

8-6874

6249/2024



पश्चिम बंगाल WEST BENGAL

95AB 713834

194 4293/24
A
22/7/24

certified that the information is available in the records of the Registrar and the documents are attached with the documents of the records of the Registrar.

Joint District Sub-Registrar,
Medinipur, South 24 Parganas

certified that the document is available in the records of the Registrar and the documents are attached with the documents of the records of the Registrar.

Joint District Sub-Registrar,
Medinipur, South 24 Parganas

- - : BOUNDARY DECLARATION : - -

22 JUL 2024

THIS BOUNDARY DECLARATION is made this the 22ND Day of July, 2024.

Office and recorded therein its Book No. - I, Volume No. - 1608, Pages from 10579 to 10599, Being No. - 0528 for the year 2024.

6834

24 APR 2024

S.L. No. Date
Name
Address
Value **10/-**

Duke Banerjee (Adv.)
High Court at Calcutta

Sgt. Stamp Vendor
SUKHOJIT DEB
Sonarpur A.D.S.R.O., Kol-150



A
Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

22 JUL 2024

Hunt Mandal
S/O - Banta Mandal
Vill - Hazratpur - PO + P.S. Sonarpur
Kol - 150

DECLARANT :-

CHATTERJEE CONSTRUCTION having its address at NatunPally, P.O. + P.S. – Sonarpur, Kolkata – 700150 represented by its Sole Proprietor Sri Anup Chatterjee, **PAN – ACBPC4410H** Son of Late Kalipada Chatterjee, by faith – Hindu, by occupation – Business, residing at NatunPally Middle Road, P.O. + P.S. – Sonarpur, Kol – 700150, hereinafter referred to as **DECLARANT**.

All that piece and parcel of 1 Cottah Bastu land lying and situated at R.S. & L.R. Dag No.- 1057 Under L.R. Khatian No.- 6933 at Mouza – Gorkhara, J.L. No. – 22, within the limits of Rajpur – Sonarpur Municipality, Ward No. – 11, Holding No. – 658, Gorkhara(E), P.S. and A.D.S.R.O. – Sonarpur, District – South 24 Parganas, herein after called as Subject Property.

WHEREAS One Sushil Chakraborty became the absolute owner of afore-mentioned property and other lands by way of Registered Deed of Partition which was registered on 25/01/1984 at Sonarpur Sub-Registry Office, and recorded there in its Book No. – 1, Volume No. – 49, Pages from 227 to 237, Being No. – 288 for the year 1984.

AND WHEREAS Said Sushil Chakraborty became the absolute owner of the Schedule “Unga” mentioned property of the said Partition Deed marked with Yellow Border and duly mutated his name in Rajpur – Sonarpur Municipality in Ward No. – 11, Holding No. – 658, Gorkhara (E) and while in peaceful possession said Sushil Chakraborty died intestate on 17/02/2013 leaving behind his wife Bani Chakraborty as his sole legal heir and successor.

AND WHEREAS Said Bani Chakraborty, while was in peaceful possession sold, conveyed and transferred said 1 Cottah of land to **Chatterjee Construction** having its address at NatunPally Middle Road, P.O. + P.S. – Sonarpur, Kol – 700150, represented by its sole proprietor Anup Chatterjee, Son of Late Kalipada Chatterjee by way of Sale Deed registered executed on 25/01/2024 at Sonarpur Sub-Registry Office and recorded therein its Book No. – I, Volume No. – 1608, Pages from 10579 to 10599, Being No. – 0528 for the year 2024.



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Sonarpur
South 24 Parganas

• 22 JUL 2024

AND WHEREAS said **CHATTERJEE CONSTRUCTION** after getting unencumbered possession, there upon the below Schedule land, mutated its name under L.R. Khatian No. - 6933 of Mouza - Gorkhara, J.L. No. - 22, P.S. - Sonarpur, District - South 24 Parganas.

Now the Declarant hereby declares that the purpose of this instant Boundary Declaration is to record the name of Declarant herein against Holding No. - 658, Gorkhara(E), under Ward No. - 11, with concerned Rajpur - Sonarpur Municipality.

The Declarant states further that the Concerned L.B.S. has also made physical measurement of the land mentioned in the Schedule below.

The Declarant also states that there is no dispute as regard the Boundary as well as Physical Possession of the Declarant herein regarding below Schedule Property.

The Declarant states that if any dispute arises in future as regard the Boundary, concerned Rajpur - Sonarpur Municipality has every right to take co-ercive step including cancellation of Holding or revocation of plan, etc.

Rajpur - Sonarpur Municipality shall always be indemnified from any dispute.

The Declarant states further that as regard the land described in the Schedule below there is no civil suit or litigation or proceeding pending before any court of law or statutory authority. The property is free from all encumbrances.

SCHEDULE OF THE LAND

All that piece and parcel of 1 Cottah Bastu land lying and situated at R.S. & L.R. Dag No.- 1057 Under L.R. Khatian No.- 6933 at Mouza - Gorkhara, J.L. No. - 22, within the limits of Rajpur - Sonarpur Municipality, Ward No. - 11, Holding No. - 658, Gorkhara(E), P.S. and A.D.S.R.O. - Sonarpur, District - South 24 Parganas, is shown herein the annexed Map/ Site Plan with Yellow Border.



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Adl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

22 JUL 2024

THE PROPERTY IS BUTTED AND BOUNDED BY :-

NORTH: Land of Sujoy Chakraborty and Sanjoy Chakraborty at R.S. Dag No. - 1057 and Land of Same R.S. Dag No. - 1057 (21' - 3" + 3' - 3").

SOUTH: Land of Same R.S. Dag No. - 1057 and Land of Sujoy Chakraborty and Sanjoy Chakraborty at R.S. Dag No. - 1057 (24' - 7").

EAST: Land of R.S. Dag No. 1057 (38' - 2").

WEST: 6' Wide Private Passage (27' - 10").

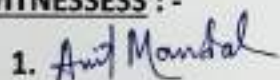
That each and every statements made in the above all para are all true to my knowledge and belief.

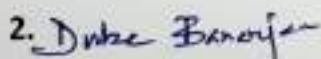
CHATTERJEE CONSTRUCTION

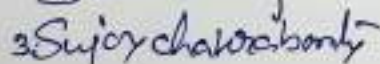

Proprietor

Signature of Declarant

WITNESSESS :-

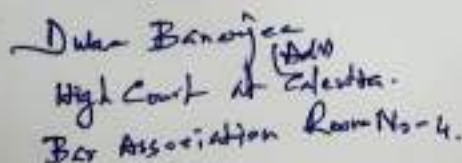
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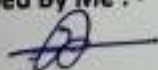
4. 

Drafted By Me :-


High Court at Kolkata.
Bar Association Room No-4.

F - 1649/08 .

Typed By Me :-



Sonarpur Sub - Registry Office



Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

22 JUL 2024

PRESENTANT/EXECUTANT/

CLAIMANT



	THUMB	FIRST	MIDDLE	RING	LITTLE
LEFT HAND					
RIGHT HAND					

NAME ANUP CHATTERJEE

SIGNATURE

PRESENTANT/EXECUTANT/

CLAIMANT

	THUMB	FIRST	MIDDLE	RING	LITTLE
LEFT HAND					
RIGHT HAND					

SIGNATURE

PRESENTANT/EXECUTANT/

CLAIMANT

	THUMB	FIRST	MIDDLE	RING	LITTLE
LEFT HAND					
RIGHT HAND					

NAME

SIGNATURE

PRESENTANT/EXECUTANT/

CLAIMANT

	THUMB	FIRST	MIDDLE	RING	LITTLE
LEFT HAND					
RIGHT HAND					

NAME

SIGNATURE



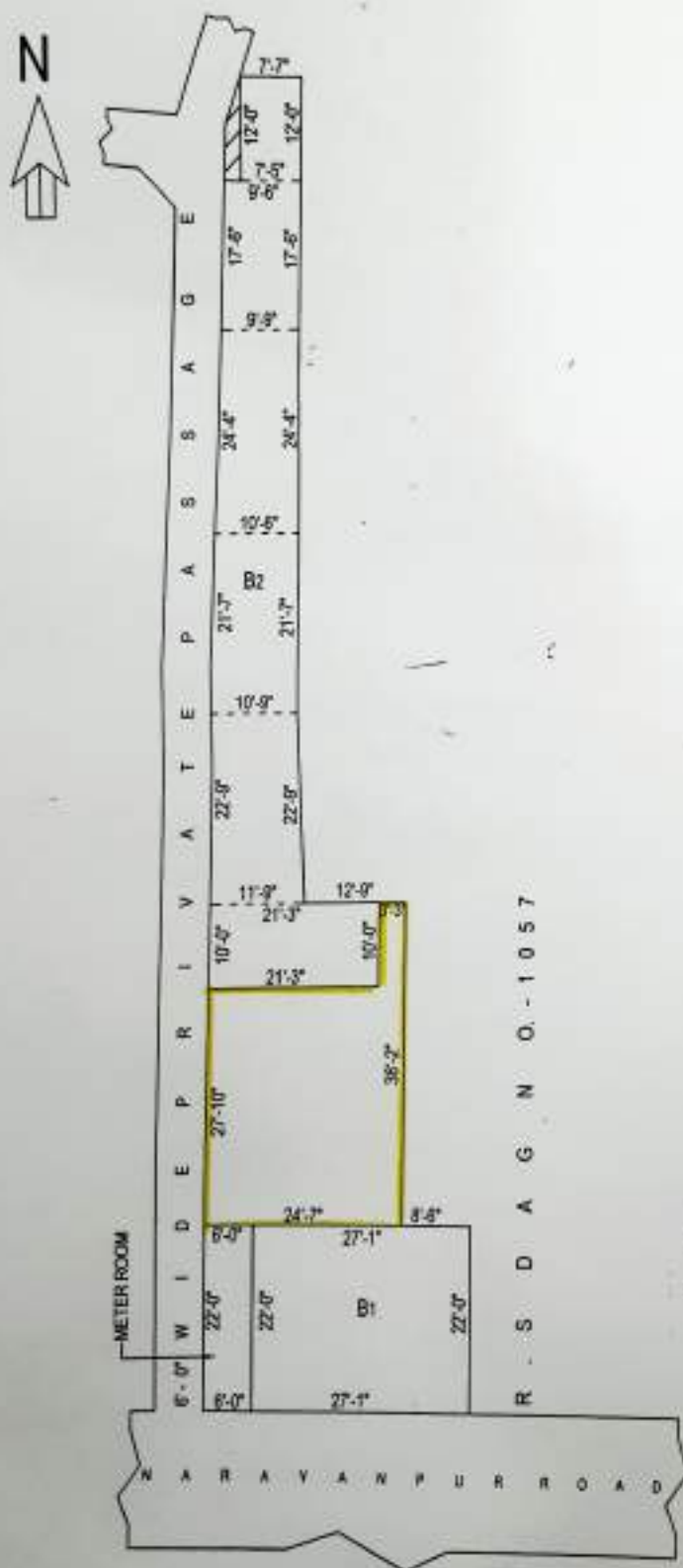


Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

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PLAN SHOWING THE LAND OF CHATTERJEE CONSTRUCTION AT HOLDING
NO.- 658 GORKHARA - E UNDER WARD NO.- 11, MOUZA - GORKHARA, J.L NO.-
22, R.S & L.R DAG NO.- 1057, L.R KHATIAN NO.- 6933, P.S - SONARPUR, DIST.-
SOUTH 24 PARGANAS, KOL.- 700150, RAJPUR - SONARPUR MUNICIPALITY,
SCALE - 16 FEET = 1 INCH.

TOTAL AREA OF LAND : 1 KA.0 CH.0 SFT.(M/L) MKD. BY COL. YELLOW



UNIVERSITY CONSTRUCTION

Thrup Swathana
Prasanna

ARUNAVA CHOWDHURY
 Enlisted Civil Engineer
 Rajpur-Sonarpur Municipality
 LIC No.-EBS095
 Deshbandhupark Sonarpur
 Kolkata-700150

SIGNATURE OF L.B.S.



Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

22 JUL 2024

Major Information of the Deed

Deed No :	I-1608-06249/2024	Date of Registration	22/07/2024
Query No / Year	1608-2001944793/2024	Office where deed is registered	
Query Date	22/07/2024 11:02:08 AM	A.D.S.R. SONARPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	Amit Mondal Sonarpur, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, Mobile No. : 8017182630, Status :Solicitor firm		
Transaction	Additional Transaction		
[0901] Declaration, Declaration relating to immovable property			
Set Forth value	Market Value		
Rs. 1/-	Rs. 11,22,000/-		
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: GORKHARA E, Mouza: Gorkhara-(022), , Ward No: 11, Holding No:658 JI No: 22, 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-1057 (RS :-)	LR-6933	Bastu	Bastu	1 Katha	1/-	11,22,000/-	Width of Approach Road: 6 Ft.,
Grand Total :					1.65Dec	1 /-	11,22,000 /-	

Declarant Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Chatterjee Construction Natinpally Middle Road, City:- Not Specified, P.O:- Sonarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150 , PAN No.:: acxxxxxx0h,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Anup Chatterjee (Presentant) Son of Late Kalipada Chatterjee Date of Execution - 22/07/2024, , Admitted by: Self, Date of Admission: 22/07/2024, Place of Admission of Execution: Office	 Jul 22 2024 11:56AM	 Captured LTI 22/07/2024	 22/07/2024
Natunpally Middle 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, , PAN No.: acxxxxxx0h, Aadhaar No: 75xxxxxxxx8850 Status : Representative, Representative of : Chatterjee Construction (as representative)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Amit Mondal Son of Mr Badal Mondal Hasanpur, City:- Not Specified, P.O:- Sonarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150	 22/07/2024	 Captured 22/07/2024	 22/07/2024
Identifier Of Mr Anup Chatterjee			

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: GORKHARA E, Mouza: Gorkhara-(022), , Ward No: 11, Holding No:658 JI No: 22, Pin Code : 700150

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1057, LR Khatian No:- 6933	Owner:জেতাধী কন্দাকর, Gurdian:বড় জয়ীতার কন্দাকর, Address:দিক, Classification:বঙ্গ, Area:0.01000000 Acre,	Chatterjee Construction

Endorsement For Deed Number : I - 160806249 / 2024

On 22-07-2024

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.

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

Presented for registration at 11:36 hrs on 22-07-2024, at the Office of the A.D.S.R. SONARPUR by Mr Anup Chatterjee ,.

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

Execution is admitted on 22-07-2024 by Mr Anup Chatterjee, representative, Chatterjee Construction, Natunpally Middle Road, City:- Not Specified, P.O:- Sonarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150

Identified by Mr Amit Mondal, , Son of Mr Badal Mondal, Hasanpur, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Business

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 6834, Amount: Rs.10.00/-, Date of Purchase: 24/04/2024, 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 118982 to 118992

being No 160806249 for the year 2024.



AZ

Digitally signed by ARINDAM CHAKRABORTY
Date: 2024.07.22 12:31:40 +05:30
Reason: Digital Signing of Deed.

(Arindam Chakraborty) 22/07/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
West Bengal.