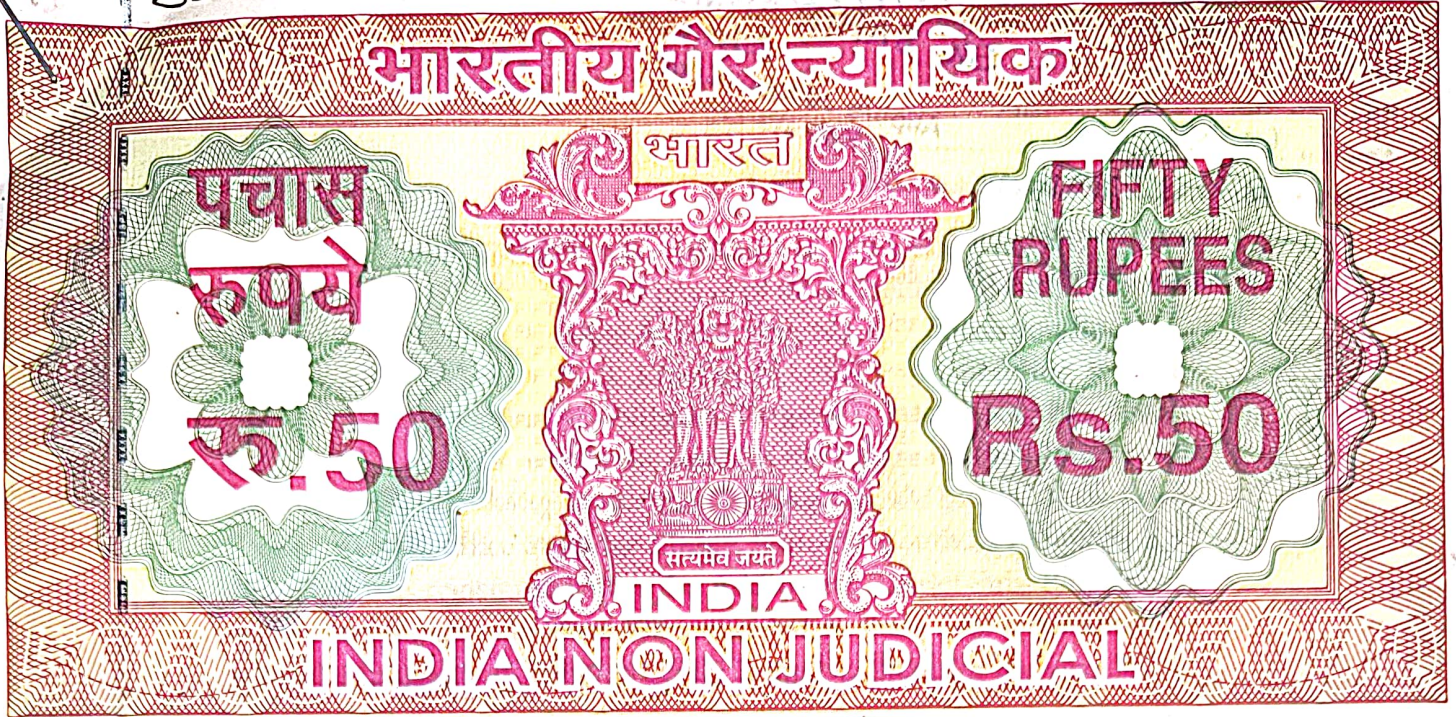


8-465

2-484/24



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AK 731281

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

Dist. Sub-Registrar, Budge Budge
Budge Budge, South 24 Parganas

23 FEB 2024

DECLARATION OF BOUNDARY.

Ref:- Mouza - Nijgarh, J.L. No. - 9, Part of R.S. Dag No. 667, L.R. Dag No. 783
under L.R. Khatian Nos. 928 & 1538, P.S.- Budge Budge, Municipal Holding No.
43/1, A. L. Daw Road, within the limits of the Budge Budge Municipality under
Ward No. 17, Kolkata - 700137, District - South 24 Parganas.

We, 1) KAMLESHWAR SINGH, (PAN : ASSPS5563Q), (Aadhaar No. 5786 8184
9352), son of Late Chandradeo Singh, 2) VIVEK SINGH, (PAN : CTYPS8097J),
(Aadhaar No. 3583 5716 6856), son of Sri Kamleshwar Singh, both by religion -
Hindu, by Occupation - Business & Service, both are residing at 16, A. L. Daw
Road, P.O. & P.S. - Budge Budge, Kolkata - 700137, District - South 24 Parganas,
State - West Bengal, do hereby declare under as follows :-

(CONTD...2/P)

Boundary Declaration
Against Development
Agreement
No 2502/2023
Ward No 17

9/4/24
20/2/24

SL. No. 999 Date 22/2/24 AHMED
Name Sk. SAHIR Advocate
Address Alipore Judges' Court
Amount Rs. 500 Kolkata-27
Stamp Vender Sanat Panjal
A.D.S.R.O Budge Budge, 24 Pgs (S)



Additional District Sub-Registrar
Budge Budge, South 24 Parganas

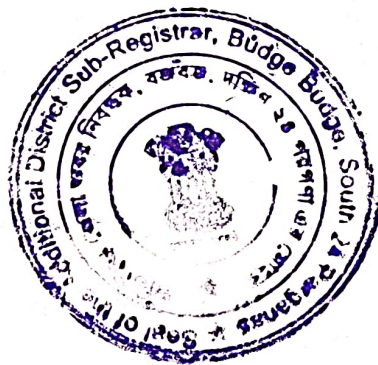
23 FEB 2024

THAT we, KAMLESHWAR SINGH & VIVEK SINGH, jointly purchased ALL THAT piece of parcel of 07 decimals of Bastu land from Shanti Devi Singh comprising in R. S. Dag No. 667 corresponding to L. R. Dag No. 783 under R. S. Khatian No. 327 corresponding to L. R. Khatian No. 219 in Mouza - Nijgarh, Pargana - Balia, Touzi No. 354, R. S. No. - 2, J. L. No. - 9, within the limits of the Budge Budge Municipality in its ward No.17, Being Municipal Holding No. 43/1, A. L. Daw Road, P. S. & A.D.S.R. office at Budge Budge, District - South 24 Parganas. The said deed was registered before the Additional District Sub- Registrar at Budge Budge, and this deed was recorded in Book No. I, volume No. 1610-2017, pages from 69800 to 69823, Being No. 3028, for the year 2017.

AND WHEREAS the KAMLESHWAR SINGH & VIVEK SINGH after purchase the above property have been possessing and enjoying all that piece of parcel of 07 Decimals Bastu Land mutated their name in the record of B.L. & L.R.O. in respect of the above property in L. R. Dag No. 783 under L. R. Khatian Nos. 928 & 1538 and absolutely seized and possessing more or less 2852 Sq. Ft. equivalent to 03 katha 15 Chatak 17 Sq. ft. equivalent to 6.5358 decimals as per physical measurement of the same upon payment of rents and taxes to State Government of West Bengal regularly and without any interruption and interference from any person or persons Whomsoever free from all encumbrances.

THAT We, KAMLESHWAR SINGH & VIVEK SINGH the joint owner of parcel of Bastu land more or less 2852 Sq. Ft. equivalent to 03 katha 15 Chatak 17 Sq. ft. equivalent to 6.5358 decimals as per physical measurement, comprising in R. S. Dag No. 667 corresponding to L. R. Dag No. 783 under R. S. Khatian No. 327 corresponding to L. R. Khatian No. 928 & 1538 in Mouza - Nijgarh, Pargana - Balia, Touzi No. 354, R. S. No. - 2, J. L. No. - 9, within the limits of the Budge Budge Municipality in its ward No.17, Being Municipal Holding No. 43/1, A. L. Daw Road, P. S. & A.D.S.R. office at Budge Budge, District - South 24 Parganas, and we proposed to Construct a multi storied building at above land. The total boundary line of the property which is fully mentioned below and described in color RED and we shall be liable for dispute and with my neighbor of the said land and the said land is free from all encumbrances.

(CONTD...3/P)



[Signature]
Additional District Sub-Registrar
Budge Budge, South 24 Parganas

23 FEB 2024

THAT we have submitted the plan for construction of a multi storied building in the said land for sanction.

THAT there is no Civil and Criminal suit pending against the said land with any neighbors. The said land is free from all encumbrances.

THAT we are the joint Owners of the said land/plot if there be any dispute regarding land with anybody we are solely responsible for the litigation and on the event of Budge Budge Municipality has every right to revoke the Site Plan.

The measurement of the four sides of land of Mouza - Nijgarh, J.L.No - 9, comprising in R. S. Dag No. 667 corresponding to L. R. Dag No. 783 under R. S. Khatian No. 327 corresponding to L. R. Khatian No. 928 & 1538 in Mouza - Nijgarh, Pargana - Balia, Touzi No. 354, R. S. No. - 2, J. L. No. - 9, within the limits of the Budge Budge Municipality in its ward No.17, Being Municipal Holding No. 43/1, A. L. Daw Road, P. S. & A.D.S.R. office at Budge Budge, District - South 24 Parganas are as follows :-

ON THE NORTH :- 22 Feet wide A. L. Daw Road.

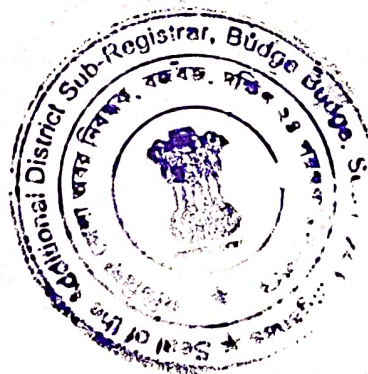
ON THE SOUTH:- Land & House of Rajkumar Shaw & others.

ON THE EAST:- Land & House of Umesh Tewari & others.

ON THE WEST:- Land & House of Sitaram Yadav, Kaminder Singh & others.

The enclosed site plan is also a part of this declaration.

(CONTD...4/P)




Additional District Sub-Registrar,
Budge Budge, South 24 Parganas

23 FEB 2024

IN WITNESS WHEREOF the parties here to have set and subscribed their respective hands on this the 23rd day of February, 2024.

WITNESSES:-

1. SK Sahib Ahmed
S/o - Late SK Abdul Hannan
112, R.L. Ghosh Road
Budge Budge,
Kolkata-700137
District South 24 Pgs.
2. SK. Rafiq An.
S/o - SK. Rahaman
108, R.L. Ghosh Road
Budge Budge
Kol-137.
1. Kamleshwar Singh
2. Vinod Singh

SIGNATURE OF THE OWNERS

Drafted as Performa of
Budge Budge Municipality.

Drafted by me

SK Sahib Ahmed.

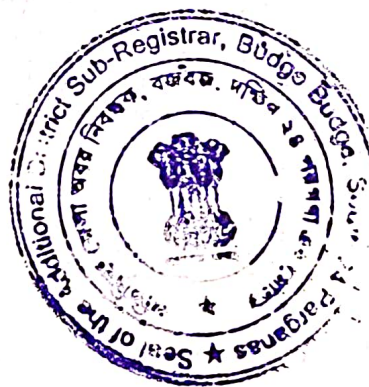
(Enrl: F/579/2015) Advocate

Alipore Judge's Court, Kolkata - 27

Computer Print by

SK. Rafiq An.

Budge Budge, Kol-137



[Signature]
Additional District Sub-Registrar
Budge Budge, South 24 Parganas

23 FEB 2024



	Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

NAME :

SIGNATURE : Kamaldeep Singh



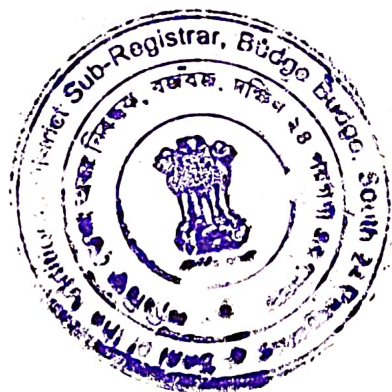
	Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

NAME :

SIGNATURE : Vivek Singh

APPROVED BY: [Signature]
GROUP BUDGE, GROUP 2A, PUNJAB

23 FEB 2024



P
Additional District Sub-Registrar
Budge Budge, South 24 Parganas

23 FEB 2024

SITE PLAN SHOWING THE POSITION OF LAND AT MOUZA-NIJGARH, J.L.
NO- 09, R. S. NO.-02, TOUZI NO.-354, R. S. DAG NO.-667 & L. R.
DAG NO.-783, UNDER R. S. KHATIAN NO.-327, L. R. KHATIAN
NOS.-928 & 1538, P.S.-BUDGE BUDGE, WARD NO.- 17, UNDER BUDGE
BUDGE MUNICIPALITY, DIST-SOUTH 24 PGS.
HOLDING NO.-43/1, A. L. DAW ROAD

OWNERS:- (1) SRI KAMALESHWAR SINGH

S/O.-LATE CHANDRADEO SINGH

(2) SRI VIVEK SINGH

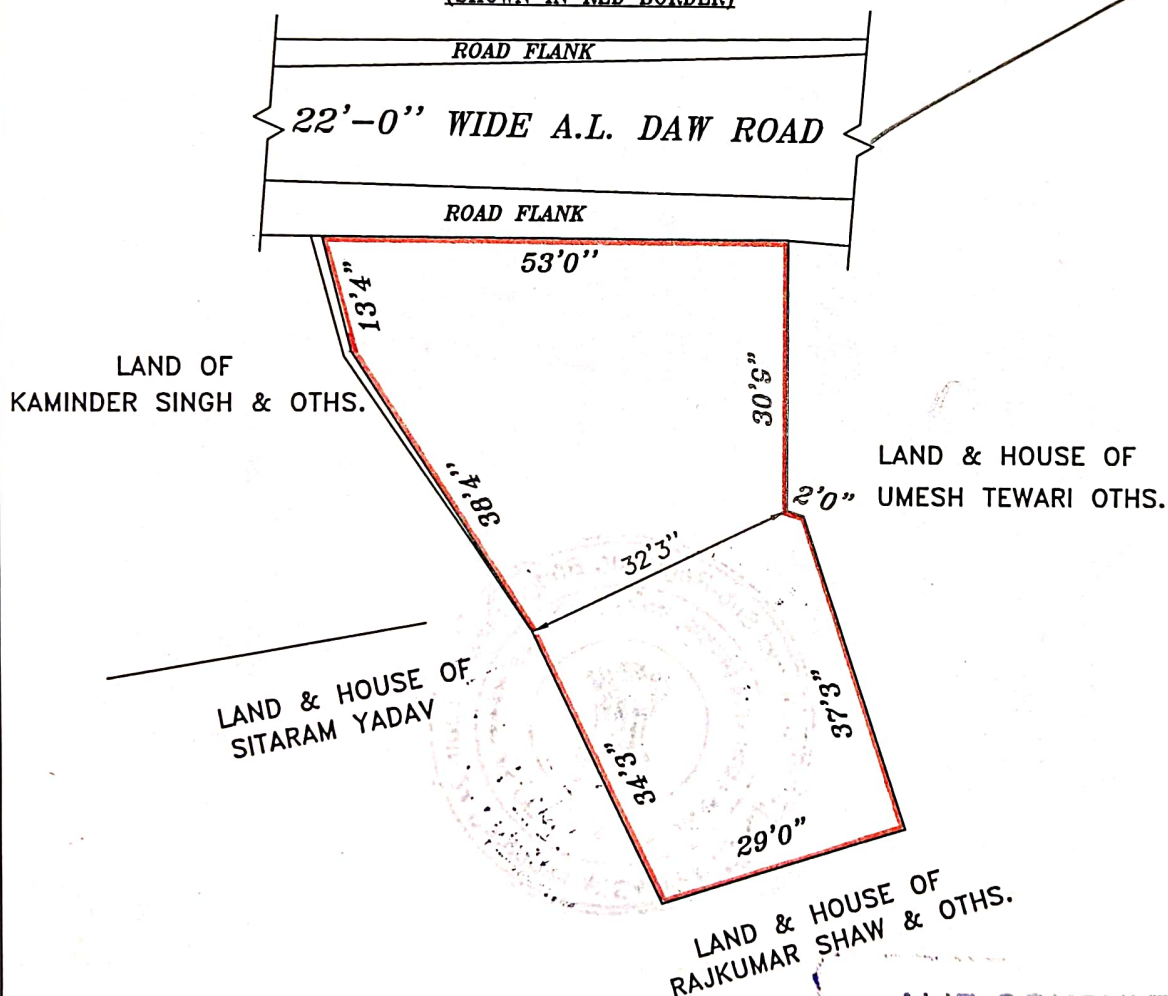
S/O.-SRI KAMALESHWAR SINGH



SCALE:-1"=20'0"

AREA OF LAND :-03 KA 15 CH. 17 SQ.FT. (M/L.)

(SHOWN IN RED BORDER)



1. Kamleshwar Singh

2. Vivek Singh

SIGNATURE OF OWNERS

ALIF CONSULTANCY

Prop:- SK ASHIF HASSAN

Land Survey, Drawing, Site Plan Etc.
Banjanheria, Budge Budge, Kolkata-137

Alif 23.2.2024

TRACED BY



Additional District Sub-Registrar:
Budge Budge, South 24 Parganas

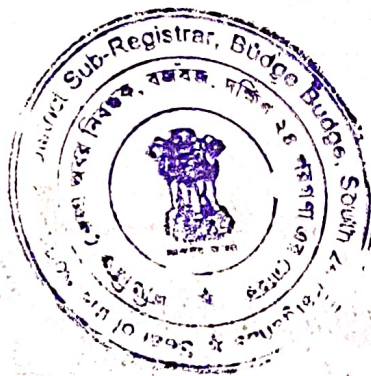
23 FEB 2024



Sk Sahir Ahmed
Sk Sahir Ahmed

11/10/1935

11/10/1935



Additional District Sub-Registrar
Budge Budge, South 24 Parganas

23 FEB 2024

Major Information of the Deed

Deed No :	I-1610-00484/2024	Date of Registration	23/02/2024
Query No / Year	1610-2000477984/2024	Office where deed is registered	
Query Date	20/02/2024 7:24:54 PM	A.D.S.R. BUDGE BUDGE, District: South 24-Parganas	
Applicant Name, Address & Other Details	Sk Sahir Ahmed Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700137, Mobile No. : 9830934283, Status : Advocate		
Transaction	Additional Transaction		
[0901] Declaration, Declaration relating to immovable property	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 20,58,790/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:4)	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

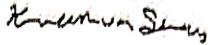
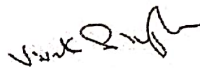
Land Details :

District: South 24-Parganas, P.S:- Budge Budge, Municipality: BUDGE-BUDGE, Road: A.L. Daw Road, Mouza: Nijgarh, , Ward No: 17, Holding No:43/1 JI No: 9, Pin Code : 700137

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-783 (RS :-)	LR-928	Bastu	Bastu	1426 Sq Ft		10,29,395/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road,
L2	LR-783 (RS :-)	LR-1538	Bastu	Bastu	1426 Sq Ft		10,29,395/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road,
		TOTAL :			6.5358Dec	0 /-	20,58,790 /-	
	Grand Total :				6.5358Dec	0 /-	20,58,790 /-	

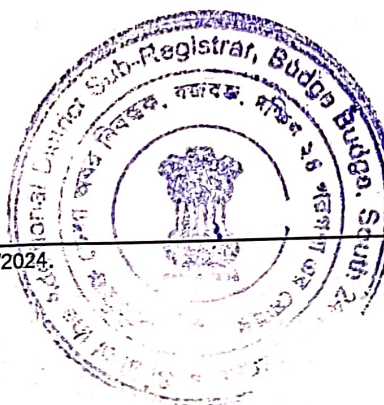


Declarant Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Kamleshwar Singh (Presentant) Son of Late Chandradeo Singh Executed by: Self, Date of Execution: 23/02/2024 , Admitted by: Self, Date of Admission: 23/02/2024 ,Place : Office	 23/02/2024	 Captured LTI 23/02/2024	 23/02/2024
16, A. L. Daw Road, City:- Budge-budge, P.O:- Budge Budge, P.S:-Budge Budge, District:-South 24-Parganas, West Bengal, India, PIN:- 700137 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: asxxxxxx3q, Aadhaar No: 57xxxxxxx9352, Status :Individual, Executed by: Self, Date of Execution: 23/02/2024 , Admitted by: Self, Date of Admission: 23/02/2024 ,Place : Office				
2	Vivek Singh Son of Kamleshwar Singh Executed by: Self, Date of Execution: 23/02/2024 , Admitted by: Self, Date of Admission: 23/02/2024 ,Place : Office	 23/02/2024	 Captured LTI 23/02/2024	 23/02/2024
16, A. L. Daw Road, City:- Budge-budge, P.O:- Budge Budge, P.S:-Budge Budge, District:-South 24-Parganas, West Bengal, India, PIN:- 700137 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ctxxxxxx7j, Aadhaar No: 35xxxxxxx6856, Status :Individual, Executed by: Self, Date of Execution: 23/02/2024 , Admitted by: Self, Date of Admission: 23/02/2024 ,Place : Office				

Identifier Details :

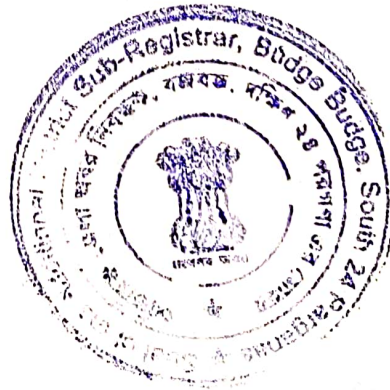
Name	Photo	Finger Print	Signature
Sk Sahir Ahmed Son of Late Sk Abdul Hannan 112, R. L. Ghosh Road, City:- Budge-budge, P.O:- Budge Budge, P.S:-Budge Budge, District:-South 24-Parganas, West Bengal, India, PIN:- 700137	 23/02/2024	 Captured 23/02/2024	 23/02/2024
Identifier Of Kamleshwar Singh, Vivek Singh			



Land Details as per Land Record

District: South 24-Parganas, P.S:- Budge Budge, Municipality: BUDGE-BUDGE, Road: A.L. Daw Road, Mouza: Nijgarh, , Ward No: 17, Holding No:43/1 JI No: 9, Pin Code : 700137

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 783, LR Khatian No:- 928	Owner:কমলেশ্বর সিং, Gurdian:চন্দ্রদেব সিং, Address:নিজ , Classification:বাস্ত, Area:0.04000000 Acre,	Kamleshwar Singh
L2	LR Plot No:- 783, LR Khatian No:- 1538	Owner:বিবেক সিং, Gurdian:কমলেশ্বর সিং, Address:16,এ.এল দাঁ রোড, বজবজ , Classification:বাস্ত, Area:0.03000000 Acre,	Vivek Singh



Endorsement For Deed Number : I - 161000484 / 2024

On 23-02-2024

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 11:38 hrs on 23-02-2024, at the Office of the A.D.S.R. BUDGE BUDGE by Kamleshwar Singh , one of the Executants.

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

Execution is admitted on 23/02/2024 by 1. Kamleshwar Singh, Son of Late Chandradeo Singh, 16, A. L. Daw Road, P.O: Budge Budge, Thana: Budge Budge, , City/Town: BUDGE-BUDGE, South 24-Parganas, WEST BENGAL, India, PIN - 700137, by caste Hindu, by Profession Business, 2. Vivek Singh, Son of Kamleshwar Singh, 16, A. L. Daw Road, P.O: Budge Budge, Thana: Budge Budge, , City/Town: BUDGE-BUDGE, South 24-Parganas, WEST BENGAL, India, PIN - 700137, by caste Hindu, by Profession Service

Indetified by Sk Sahir Ahmed, , , Son of Late Sk Abdul Hannan, 112, R. L. Ghosh Road, P.O: Budge Budge, Thana: Budge Budge, , City/Town: BUDGE-BUDGE, South 24-Parganas, WEST BENGAL, India, PIN - 700137, by caste Muslim, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 21.00/-

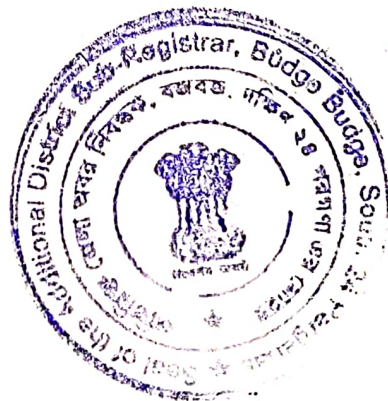
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 30/- and Stamp Duty paid by Stamp Rs 50.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 999, Amount: Rs.50.00/-, Date of Purchase: 22/02/2024, Vendor name: Sanat Panjal

Shakil

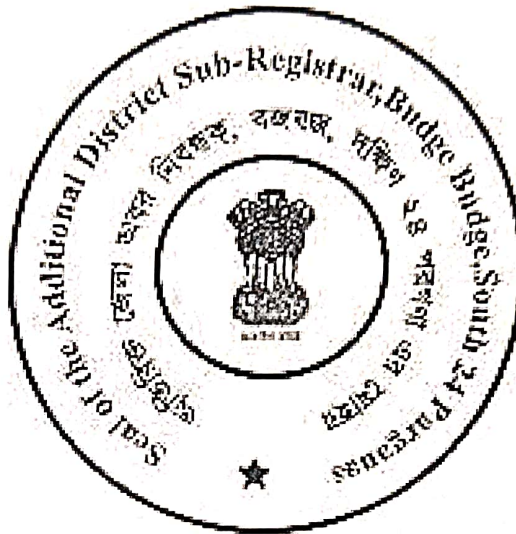
Shakil Kamran Siddiqui
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BUDGE BUDGE
South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1610-2024, Page from 10334 to 10346
being No 161000484 for the year 2024.



Shakil

Digitally signed by SHAKIL KAMRAN SIDDIQUI
Date: 2024.02.23 16:42:16 +05:30
Reason: Digital Signing of Deed.

(Shakil Kamran Siddiqui) 23/02/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BUDGE BUDGE
West Bengal.

