

S-6375

6250/2024



पश्चिम बंगाल WEST BENGAL

95AB 713835

9/19/525/24
A
22/7/24

certified that the document is admitted for registration. The signature sheet and the endorsement sheets attached with this document are a part of this document.

Adl. District Sub-Registrar
Sonarpur, South 24 Parganas

- - : BOUNDARY DECLARATION : - -

22 JUL 2024

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

8 Chittak land in R.S. Dag No. - 1057 and mutated his name under Holding No. - 660, Gorkhara E, Ward No. - 11 under Rajpur - Sonarpur Municipality; said 2 Cottah 8 Chittak land which is morefully described in the Schedule below is the land against which instant Boundary Declaration is executed by the

24 APR 2024

6835

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

Duke Banerjee (Adv.)
High Court at Calcutta

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



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

22 JUL 2024

Anil Mandal
S/o. **Rudal Mandal**
Vill - **Hasanpur**, P.O. + P.S. **Sonarpur**
Kol - 150

DECLARANTS :-

- 1. SRI SUJOY CHAKRABORTY, PAN - AGKPC1660Q**, Son of Late Bhaskar Chakraborty,
- 2. SRI SANJOY CHAKRABORTY, PAN - CWPCPC5553J**, Son of Late Bhaskar Chakraborty, both by faith – Hindu, both by occupation – Business, both residing at Gorkhara Basu Para, P.O. + P.S. – Sonarpur, Kol – 700150, hereinafter referred to as **DECLARANTS.**

All that piece and parcel of Bastu land measuring 2 Cottah 8 Chittak lying and situated at R.S. & L.R. Dag No.- 1057 Under L.R. Khatian No.- 6885 and 6888 at Mouza – Gorkhara, J.L. No. – 22, within the limits of Rajpur – Sonarpur Municipality, Ward No. – 11, Holding No. – 660, Gorkhara(E), P.S. and A.D.S.R.O. – Sonarpur, District – South 24 Parganas the split up of 2 Cottah 8 Chittak of land is – Under Block B1 land measuring 13 Chittak 11 Sq.Ft. lying and under Block B2 land measuring 1 Cottah 10 Chittak 34 Sq.Ft. situates.

WHEREAS One Sri Bhaskar Chakraborty became the absolute owner of land described above, along-with other lands by way of a 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 Bhaskar Chakraborty became the absolute owner and possessor of Schedule "Gha" mentioned property allotted in annexed map of said Partition Deed as Block B and marked with Green Border. In the said Partition Deed Bhaskar Chakraborty got land in R.S. Dag No. – 1044 which he sold out later on and presently stands recorded under the name of subsequent purchaser Under Holding No. – 197, Gorkhara(D) under Ward No. – 11, Rajpur – Sonarpur Municipality.

By way of said Partition Deed Bhaskar Chakraborty also became the owner of 10 Cottah 12 Chittak land in R.S. Dag No.- 1053 which stands recorded under Holding No. – 659, Gorkhara E, Ward No. – 11 under Rajpur – Sonarpur Municipality.

By way of said Partition Deed Bhaskar Chakraborty also became owner of 2 Cottah 8 Chittak land in R.S. Dag No. – 1057 and mutated his name under Holding No. – 660, Gorkhara E, Ward No. – 11 under Rajpur – Sonarpur Municipality; said 2 Cottah 8 Chittak land which is morefully described in the Schedule below is the land against which instant Boundary Declaration is executed by the Declarants herein.




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South 24 Parganas

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AND WHEREAS during his peaceful possession said Bhaskar Chakraborty died Intestate on 28/08/2018 leaving behind two Sons namely Sujoy Chakraborty and Sanjoy Chakraborty the Declarants herein as his sole legal heirs and successors and Minakshi Chakraborty wife of Bhaskar Chakraborty died on 02/04/2015 long before the demise of said Bhaskar Chakraborty.

AND WHEREAS by way of inheritance from father, Declarants herein became the absolute owners of below Schedule Property and duly mutated their names in L.R. Settlement under L.R. Khatian No. - 6885 and 6888.

The Declarants herein being the absolute owner of below Schedule property declare, state and record as follows: -

That the purpose of this Boundary Declaration is for the mutation of their names with concerned Rajpur - Sonarpur Municipality against Holding No. - 660, Gorkhara(E), under Ward No. - 11.

The Declarants state further that the L.B.S. has already conducted survey and physical measurement and found 2 Cottah 8 Chittak of land in Holding No. - 660, Gorkhara(E) which is morefully described in the Schedule below.

The Declarants states that the physical measurement made by their appointed L.B.S. is correct and final to the satisfaction of the Declarants herein.

The Declarants herein state and record that there is no dispute regarding the Boundary of below Schedule Property. If in future any dispute arises then Rajpur - Sonarpur Municipality shall have every right to legally cancel said Holding and cancel the Building Plan if approved.

The Declarants states further that there is no civil suit pending as regard the land mentioned in the Schedule below nor any proceedings drawn up by any statutory authority. The land described in the Schedule below is free from any encumbrances.



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SCHEDULE OF THE LAND

All that piece and parcel of Bastu land measuring 2 Cottah 8 Chittak lying and situated at R.S. & L.R. Dag No.- 1057 Under L.R. Khatian No.- 6885 and 6888 at Mouza - Gorkhara, J.L. No. - 22, within the limits of Rajpur - Sonarpur Municipality, Ward No. - 11, Holding No. - 660, Gorkhara(E), P.S. and A.D.S.R.O. - Sonarpur, District - South 24 Parganas the split up of 2 Cottah 8 Chittak of land is - Under Block B1 land measuring 13 Chittak 11 Sq.Ft. lying and under Block B2 land measuring 1 Cottah 10 Chittak 34 Sq.Ft. situates. Said land is bordered with Green Colour in Annexed Map/ Site Plan.

BOUNDARY OF B1 BLOCK (Land : 13 Chittak 11 Sq.Ft.)

NORTH: Land of Chatterjee Construction in R.S. Dag No. - 1057, Land of Same R.S. Dag No. - 1057 (27' - 1").

SOUTH: Narayanpur Road (40 Ft. Approx) (27' - 1").

EAST: Land of Same R.S. Dag No. - 1057 (22' - 0").

WEST: Place of Meter Room.

BOUNDARY OF B2 BLOCK (Land : 1 Cottah 10 Chittak 34 Sq.Ft.)

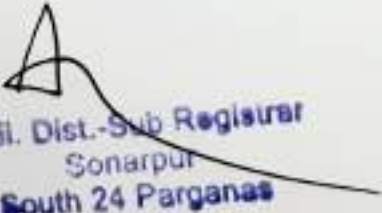
NORTH: Land of Same R.S. Dag No. - 1057 (7' - 7" + 2' - 1" + 12' - 9").

SOUTH: Land of Chatterjee Construction in R.S. Dag No. - 1057 (21' - 3").

EAST: Land of Same R.S. Dag No. 1057 (22' - 9" + 21' - 7" + 24' - 4" + 17' - 6" + 12' - 0").

WEST: 6' Wide Private Passage (10' - 0" + 22' - 9" + 21' - 7" + 24' - 4" + 17' - 6" + 12' - 0").




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Sonarpur
South 24 Parganas

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- -:5:-

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

1. Sujay Chakraborty

2. Sanjay Chakraborty

Signature of Declarants

WITNESSES :-

1. Anil Mondal

2. Dhruba Banerjee

3. Anup Chatterjee

Drafted By Me :-

Dhruba Banerjee
(Adv.)
High Court at Calcutta.
Bar Association Room No-4.

F - 1649/08.

Typed By Me :-



Sonarpur Sub - Registry Office.

PRESENTA
CLAIMANT



Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

22 JUL 2024

PRESENTANT/EXECUTANT/

CLAIMANT



	THUMB	FIRST	MIDDLE	RING	LITTLE
LEFT HAND					
RIGHT HAND					

NAME SUJOY CHAKRABORTYSIGNATURE Sujoy Chakraborty

PRESENTANT/EXECUTANT/

CLAIMANT



	THUMB	FIRST	MIDDLE	RING	LITTLE
LEFT HAND					
RIGHT HAND					

NAME SANDIP CHAKRABORTYSIGNATURE Sandip Chakraborty

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

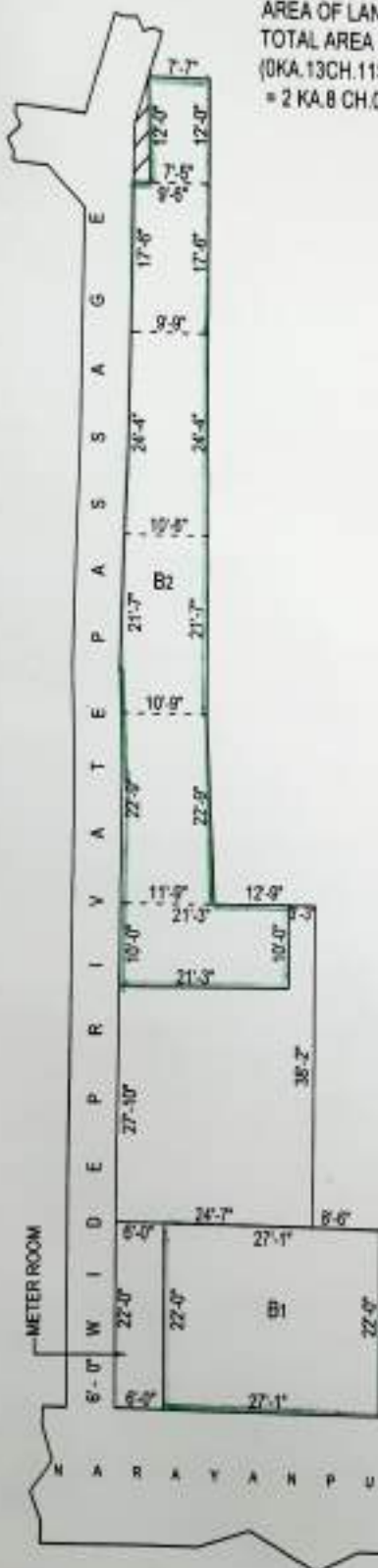
SIGNATURE




Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

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PLAN SHOWING THE LAND OF SRI SUJOY CHAKRABORTY AND SRI SANJOY CHAKRABORTY AT HOLDING NO. - 660 GORKHARA - E UNDER WARD NO. - 11, MOUZA - GORKHARA, J.L NO. - 22, R.S & L.R DAG NO. - 1057, L.R KHATIAN NO. - 6885, 6888, P.S - SONARPUR, DIST. - SOUTH 24 PARGANAS, KOL. - 700150, RAJPUR - SONARPUR MUNICIPALITY, SCALE - 16 FEET = 1 INCH.



AREA OF LAND AT B1 - 0 KA.13 CH.11 SFT.

AREA OF LAND AT B2 - 1 KA.10 CH.34 SFT.

TOTAL AREA OF LAND : (B1 + B2)

(0KA.13CH.11SFT. + 1KA.10CH.34SFT.)

= 2 KA.8 CH.0 SFT. MKD. BY COL. GREEN ☐

1. Sujoy Chakraborty

2. Sanjoy Chakraborty

Signature of Arunava

Arunava Chowdhury
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

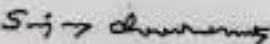
Deed No :	I-1608-06250/2024	Date of Registration	22/07/2024
Query No / Year	1608-2001945295/2024	Office where deed is registered	
Query Date	22/07/2024 11:17:35 AM	A.D.S.R. SONARPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	Amit Mondal Sonarpur, Thana : Sonarpur, District : 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. 2/-	Rs. 32,42,066/-		
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:660 JI No: 22, Pin Code : 700150

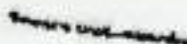
Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1057 (RS :-)	LR-6885	Bastu	Bastu	13 Chatak 11 Sq Ft	1/-	13,65,833/-	Width of Approach Road: 60 Ft.,
L2	LR-1057 (RS :-)	LR-6888	Bastu	Bastu	1 Katha 10 Chatak 34 Sq Ft	1/-	18,76,233/-	Width of Approach Road: 6 Ft.,
		TOTAL :			4.125Dec	2 /-	32,42,066 /-	
	Grand Total :				4.125Dec	2 /-	32,42,066 /-	

Declarant Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Sujoy Chakraborty Son of Late Bhaskar Chakraborty Executed by: Self, Date of Execution: 22/07/2024 , Admitted by: Self, Date of Admission: 22/07/2024 ,Place : Office	 22/07/2024	 Captured LTI 22/07/2024	 22/07/2024

Gorkhara Basu Para, 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 Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 22/07/2024

, Admitted by: Self, Date of Admission: 22/07/2024 ,Place : Office

2	Name	Photo	Finger Print	Signature
	Mr Sanjoy Chakraborty (Presentant) Son of Late Bhaskar Chakraborty Executed by: Self, Date of Execution: 22/07/2024 , Admitted by: Self, Date of Admission: 22/07/2024 ,Place : Office		 Captured	
	22/07/2024	22/07/2024	22/07/2024	

Gorkhara Basu Para, 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 Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 22/07/2024

, Admitted by: Self, Date of Admission: 22/07/2024 ,Place : Office

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Amit Mondal Son of Mr Badal Mondal Hasanpur, City:- , P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150		 Captured	
	22/07/2024	22/07/2024	22/07/2024

Identifier Of Mr Sujoy Chakraborty, Mr Sanjoy Chakraborty

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:680 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:- 6885	Owner:শ্রী ব্রজেন, Gurdian:শ্রী , Address:শ্রী , Classification:শ্রী, Area:0.03000000 Acre,	Mr Sujoy Chakraborty
L2	LR Plot No:- 1057, LR Khatian No:- 6888	Owner:শ্রী ব্রজেন, Gurdian:শ্রী , Address:শ্রী , Classification:শ্রী, Area:0.03000000 Acre,	Mr Sanjoy Chakraborty

Endorsement For Deed Number : I - 180808250 / 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 11:39 hrs on 22-07-2024, at the Office of the A.D.S.R. SONARPUR by Mr. Sanjoy Chakraborty, one of the Executants.

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

Execution is admitted on 22/07/2024 by 1. Mr. Sujoy Chakraborty, Son of Late Bhaskar Chakraborty, Gorkhara Basu Para, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession Business, 2. Mr. Sanjoy Chakraborty, Son of Late Bhaskar Chakraborty, Gorkhara Basu Para, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession Business

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 6835, 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 118993 to 119004
being No 160806250 for the year 2024.



AC

Digitally signed by ARINDAM CHAKRABORTY
Date: 2024.07.22 12:34:48 +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.