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0125/2023



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

81AB 409166

Certified that the document is genuine
to registration. The signature sheet,
the endorsement sheet attached with this
document are the part of this document.

Area District Sd/- Registrar Garia
South 24 Pgs.

DECLARATION OF BOUNDARY

07 JAN 2023

THIS DEED OF DECLARATION OF BOUNDARY is made this the
17th day of January, 2023 by **SURAKHA CONSTRUCTION**
(PAN : ACGFS2283P), a partnership firm having its office at Surakha
Apartment, 492, Madhya Balia, Balia Main Road, Post Office - Garia,
P.S. - Soanrpur now Narendrapur, Dist. - South 24 Parganas, Kolkata -
700084, represented by its partners namely (1) **SRI SURATH SARDAR,**

Contd ... P/2.

No. 857 Date 05-01-2023 Rs. 10/-

Name

Address

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

S. Das Advocate
High Court Calcutta



A.D.S.R. Office
SOUTH 24 PARGANAS

7 JAN 2023

7 JAN 2023

7 JAN 2023

Samar Das
Advocate
High Court, Calcutta

son Late Mohim Sardar, and (2) **SRI SAMIR SARDAR**, son of Sri Surath Sardar, both by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at "Rekha Neer", 37, Nafar Chandra Naskar Road, Post Office - Garia, Police Station - Sonarpur now Narendrapur, Dist. - South 24 Parganas, Kolkata - 700084, hereinafter called and referred to as the **DECLARANT** (which term or expression shall, unless excluded by or repugnant to the subject or context, be deemed to mean and include its/ their heirs, executors, administrators, successors, legal representatives and/ or assigns) of the declaration.

WHEREAS **Surakha Construction**, the declarant herein purchased a piece and parcel of land measuring **8¼ decimals** and 100 sq.ft. tiles shed cemented floor structure thereon lying situated at **Holding No. 658, Panchpota**, Ward No. 3 of the Rajpur - Sonarpur Municipality comprised in **L.R. Dag No. 184** appertaining to L.R. Khatian Nos. 4066, 4232, 4233, 4239, 4240 and 238 corresponding to **R.S. Dag No. 169 under to R.S. Khatian No. 430 of Mouza - Panchpota**, J.L. No. 42, Touzi No. 250, Revenue Survey No. 11, Parganas - Medanmallo, Police Station - Sonarpur now Narendrapur, District - South 24 Parganas, Kolkata - 700152 by virtue of a Deed of Sale registered at the office of the Sub-Registrar, Sonarpur, South 24 Parganas and recorded in Book No. I, Volume No. 1629-2022, Pages 105072 to 105110, Being No. 162903150 for the year 2022 and got mutated the same in the record of the Rajpur - Sonarpur Municipality and paid municipal taxes under **Holding No. 658, Panchpota**, Ward No. 3 of the said municipality and the declarant herein got mutated the said property in L.R.R.O.R. containing L.R. Dag No. 184 appertaining to L.R. Khatian No. 5355 of Mouza - Panchpota, J.L. No. 42, Police



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

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Station - Sonarpur, District - South 24 Parganas and got converted the character of land from Shali to Bahutal Abasan from the department of B.L.&L.R.O., Sonarpur, South 24 Parganas vide Memo No. 41/Conv/5407/BLR-SNP/22 dt. 14/12/2022.

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

1. That the Declarant herein being the absolute owner of land measuring more or less **8¼ decimals** at **Holding No. 658, Panchpota**, Ward No. 3 of the Rajpur - Sonarpur Municipality and comprised in **L.R. Dag No. 184** appertaining to **L.R. Khatian No. 5355** corresponding to **R.S. Dag No. 169** under to **R.S. Khatian No. 430** of **Mouza - Panchpota**, J.L. No. 42, Police Station - Sonarpur now Narendrapur, District - South 24 Parganas, is 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 more or less **8¼ decimals i.e. 4 Cottahs 15 Chittaks 37 Sq. ft. or 333.761 Sqm.** specifically described in the schedule hereunder written.
3. 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 colour** 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 account.

Contd ... P/4.



A.D.S.R. Garha
Bachan Lal Parganah

7 JAN 2023

5. That there is no suit pending in respect of the said plot of land. The said land is not under the purview of any requisition or acquisition.
6. That the said plot of land is free from all encumbrances.
7. That if any dispute arises regarding the boundary of the said plot of land Rajpur - Sonarpur Municipality has no responsibility and the municipal authority may 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 piece and parcel of land measuring **8¼ decimals i.e. i.e. 4 Cottahs 15 Chittaks 37 Sq. ft. or 333.761 Sqm.** at **Holding No. 658, Panchpota**, Ward No. 3 of the Rajpur - Sonarpur Municipality and comprised in **L.R. Dag No. 184** appertaining to **L.R. Khatian No. 5355** (previously 4066, 4232, 4233, 4239, 4240 and 238) corresponding to **R.S. Dag No. 169 under to R.S. Khatian No. 430 of Mouza - Panchpota**, J.L. No. 42, Police Station - Sonarpur now Narendrapur, District - South 24 Parganas, Kolkata - 700152. The said plot of land is shown, delineated and depicted with red colour 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 : Land of Fatik Chakraborty;

On the South : Plot of R.S Dag No. 169(P).

On the East : Plot of R.S. Dag No. 169(P).

On the West : 30 feet wide Dhalai Bridge to Engineering College Road.



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A.D.R. Gupta
South 24 Parganas

7 JAN 2023

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- 700 150 .

For SURAKHA CONSTRUCTION
Santhosh Kumar Samir Salun
Partner Partner

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

Samar Das

SAMAR DAS,

Advocate,

High Court, Calcutta.

Enrollment No. WB/91/05.

Signature of the Declarant



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

7 JAN 2023

SITE PLAN SHOWING BOUNDARY MEASUREMENTS
AT HOLDING NO - 658, PANCHPOTA, MOUZA-PANCHPOTA,
WARD NO.-3, R.S. DAG NO.-169, L.R. DAG.NO.-184, R.S KHATIAN NO.-430,
L.R.KHATIAN NO.-,5355, J.L NO.-42, P.S.- NARENDRAPUR,
DIST.-SOUTH 24 PARGANAS, UNDER- RAJPUR SONARPUR MUNICIPALITY.

AREA OF LAND : 04 Cottah.- 15 Chhattak- 37 sqft. = 333.761 SQ.M. (M/L)

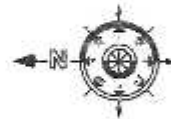
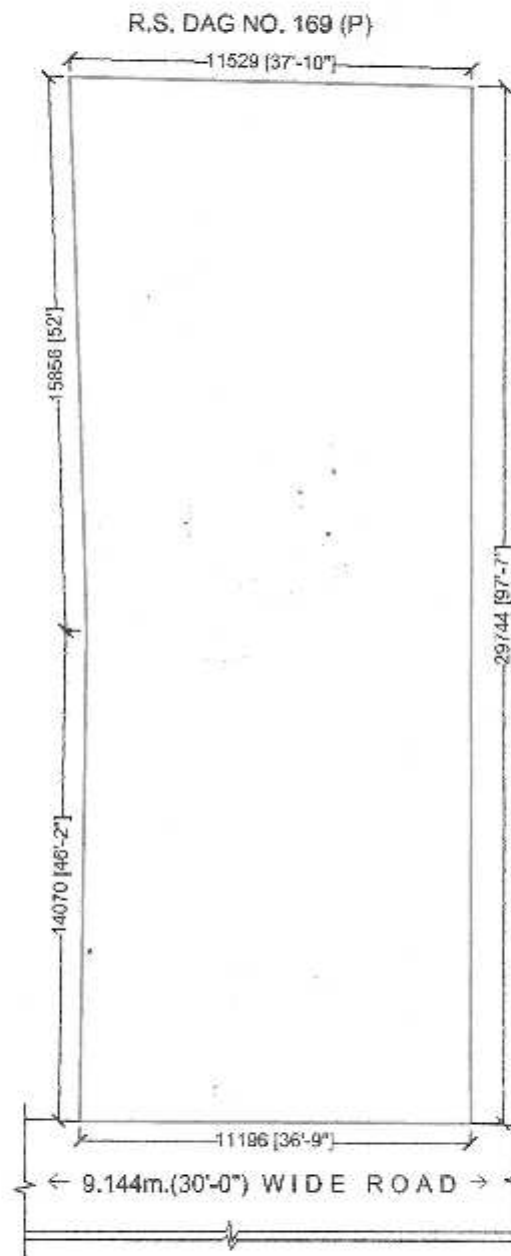
BOUNDARY LINE SHOWN IN RED BORDER



SCALE :-1:200



LAND OF FATIK CHAKRABORTY



For SURAKHA CONSTRUCTION
South Sark Samir Sarda
Partner Partner

SIGNATURE OF OWNER

Santanu Sardar
SANTANU SARDAR
CIVIL ENGINEER (B.TECH)
E.B.S. NO. 842 (CLASS-III)
RAJPUR SONARPUR MUNICIPALITY
DRAWN BY-



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A.D.S.R. Office
South 24, Pargana

7 JAN 2023



Left
Hand

Right
Hand

Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger

NAME : MR. SURATH SARDAR

SIGNATURE : *Surath Sardar*



Left
Hand

Right
Hand

Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger

NAME : MR. SAMIR SARDAR

SIGNATURE : *Samir Sardar*





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

7 JAN 2023

PERMANENT ACCOUNT NUMBER
AQQPS5976F



SURATH SARDAR

MAHIM CHANDRA SARDAR

Stalin

Surath Sarki

Surath Sarki



Samir Salan



For SURAKHA CONSTRUCTION
Samir Salan *Samir Salan*
Partner Partner

Major Information of the Deed

Deed No :	I-1629-00125/2023	Date of Registration	17/01/2023
Query No / Year	1629-2000135223/2023	Office where deed is registered	
Query Date	17/01/2023 9:12:19 AM	A.D.S.R. GARIA, 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. 1/-	Rs. 64,35,003/-		
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 :

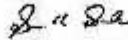
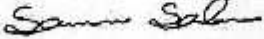
District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Dhalai Bridge to Engg. College Road, Mouza: Panchapota, , Ward No: 3, Holding No:658 JI No: 42, Pin Code : 700152

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-184 (RS :-)	LR-5355	Bastu	Bastu	8.25 Dec	1/-	64,35,003/-	Width of Approach Road: 30 Ft.,
Grand Total :					8.25Dec	1 /-	64,35,003 /-	

Declarant Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SURAKHA CONSTRUCTION Surakha Apartment, 492, Madhya Balia., City:- Not Specified, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 ,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 Surath Sardar Son of Late Mahim Sardar Date of Execution - 17/01/2023, , Admitted by: Self, Date of Admission: 17/01/2023, Place of Admission of Execution: Office	Photo  Jan 17 2023 11:15AM	Finger Print  LTI 17/01/2023	Signature  17/01/2023
Rekha Neer, 37, Nafar Chandra Naskar Road,, City:- Not Specified, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SURAKHA CONSTRUCTION (as Partner)				
2	Name Mr Samir Sardar (Presentant) Son of Mr Surath Sardar Date of Execution - 17/01/2023, , Admitted by: Self, Date of Admission: 17/01/2023, Place of Admission of Execution: Office	Photo  Jan 17 2023 11:15AM	Finger Print  LTI 17/01/2023	Signature  17/01/2023
Rekha Neer, 37, Nafar Chandra Naskar Road,, City:- Not Specified, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SURAKHA CONSTRUCTION (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Samar Das Son of Mr S G Das High Court, Calcutta, City:- Not Specified, P.O:- Gpo, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001			
	17/01/2023	17/01/2023	17/01/2023
Identifier Of Mr Surath Sardar, Mr Samir Sardar			

Land Details as per Land Record

*District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Dhalai Bridge to Engg. College Road, Mouza: Panchapota, , Ward No: 3, Holding No:658 JI No: 42, Pin Code : 700152

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 184, LR Khatian No:- 5355	Owner:শুরক্ষা কনস্ট্রাকশন, Gurdian:পক্ষে পাউনারস, Address:নিজ , Classification:শালি, Area:0.08000000 Acre,	SURAKHA CONSTRUCTION

On 17-01-2023

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 11:11 hrs on 17-01-2023, at the Office of the A.D.S.R. GARIA by Mr Samir Sardar ,

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

Execution is admitted on 17-01-2023 by Mr Surath Sardar, Partner, SURAKHA CONSTRUCTION (Partnership Firm), Surakha Apartment, 492, Madhya Balia,, City:- Not Specified, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

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

Execution is admitted on 17-01-2023 by Mr Samir Sardar, Partner, SURAKHA CONSTRUCTION (Partnership Firm), Surakha Apartment, 492, Madhya Balia,, City:- Not Specified, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr Samar Das, , , Son of Mr S G Das, High Court, Calcutta, P.O: Gpo, Thana: Hare Street, , 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 10.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 857, Amount: Rs.10.00/-, Date of Purchase: 05/01/2023, Vendor name: Sankar Kumar Sarkar



Kamalika Datta
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 1629-2023, Page from 8325 to 8337
being No 162900125 for the year 2023.



Kamalika Datta

Digitally signed by Kamalika Datta
Date: 2023.01.17 12:56:58 +05:30
Reason: Digital Signing of Deed.

(Kamalika Datta) 2023/01/17 12:56:58 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
West Bengal.

(This document is digitally signed.)
