

I-2383/23



81AB 513976

1. ~~Current and past~~ ~~Microfilm~~ ~~document~~ is addressed to
 2. ~~regulations~~ ~~Thompson~~ ~~State~~ ~~Secrets~~ ~~and~~
 3. ~~these~~ ~~have~~ ~~been~~ ~~been~~ ~~classified~~ ~~with~~ ~~the~~
 4. ~~document~~ ~~is~~ ~~being~~ ~~the~~ ~~microfilm~~.

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

BOUNDARY DECLARATION

11 FEB 2023

THIS DEED OF DECLARATION made this the 17th day of February, 2023 by I, **SRI ABHIJIT CHAUDHURY** alias **SRI ABHIJIT CHAUDHARY** (PAN- ABOPC1268K, AADHAAR NO. 717549704189), son of Late Arun Choudhury alias Late Arun Chowdhury, by faith- Hindu,

15 FEB 2023

Nt. 2182 Date.....Rs. 10.00

Name.....

Address.....

VENDOR : MAMATAJUDDIN GAZI
ALIPORE JUDGES' COURT
KOLKATA-700027

T. Chowdhury
Advocate
Alipore Judge's Court
Kolkata-27

Signature of Vendor

15 FEB 2023



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

17 FEB 2023

B. a. D. D. D. D.
8/0 at B. D. D.
Alipore Sub. Court
17.2.27

by nationality- Indian, by occupation-Retired, residing at 361, Ramkrishna Pally, P.O. – Sonarpur, P.S. – Narendrapur, Kolkata – 700150, District –South 24 Parganas, represented by my Constituted Attorney **M/S SKYLINE BSDS CONSTRUCT PRIVATE LIMITED (CIN NO. U45400WB2011PTC169800)** a company incorporated under the provisions of the Companies Act, (1956/ 2013, as the case may be), and having its registered office at 633, Ramkrishna Pally, Sonarpur, Kolkata – 700150, and its corporate office at 633, Ramkrishna Pally, Sonarpur, Kolkata – 700150 (**PAN - AAQCS6468M**), epresented by its authorized signatory **SRI SANJIB BOSE (PAN- AIZPB5960H, AADHAR NO. 371816392380)** son of Late Narendra Mohan Bose, by faith- Hindu, by nationality- Indian, by occupation- Business, residing at AT-189, Sonargaon Housing society, Gate No. – III, Narendrapur Station Road, Tegharia, Sonarpur, P.S.- Narendrapur, Kolkata-700150, authorized vide board resolution dated 12/05/2022 (by virtue of a Development Agreement with Development Power of Attorney dated 12.05.2022 which has been duly registered before D.S.R.-III, Alipore, South 24 Parganas and recorded in Book No.I, Volume No. 1603-2022, pages 299369 to 299406, being No. 160307068 for the year 2022), do hereby solemnly affirm and declare as follows:-

1. THAT I am the sole and absolute owner of **ALL THAT** piece and parcel of land measuring 5 Cottahs 1/2 Chittacks in Mouza: Nischintapur, J.L. No. 53, Touzi No.285, R.S. Khatian No. 71, 37, and 202, L.R. Khatian No. 1679, R. S. Dag No. 73, 74 and 107, L.R. Dag No. 159, Holding No. 683, Mission Pally Road, Ward No. 8, under Rajpur – Sonarpur Municipality, P.S. – Narendrapur, Kolkata – 700150, known as Scheme Plot No. 361, Ramkrishna Pally, in the District of South 24 Parganas, West Bengal and paid

taxes upto date to the authority concern and accordingly possessing and/or enjoying the said property together with all rights attached thereto as free from all encumbrances.

2. I purpose to construct a multi storied residential cum commercial building in the said property, the actual boundary line of the property which is fully mentioned below and more specifically delineated and demarcated in the site sketch map or plan marked in the **RED** verge lines attached hereto and there is no Civil or Criminal suit pending over the said land which is free from all encumbrances.

SCHEDULE

ALL THAT piece and parcel of land measuring 5 Cottahs 1/2 Chittacks in Mouza: Nischintapur, J.L. No. 53, Touzi No. 285, R.S. Khatian No. 71, 37, and 202, L.R. Khatian No. 1679, R. S. Dag No. 73, 74 and 107, L.R. Dag No. 159, Holding No. 683, Mission Pally Road, Ward No. 8, under Rajpur - Sonarpur Municipality, P.S. - Narendrapur, Kolkata - 700150, known as Scheme Plot No. 361, Ramkrishna Pally, in the District of South 24 Parganas, West Bengal, the said land is butted and & bounded by: -

ON THE NORTH : 30' feet wide Road.

ON THE SOUTH : Scheme Plot No. 356, Ramkrishna Pally.

ON THE EAST : Scheme Plot No. 360, Ramkrishna Pally.

ON THE WEST : 30' feet wide Road.

That the above statements are true to the best of my knowledge.

WITNESSES :

1. *Baidyath Das*
Alipor Jct. Cms
Wed-27

2. *Tapan Mandal -*
S/O - Nirmal Mandal -
Kamrabad Bhowmikpally
Sonarpur Kolkata - 700150.

SKYLINE BSDS CONSTRUCT PVT. LTD.

Samin Bora

Director

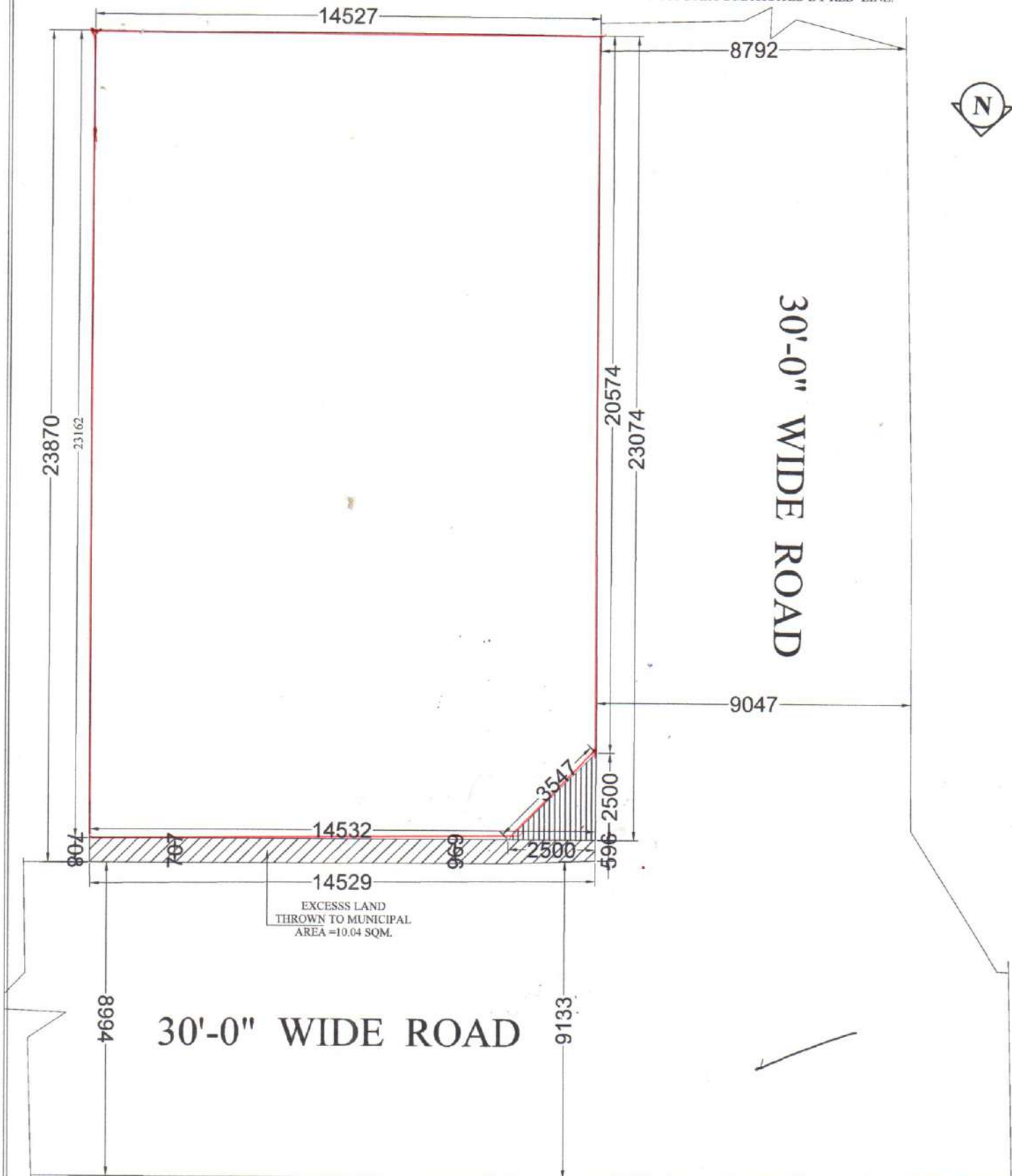
**CONSTITUTED ATTORNEY OF
 ABHIJIT CHAUDHARY**

DECLARANT

Drafted by:

Prasanna Choudhary
 Advocate
 Alipore Judges Court F/378/11/90
 Kolkata-700027

AREA OF LAND (as per DEED) - 336.54 Sqm. (5 K - 0.5 Ch - 00 Sft.)
ACTUAL AREA AS PER PHYSICAL - 346.07 Sqm.
EXCESS LAND GIFTED TO MUNICIPAL ROAD = 10.04 SQM.
CORNER PLAY AREA = 3.125 SQM
NET LAND AREA = (346.07 - 10.04)SQM = 336.03 SQM.
SCALE - 1:150
BOUNDARY DEMARCATED BY RED LINE.



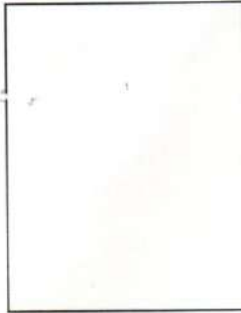
THE RED MARKED PORTION OF LAND IS IN MY POSSESSION AND IT IS FREE FROM ALL ENCUMBRANCES.

Sanjiv Bose
Director
**CONSTITUTED ATTORNEY OF
ABHIJIT CHAUDHARY**

THE SITE IS MEASURED BY ME. AND IT TALLIES WITH THE DEED PLAN. AND ACTURAL MEASUREMENT. MENTIONED IN THE PROPOSED PLAN.

SIGNATURE OF E.B.A.

Thumb 1st Finger Middle Finger Ring finger Small Finger



Left hand					
Right hand					

Name

Signature

Thumb 1st finger Middle Finger Ring Finger Small Finger



Left hand					
Right hand					

Name SANDIP BOSE

Signature Sandip Bose

Thumb 1st Finger Middle Finger Ring Finger Small Finger



Left hand					
Right hand					

Name

Signature

Thumb 1st Finger Middle Finger Ring Finger Small Finger



Left hand					
Right hand					

Name

Signature

Major Information of the Deed

Deed No :	I-1603-02383/2023	Date of Registration	17/02/2023
Query No / Year	1603-2000428197/2023	Office where deed is registered	
Query Date	16/02/2023 5:45:06 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Baidyanath Dolui Alipore,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9064896216, Status :Solicitor firm		
Transaction		Additional Transaction	
[0901] Declaration, Declaration relating to immovable property			
Set Forth value		Market Value	
Rs. 1/-		Rs. 63,39,376/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 10/- (Article:4)		Rs. 39/- (Article:E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

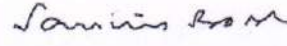
District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Missiom pally Road, Mouza: Nishchintapur, , Holding No:683 JI No: 53, Pin Code : 700150

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-159 (RS :-)	LR-1679	Bastu	Bastu	5 Katha 0.5 Chatak	1/-	63,39,376/-	Width of Approach Road: 30 Ft.,
Grand Total :					8.3016Dec	1 /-	63,39,376 /-	

Declarant Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr ABHIJIT CHAUDHURY, (Alias: Mr ABHIJIT CHAUDHARY) Son of Late ARUN CHOUDHURY 361 RAMKRISHNA PALLY, City:- Not Specified, P.O:- SONARPUR, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, Aadhaar No: 71xxxxxxx4189, Status :Individual, Executed by: Attorney, Executed by: Attorney

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SANJIB BOSE (Presentant) Son of Late NARENDRA MOHAN BOSE Date of Execution - 17/02/2023, , Admitted by: Self, Date of Admission: 17/02/2023, Place of Admission of Execution: Office	Photo  Feb 17 2023 11:30AM	Finger Print  LTI 17/02/2023	Signature  17/02/2023
AUTHORISED SIGNATORY, SKYLINE BSDS CONSTRUCT PRIVATE LIMITED , 633 RAMKRISHNA PALLY, City:- Not Specified, P.O:- SONARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150 , AT 189SONARGAON HOUSING SOCIETY GATE III NARENDRAPUR STATION ROAD, City:- Not Specified, P.O:- SONARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , Aadhaar No: 37xxxxxxxx2380 Status : Attorney, Attorney of : Mr ABHIJIT CHAUDHURY				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr BAIDYANATH DOLUI Son of Late B DOLUI ALIPUR POLICE COURT, City:- Not Specified, P.O:- ALIPUR, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 17/02/2023	 17/02/2023	 17/02/2023
Identifier Of Mr SANJIB BOSE			

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Missiom pally Road, Mouza: Nishchintapur, , Holding No:683 JI No: 53, Pin Code : 700150

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 159, LR Khatian No:- 1679	Owner:অভিজিত চৌধুরী, Gurdian:অরুন চৌধুরী, Address:নিজ , Classification:ডাঙ্গা, Area:0.09000000 Acre,	Mr ABHIJIT CHAUDHURY

On 17-02-2023

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 11:16 hrs on 17-02-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr SANJIB BOSE ,.

Executed by Attorney

Execution by Mr SANJIB BOSE, AUTHORISED SIGNATORY, SKYLINE BSDS CONSTRUCT PRIVATE LIMITED (Private Limited Company), 633 RAMKRISHNA PALLY, City:- Not Specified, P.O:- SONARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150 as constituted attorney for Mr ABHIJIT CHAUDHURY , Mr ABHIJIT CHAUDHARY 361 RAMKRISHNA PALLY, P.O: SONARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150 is admitted by him

Indetified by Mr BAIDYANATH DOLUI, , , Son of Late B DOLUI, ALIPUR POLICE COURT, P.O: ALIPUR, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39.00/- (E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 39.00/-

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 2182, Amount: Rs.10.00/-, Date of Purchase: 15/02/2023, Vendor name: Mamtazuddin Gazi



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 75367 to 75377

being No 160302383 for the year 2023.



Digitally signed by Debasish Dhar
Date: 2023.02.17 14:46:49 +05:30
Reason: Digital Signing of Deed.

Dhar

(Debasish Dhar) 2023/02/17 02:46:49 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)