

S-5031

4956/2025



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

37AA 904874

P 1579603/25
 AC
 9/6/25

DECLARATION OF BOUNDARY

THIS DEED OF DECLARATION OF BOUNDARY is made on this the
 9th day of June, 2025 by **MR. BAPPA DEBNATH (PAN :**
AWYPD8322Q), son of Mr. Kanai Debnath, by Nationality - Indian, by faith -
 Hindu, by occupation - Business, residing at Rakhali Ghosh Road, Post
 Office - Harinavi, Police Station - Sonarpur, Kolkata - 700148, hereinafter
 called and referred to as the "**DECLARANT**" (which term or expression shall,

attached herewith the instrument is annexed to
 the instrument. The Signature sheet and the
 document are the part of this document

Addl. District Sub-Registrar,
 Sonarpur South & A. Office

09 JUN 2025

No. 1734 Date 19-05-2025 Rs 201,

Name :

Address :

SANKAR KUMAR SARKAR
STAMP-VENDOR
SONARPUR A.D.S.R. OFFICE
24 PARGANAS (SOUTH)

S. DAS (Advocate)
High Court, Calcutta



Adl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

09 JUN 2025

Samar Das
Advocate
High Court, Calcutta

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.

WHEREAS the declarant herein purchased ALLTHAT a piece and parcel of **Bastu Land** measuring more or less **13 decimals** lying situated at and comprised in L.R. Dag No. 871 appertaining to L.R. Khatian No. 670 of **Mouza - Harinavi**, Police Station - Sonarpur, District - South 24 Parganas by virtue of a Deed of Sale written in Bengali which was duly registered on 05/07/2022 at the office of the Additional District Sub-Registrar, Sonarpur, South 24 Parganas and recorded in Book No. I, Volume No. 1608-2022, Pages from 137578 to 137593, Being No. 5762 for the year 2022.

AND WHEREAS thereafter the declarant herein got mutated aforesaid purchased property in his name in the record of B.L.&.L.R.O., Sonarpur, South 24 Parganas and aforesaid property incorporated in L.R.R.O.R. as **L.R. Dag No. 871 appertaining to L.R. Khatian No. 3978 of Mouza - Harinavi**, J.L. No. 36, P.S.- Sonarpur, Dist.- South 24 Parganas and also got mutated in his name in the record of the Rajpur-Sonarpur Municipality and pay municipal rates and taxes under **Holding No. 302, Locality/Street : D.N. Naya Ratna Street** within the local limits of Ward No. 18 of the Rajpur-Sonarpur Municipality and since then he has been in possession and enjoyment of the aforesaid property till now without any hindrance and encumbrance.



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**Add. Dist.-Sub Registrar
Sonarpur
South 24 Parganas**

09 JUN 2025

NOW THIS DEED OF DECLARATION WITNESSETH AND IT IS HEREBY DECLARED as follows :-

1. That the Declarant herein being the absolute owner of a piece and parcel of **Bastu Land** measuring more or less **13 decimals equivalent to 7 Cottahs 13 Chittaks 38 Sq.ft.** lying situated at **Holding No. 302, Locality/Street : D.N. Naya Ratna Street** within the local limits of Ward No. 18 of the Rajpur-Sonarpur Municipality and comprised in L.R. Dag No. 871 appertaining to L.R. Khatian No. 3978 of **Mouza - Harinavi**, Police Station-Sonarpur, District - 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 in physical measurement is 526.043 Sq..mt. i.e. more or less **7 Cottahs 13 Chittaks 37.32 Sq.ft.**

3. That 55.763 sq.mt. area to be gifted to road from the South side for Height Achievement and as such net land area of the premises is **470.28 Sq.mt. i.e. more or less 7 Cottahs 0 Chittak 22 Sq.ft.** which is specifically described in the schedule hereunder written.

4. That the said plot of land is shown in a site plan annexed hereto which is 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.

5. 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. The Rajpur-Sonarpur Municipality will not be liable for any litigations over the said land.



Add. Dist.-Sub Registrar
Senarpur
South 24 Parganas

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6. 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.
7. That the said plots of land is free from all encumbrances.
8. 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.

SCHEDULE AS ABOVE REFERRED TO :

ALL THAT a piece and parcel of **Bastu Land** measuring **470.28 Sq.mt. i.e. more or less 7 Cottahs 0 Chittak 22 Sq.ft.** lying, situated at **Holding No. 302, Locality/Street : D.N. Naya Ratna Street** within the local limits of Ward No. 18 of the Rajpur-Sonarpur Municipality and comprised in **L.R. Dag No. 871** appertaining to **L.R. Khatian No. 3978** of **Mouza - Harinavi**, J.L. No. 36, Police Station - Sonarpur, District - South 24 Parganas, Kolkata - 700148. 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 : Plot of R.S. Dag No. 872 & 873;

On the South : D.N. Street Road;

On the East : Plot of R.S. Dag No. 867, 869, 870;

On the West : Plot of R.S. Dag No. 874.



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Addl. Dist. Sub Registrar
Sonarpur
South 24 Parganas

09 JUN 2020

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,
Kot - 700150

Bejoy Dasgupta

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.



Adl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

09 JUN 2025



Left
Hand

Right
Hand

Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger

NAME :

MR. BAPPA DEBNATH

SIGNATURE :

Bappa Debnath

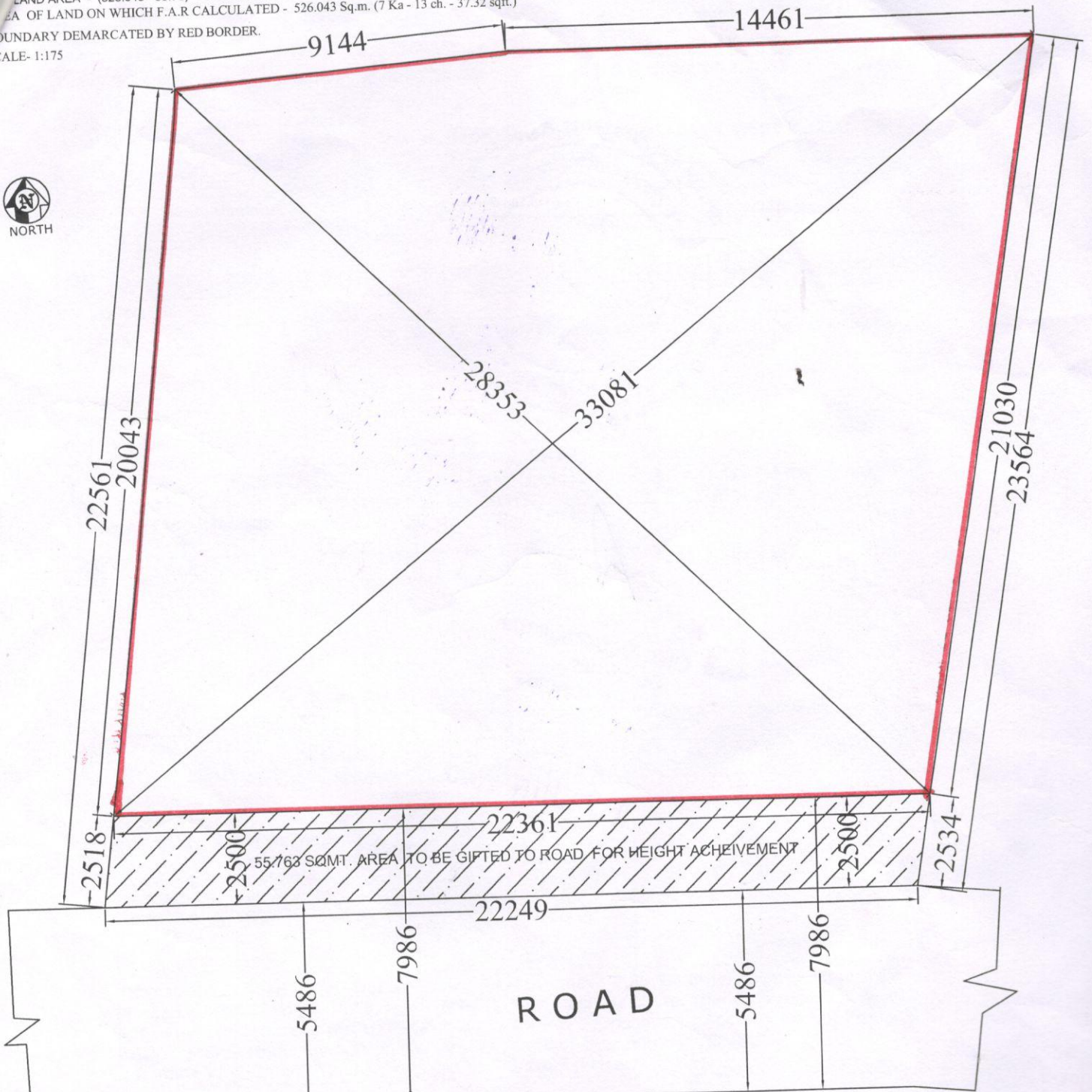


Asst. Dist. Sub Registrar
Sonarpur
South 24 Parganas

09 JUN 2025

AT HOLDING NO.- 302, D.N. NAYA RATNA STREET , WARD NO.- 18, L.R.DAG
 R.S. DAG NO.-871; L.R. KHATIAN NO.-3978, R. S. KHATIAN NO.-263, MOUZA-
 VI; J.L. NO. - 36,P.S.-SONARPUR, DIST -24,PARGANAS(S), UNDER RAJPUR-
 PUR MUNICIPALITY.

AREA (AS PER ASSESSMENT) = 526.106 Sq.m. (7 Ka - 13 ch. - 38 sqft.)
 AREA (PHYSICAL) = 526.043 Sq.m. (7 Ka - 13 ch. - 37.32 sqft.)
 TO BE GIFTED TO ROAD FOR HEIGHT ACHEIVEMENT - 55.763 SQMT.
 LAND AREA - (526.043 - 55.76) = 470.28 SQMT.
 AREA OF LAND ON WHICH F.A.R CALCULATED - 526.043 Sq.m. (7 Ka - 13 ch. - 37.32 sqft.)
 BOUNDARY DEMARCATED BY RED BORDER.
 SCALE- 1:175



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

Boyanee Debn
 SIGNATURE OF OWNER

DECLARATION OF E.B.A
 THE SITE IS MEASURED BY ME. AND IT TALLIES WITH
 THE DEED PLAN. AND ACTUAL MEASUREMENT.
 MENTIONED IN THE PROPOSED PLAN.

For M/s. SANYALSON ASSOCIATES CONSULTANT PVT. LTD.
SARBANI MAJUMDER
 COA. REG. NO. 92 / 15458
 E.B.A NO.- 055
 UNDER RAJPUR - SONARPUR MUNICIPALITY



[Handwritten signature]

Add. Dist. Sub Registrar
Sonarpur
South 24 Parganas

09 JUN 2020

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Major Information of the Deed



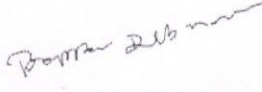
Deed No :	I-1608-04956/2025	Date of Registration	09/06/2025
Query No / Year	1608-2001579603/2025	Office where deed is registered	
Query Date	08/06/2025 5:25:59 AM	A.D.S.R. SONARPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	Samar Das High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9903423220, Status :Advocate		
Transaction	Additional Transaction		
[0901] Declaration, Declaration relating to immovable property			
Set Forth value	Market Value		
	Rs. 46,40,167/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20/- (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: D.N. NAYARATNA STREET, Mouza: Harinabhi, , Ward No: 18, Holding No:302 JI No: 36, , DN Nayaratna Street Pin Code : 700148

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-871 (RS :-)	LR-3978	Bastu	Bastu	7 Katha 22 Sq Ft		46,40,167/-	Property is on Road
Grand Total :					11.6004Dec	0 /-	46,40,167 /-	

Declarant Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Bappa Debnath (Presentant) Son of Mr Kanai Debnath Executed by: Self, Date of Execution: 09/06/2025 , Admitted by: Self, Date of Admission: 09/06/2025 ,Place : Office		 Captured	
		09/06/2025	LTI 09/06/2025	09/06/2025
Rakhal Ghosh Road, City:- Not Specified, P.O:- Harinavi, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700148 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.:: awxxxxxx2q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 09/06/2025 , Admitted by: Self, Date of Admission: 09/06/2025 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Samar Das Son of Mr S G Das High Court, Calcutta, City:- Kolkata, P.O:- Kolkata, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001		 Captured	
	09/06/2025	09/06/2025	09/06/2025
Identifier Of Mr Bappa Debnath			

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: D.N. NAYARATNA STREET,
Mouza: Harinabhi, , Ward No: 18, Holding No:302 JI No: 36, , DN Nayaratna Street Pin Code : 700148

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 871, LR Khatian No:- 3978		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 160804956 / 2025

On 09-06-2025

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 12:00 hrs on 09-06-2025, at the Office of the A.D.S.R. SONARPUR by Mr Bappa Debnath ,Executant.

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

Execution is admitted on 09/06/2025 by Mr Bappa Debnath, Son of Mr Kanai Debnath, Rakhal Ghosh Road, P.O: Harinavi, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700148, by caste Hindu, by Profession Business

Indetified by Mr Samar Das, , , Son of Mr S G Das, High Court, Calcutta, P.O: Kolkata, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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 20.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 1794, Amount: Rs.20.00/-, Date of Purchase: 19/05/2025, Vendor name: Sankar Kumar Sarkar



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 1608-2025, Page from 99462 to 99473

being No 160804956 for the year 2025.



AR

Digitally signed by ARINDAM CHAKRABORTY
Date: 2025.06.09 12:49:45 +05:30
Reason: Digital Signing of Deed.

(Arindam Chakraborty) 09/06/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
West Bengal.