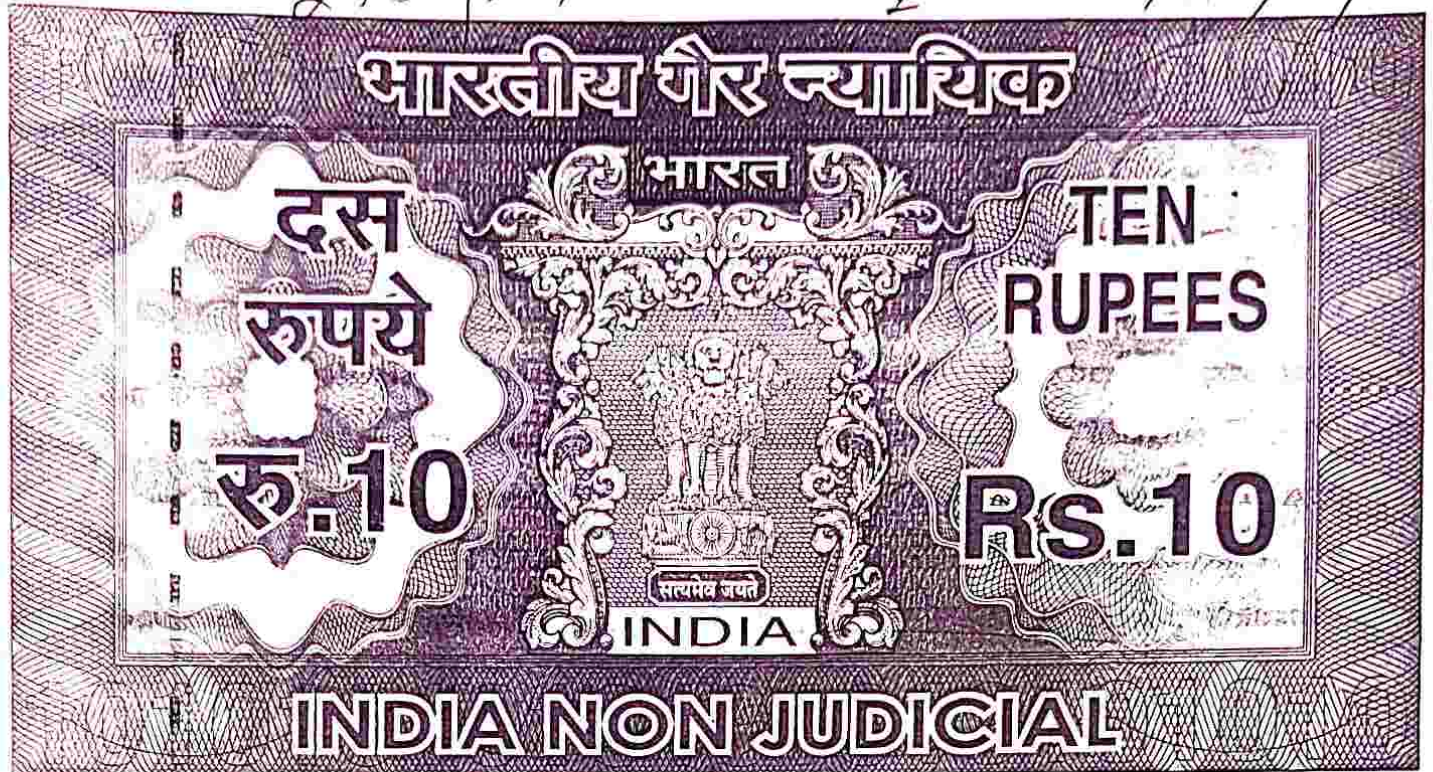


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पश्चिम बंगाल WEST BENGAL

96AB 413926

Certified that the document is submitted
to registration. The signature sheet/s and
the endorsement sheets attached with this
document are the part of this document

[Signature]
A.D.S.R. Garia
South 24 Parganas

5 JUN 2024

DECLARATION OF BOUNDARY

THIS DEED OF DECLARATION OF BOUNDARY is made on this the 5th day of June, 2024 by MR. SOUMEN SARKAR (PAN : AVKPS3981P), son of Late Sudhir Kumar Sarkar, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at Nabagram, Garia, Post Office - Panchpota, P.S.- Sonarpur presently Narendrapur, Kolkata - 700152, hereinafter called and referred to as the "DECLARANT" (which term

008508

13 APR 2024

Name..... Somnath Pal, Advocate

Address..... ALIPORE JUDGE COURT, KOL-27

Vendor.....

I. CHAKRABORTY

6B, Dr. Rajendra Prasad Sarani
Kolkata-700 001



W
K. D. S. G. G. G.
KOLKATA

5 JUN 2024

Subrata Halder
S/O: Swapan Halder
Add: Nowapara (Baisali)
Sonarpur, Kol-700150
Service

or expression 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 constituted attorney, SANMAN REALTECH LLP (PAN : AFDFS2510K, LLPIN : ACD-5501, a partnership firm having its office at 46/1, Raja Rammohan Sarani, Kolkata - 700009, P.O. - Raja Rammohan Sarani, P.S. - Amherst Street, being represented by its partner, SRI KOUSHIK BOSE, (PAN : AWKPB6735B), son of Late Manik Lal Bose, by religion - Hindu, by occupation - Business, residing at 177/6A Layalka Roypur Road, Kolkata - 700092, P.O. - Regent Estate, P.S. - Jadvpur, by virtue of a Development Power of Attorney registered at the office of the office of the A.R.A. - II, Kolkata.

WHEREAS the declarant herein got gifted from his mother Mrs. Laxmi Sarkar ALL THAT a piece & parcel of land measuring more or less **4 Cottahs 2 Chittaks** alongwith a **100 Sq.ft. pucca cemented tiles shed structure** thereof lying, situated at & comprised in L.R. Dag Nos. 109 & 110 appertaining to L.R. Khatian No. 7115 corresponding to R.S. Dag No. 109 & 110 under R.S. Khatian No. 506 & 716 (i.e. more or less 2 Cottahs 7 Chittaks Shali land at L.R. & R.S. Dag No. 109 and more or less 1 Cottah 11 Chittaks Bastu land at L.R. & R.S. Dag No. 110) of **Mouza - Kamrabad**, J.L. No. 41, Touzi No. 109, Revenue Survey No. 2, P.S. - Sonarpur, Dist. - South 24 Parganas by & under a Deed of Gift written Bengali which was duly registered on 26/04/2018 at the office of A.D.S.R., Garia, South 24 Parganas and recorded in its Book No. I, Volume No. 1629-2018, Copied at Pages from 61972 to 61993, Being No. 162901967 for the year 2018.



[Handwritten signature]

A.D.S.R. Garia
Smt. 24 Patilnagar

5 JUN 2021

AND WHEREAS thereafter the declarant herein got mutated aforesaid gifted property in his name in the record of Rajpur-Sonarpur Municipality and paying municipal rates & taxes under **Holding No. 482, Nabagram Panchpota** within the local limits of Ward No. 4 of the Rajpur-Sonarpur Municipality and also got mutated the aforesaid gifted property in his name in record of B.L.&L.R.O., Sonarpur, South 24 Parganas and aforesaid property incorporates in L.R.R.O.R. as **L.R. Dag No. 109 & 110 appertaining to L.R. Khatian No. 23306** of Mouza - Kamrabad, J.L. No. 41, P.S. - Sonarpur, Dist. - South 24 Parganas and thereafter also change the character 'Shali' to 'Bastu' of his respective share in L.R. Dag & R.S. Dag No. 109 of Mouza - Kamrabad, J.L. No. 41, P.S. - Sonarpur, Dist. - South 24 Parganas vide **Memo No. Conv/4203/BLR-SNP/22** dated **07/11/2022** and has been in possession & enjoyment of the aforesaid property till now 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 Bastu land measuring more or less **4 Cottahs 2 Chittaks 00 Sq. ft.** lying, situated at **Holding No. 482, Nabagram Panchpota** within the local limits of Ward No. 4 of the Rajpur-Sonarpur Municipality and comprised in **L.R. Dag Nos. 109 & 110 appertaining to L.R. Khatian No. 23306** corresponding to R.S. Dag No. 109 & 110 under R.S. Khatian No. 506 & 716 (i.e. more or less 2 Cottahs 7 Chittaks Bastu land at L.R. & R.S. Dag No. 109 and more or less 1 Cottah 11 Chittaks Bastu land at L.R. & R.S. Dag No. 110) of **Mouza - Kamrabad, J.L. No. 41, Touzi No. 109, Revenue Survey No. 2,**



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

5 JUN 2021

P.S. - Sonarpur now Narendrapur, Dist. - South 24 Parganas, is absolutely seized, possessed and enjoyed the said property without any hindrance and encumbrance.

2. That upon survey of the aforesaid land, it is found that the area of the property is **4 Cottahs 2 Chittaks 00 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

5 JUN 2024

SCHEDULE AS ABOVE REFERRED TO :

ALL THAT piece and parcel of **Bastu Land** measuring more or less **4 Cottahs 2 Chittaks 00 Sq. ft.** lying, situated at **Holding No. 482, Nabagram Panchpota** within the local limits of Ward No. 4 of the Rajpur-Sonarpur Municipality and comprised in **L.R. Dag Nos. 109 & 110 appertaining to L.R. Khatian No. 23306** corresponding to R.S. Dag No. 109 & 110 under R.S. Khatian No. 506 & 716 (i.e. more or less 2 Cottahs 7 Chittaks Bastu land at L.R. & R.S. Dag No. 109 and more or less 1 Cottah 11 Chittaks Bastu land at L.R. & R.S. Dag No. 110) of **Mouza - Kamrabad**, J.L. No. 41, Touzi No. 109, Revenue Survey No. 2, P.S. - Sonarpur, Dist. - South 24 Parganas. The said plot of land 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 said property is butted and bounded by -

On the North	: 16 feet wide common passage (near to Garia Nabagram Road);
On the South	: Property of R.S. Dag No. 108;
On the East	: Property of Mr. Dilip Ghosh;
On the West	: Property of Mrs. Dipti Chakraborty.



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19 5 JUN 2024

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

SIGNED AND SEALED

in presence of :

1. *Samar Das*
Advocate

2. *Subrata Halder*
Sonarpur, Kol-700150

Koushik Bose
Signature of the Declarant

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

Samar Das

SAMAR DAS,

Advocate,

High Court, Calcutta.

Enrollment No. WB/91/05.



Handwritten signature or initials.

A.D.S.R. Girls
South 24 Parganas

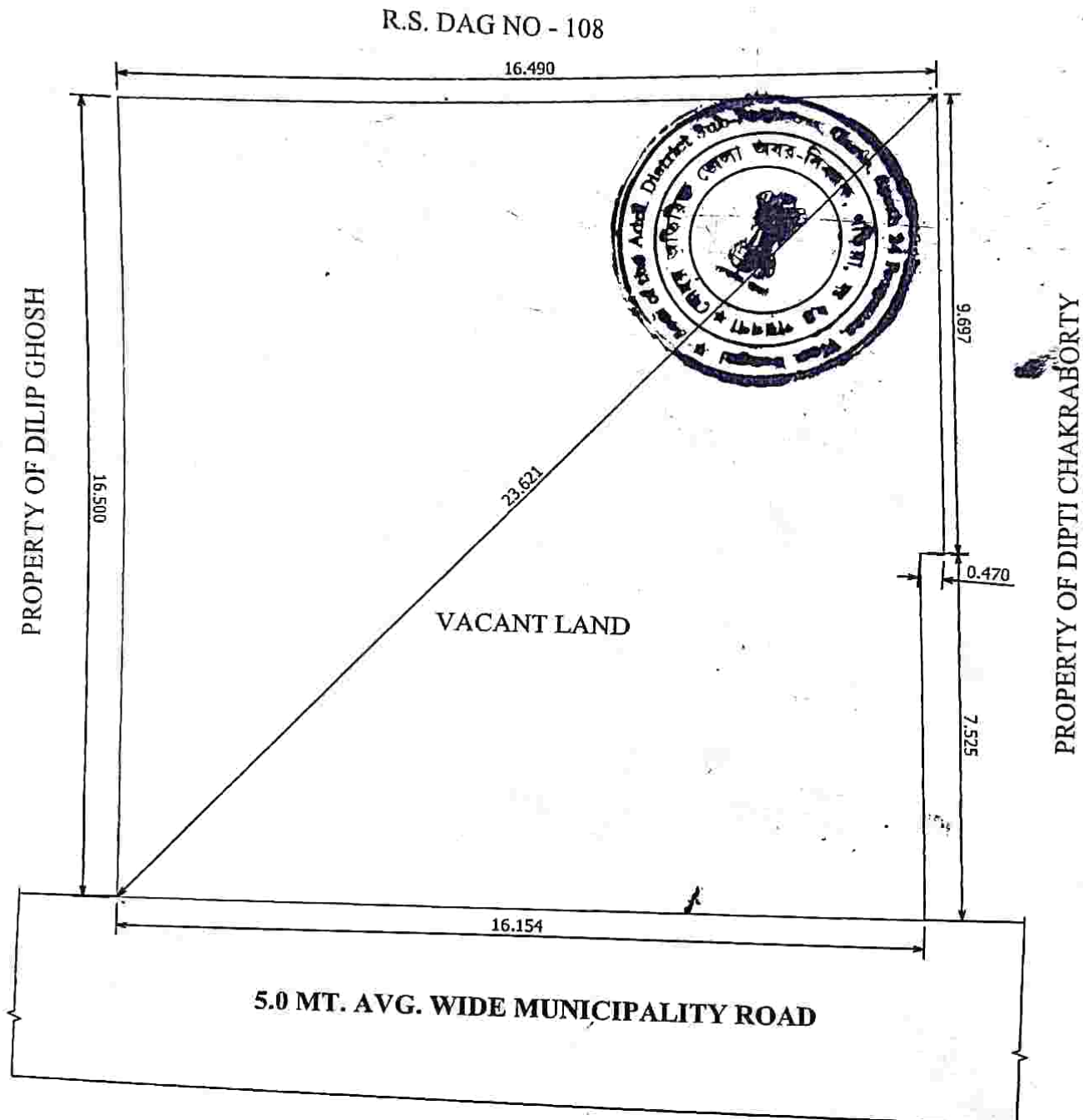
10 5 JUN 2021

THE PLAN OF PLOT AT HOLDING NO.- 482, NABAGRAM PANCHPOTA,
WARD NO.- 04, UNDER RAJPUR SONARPUR MUNICIPALITY, MOUZA-
KAMRABAD, R.S. KHATIAN NO.- 716 & 506, L.R. KHATIAN NO.- 23306, R.S
& L.R. DAG NO.- 110, 109, J.L. NO.- 41, P.S.- NARENDRAPUR, DIST.- SOUTH
24 PARGANAS.

AREA OF LAND (AS PER DEED) = 04 K. 02 CH. 00 SFT. = 275.92 SQ.M.

SCALE - 1:125

AREA OF LAND (AS PER SITE) = 04 K. 02 CH. 00 SFT. = 275.92 SQ.M.



Koushik Bose

Amit Sen
AMIT SEN
Civil Engineer (B.Tech)
LBS OF KMC & RSM
L.B.S.NO.- 945/RJPSON/CL-I
Mobile No.- 9883249877



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

5 JUN 2024

AMIT SEN
Civil Engineer (B Tech)
I.B.S. NO. - 845173501
Mobile No - 8883548857



Left
Hand

Right
Hand

Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
				
				

NAME : MR. SOUMEN SARKAR

SIGNATURE : *Koushik Borse*





[Handwritten signature]

A.D.S.R. Garla
South 24 Parganas

5 JUN 2021

 **ভারত সরকার**
GOVERNMENT OF INDIA



সুব্রত হালদার
Subrata Halder
জন্মতারিখ/DOB: 16/07/1990
পুরুষ/ MALE
Mobile No: 9836750395

6579 6235 6031

আমার আধার, আমার পরিচয়

 **সর্বস্বত্ব বিধিগত পরিচয় প্রাধিকরণ**
UNIVERSAL IDENTIFICATION AUTHORITY OF INDIA



ঠিকানা:
S/O: স্বপন হালদার, বৈশালী, রাজপুর
সোনারপুর (এম), দক্ষিণ ২৪ পরগণা,
পশ্চিম বঙ্গ - 700150

Address:
S/O: Swapan Halder, BAISHALI, Rajpur
Sonarpur (M), South 24 Parganas,
West Bengal - 700150



1947 1800 300 1947  help@uidai.gov.in  www.uidai.gov.in P.O. Box No. 1947
Bengaluru-560 001

Identifier



Koushik Bose

Major Information of the Deed

Deed No :	I-1629-02763/2024	Date of Registration	05/06/2024
Query No / Year	1629-2001371471/2024	Office where deed is registered	A.D.S.R. GARIA, District: South 24-Parganas
Query Date	04/06/2024 12:53:01 PM		
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	[0901] Declaration, Declaration relating to Immovable property		
Set Forth value	Rs. 2/-		
Stamp duty Paid (SD)	Rs. 10/- (Article:4)		
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: Nabagram Garia Road, Mouza: Kamrabad, , Ward No: 4, Holding No:482 JI No: 41, Pin Code : 700152

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-109 (RS :-)	LR-23306	Bastu	Bastu	2 Katha 7 Chatak	1/-	17,54,998/-	Width of Approach Road: 16 Ft.,
L2	LR-110 (RS :-)	LR-23306	Bastu	Bastu	1 Katha 11 Chatak	1/-	12,14,999/-	Property is on Road
TOTAL :					6.8063Dec	2/-	29,69,997 /-	
Grand Total :					6.8063Dec	2/-	29,69,997 /-	

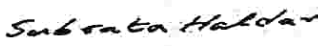
Declarant Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Mr Soumen Sarkar Son of Late Sudhir Sarkar Nabagram, Garia, City:- Not Specified, P.O:- Panchpota, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India ,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 Koushik Bose (Presentant) Son of Late Manik Lal Bose Date of Execution - 05/06/2024, , Admitted by: Self, Date of Admission: 05/06/2024, Place of Admission of Execution: Office	Photo 	Finger Print  Captured	Signature  05/06/2024
Partner, Sanman Realtech LLP , 46/1 Raja Rammohan Sarani, City:- Kolkata, P.O:- Raja Rammohan Sarani, P.S:-Amherst Street, District:-Kolkata, West Bengal, India, PIN:- 700009 , 177/6A Layalka Roypur Road, City:- Not Specified, P.O:- Regent Estate, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided by,UIDAI Status : Attorney, Attorney of : Mr Soumen Sarkar				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Subrata Halder Son of Mr Swapan Halder Nowapara, Baishali, City:- , P.O:- Sonarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150		 Captured	 05/06/2024
Identifier Of Mr Koushik Bose			

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Nabagram Garia Road, Mouza: Kamrabad, , Ward No: 4, Holding No:482 JI No: 41, Pin Code : 700152

Sch No	Plot & Khatian Number	Details Of Land	Owner name In English as selected by Applicant
L1	LR Plot No:- 109, LR Khatian No:- 23306	Owner:সৌমেন সরকার, Gurdian:সুধীর কুমার সরকার, Address:দিজ , Classification:সাদি, Area:0.04000000 Acre,	Mr Soumen Sarkar
L2	LR Plot No:- 110, LR Khatian No:- 23306	Owner:সৌমেন সরকার, Gurdian:সুধীর কুমার সরকার, Address:দিজ , Classification:বন্দ্য, Area:0.03000000 Acre,	Mr Soumen Sarkar

Endorsement For Deed Number : I - 162902763 / 2024

On 05-06-2024

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 12:04 hrs on 05-06-2024, at the Office of the A.D.S.R. GARIA by Mr Koushik Bose .,

Executed by Attorney

Execution by Mr Koushik Bose, Partner, Sanman Realtech LLP (Partnership Firm), 46/1 Raja Rammohan Sarani, City:- Kolkata, P.O:- Raja Rammohan Sarani, P.S:-Amherst Street, District:-Kolkata, West Bengal, India, PIN:- 700009 as constituted attorney for Mr Soumen Sarkar Nabagram, Garia, P.O: Panchpota, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152 is admitted by him

Identified by Mr Subrata Halder, , Son of Mr Swapan Halder, Nowapara, Baishali, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Service

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 8508, Amount: Rs.10.00/-, Date of Purchase: 13/04/2024, Vendor name: I Chakraborty



Krishnendu Talukdar
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 1629-2024, Page from 64762 to 64775
being No 162902763 for the year 2024.



Digitally signed by KRISHNENDU TALUKDAR
Date: 2024.06.07 13:07:34 +05:30
Reason: Digital Signing of Deed.

(Krishnendu Talukdar) 07/06/2024

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
West Bengal.