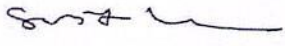
City:- , P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084
 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX2 , PAN No.: ahxxxxxx4b, Aadhaar No: 27xxxxxxxx8531, Status :Individual, Executed by: Self, Date of Execution: 19/11/2024
 , Admitted by: Self, Date of Admission: 19/11/2024 ,Place : Office

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Bikash Agarwal (Presentant) Son of Late Rajendra Kumar Agarwal Date of Execution - 19/11/2024, , Admitted by: Self, Date of Admission: 19/11/2024, Place of Admission of Execution: Office	Photo  Nov 20 2024 3:24PM	Finger Print  LTI 20/11/2024	Signature  20/11/2024

City:- , P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.: ahxxxxxx4b, Aadhaar No: 27xxxxxxxx8531 Status : Attorney, Attorney of : Mr Parveen Agarwal

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Subhojit Ghosh Son of Mr Joydev Ghosh City:- , P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103	 19/11/2024	 19/11/2024	 19/11/2024
Identifier Of Mr Bikash Agarwal, Mr Bikash Agarwal			

Endorsement For Deed Number : I - 160809080 / 2024

On 19-11-2024

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 15:10 hrs on 19-11-2024, at the Office of the A.D.S.R. SONARPUR by Mr Bikash Agarwal ,.

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

Execution is admitted on 19/11/2024 by Mr Bikash Agarwal, Son of Late Rajendra Kumar Agarwal, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business

Indetified by Mr Subhojit Ghosh, , Son of Mr Joydev Ghosh, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Hindu, by profession Service

Executed by Attorney

Execution by Mr Bikash Agarwal, , Son of Late Rajendra Kumar Agarwal, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Business as constituted attorney for Mr Parveen Agarwal P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084 is admitted by him

Indetified by Mr Subhojit Ghosh, , Son of Mr Joydev Ghosh, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Hindu, by profession Service



Arindam Chakraborty
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
South 24-Parganas, West Bengal

On 20-11-2024

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.

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 50.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 2848, Amount: Rs.50.00/-, Date of Purchase: 23/07/2024, Vendor name: Subhojit Deb



Arindam Chakraborty
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1608-2024, Page from 178265 to 178277

being No 160809080 for the year 2024.



AZ

Digitally signed by ARINDAM CHAKRABORTY
Date: 2024.11.20 15:50:16 +05:30
Reason: Digital Signing of Deed.

(Arindam Chakraborty) 20/11/2024

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SONARPUR

West Bengal.