

0502-13248/24

7-12805/24



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

29AA 711793

Certified that the document is
admitted to registration. The
Signature Sheet and endorsement
Sheet which are attached to this
document are the part of this
document.

A.B.S.A. Howrah

04 DEC 2024

DEED OF DECLARATION OF BOUNDARY

Police Station Nischinda, Previously Bally, District Howrah

This Deed of Declaration is made on this 04th day of
December, 2024 A.D.

১৪৩৬ তার ২১.৩.২৩

ক্রম - ৩১ / ৩১৩১

ঠিকানা

ঘানা

তার

তার

স্বাক্ষর করেছেন

অরুণ সরকার
হাওড়া মেমোরি
হাওড়া কোর্ট কমপ্লেক্স

A.B. CONSTRUCTION
Ghoshpara Vivekpally,
Ghoshpara, P.S.-Nischinda,
Giriy, Dist.- Howrah. Pin-711227

এই সনদটি স্বাক্ষর করা হয়েছে এবং সনদটি স্বাক্ষর করা হয়েছে
এই সনদটি স্বাক্ষর করা হয়েছে এবং সনদটি স্বাক্ষর করা হয়েছে
এই সনদটি স্বাক্ষর করা হয়েছে এবং সনদটি স্বাক্ষর করা হয়েছে
এই সনদটি স্বাক্ষর করা হয়েছে এবং সনদটি স্বাক্ষর করা হয়েছে

স্বাক্ষর

১৪৩৬ ৩১.৩.২৩



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In respect of **ALL THAT** piece and parcel of definite demarcated area of **Bastu Land** measuring about **9.20 Decimal**, be the same a little more or less, together with one R.T. Shed structure measuring about 100 Sq. Ft. standing thereon, appertaining to **R.S. Dag No. 3071**, corresponding to **L.R. Dag No. 5612**, under **L.R. Khatian Nos. 10174, 12989, 13154, 17064, 74723 and 74724**, situated at **Mouza Bally, J.L. No. 14**, within the **Police Station Nischinda** (previously under Bally P.S.), in the **District of Howrah**, within the limit of **Nischinda Gram Panchayet**, under the jurisdiction of the District Sub-Registry Office and the Additional District Sub-Registry Office at Howrah, together with all other rights of easement, quasi easement, appurtenances, appendages as well as right to use of adjacent common passage attached thereto;

WE, (1) SRI SANDIP KUMAR DUTTA (having his **PAN - ACMPD7457L** and **AADHAR CARD NO. 2692 9687 8051**), by Occupation Service, residing at Arunava Sarani, Post Office Ghoshpara, Police Station Nischinda, in the District of Howrah, Pin Code No. 711 227, **(2) SRI PRADIP KUMAR DUTTA** (having his **PAN - AKUPD8723H** and **AADHAR CARD NO. 6590 7001 7511**), by Occupation Retired Person, residing at 67 Shyamnagar Road, Bangur Avenue, South Dum Dum, in the City of Kolkata, in the District of North 24 Parganas, Pin Code No. 700 055. **(3) SRI PRATYUSH KUMAR DUTTA** (having his **PAN - ADHPD7621G** and **AADHAR CARD NO. 4445 3509 1454**), by Occupation Retired Person, residing at Arunava Sarani, Post Office Ghoshpara, Police Station Nischinda, in the District of Howrah, Pin Code No. 711 227, **(4) SRI PRASANTA KUMAR DUTTA** (having his **PAN - ACRPD5643B** and **AADHAR CARD NO. 8650 8712 8364**), by Occupation Retired Person, residing at Arunava Sarani, Post Office Ghoshpara, Police Station



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Nischinda, in the District of Howrah, Pin Code No. 711 227, (1) to (4) all are sons of Late Aditya Prakash Dutta, (5) **SMT. PUSPITA DEY** (having her **PAN - AVUPD7742B** and **AADHAR CARD NO. 2497 2855 8042**), daughter of Late Pranab Kumar Dutta, by Occupation Housewife, residing at 15Y, Nimtala Lane, Beadon Street, in the City of Kolkata, Pin Code No. 700 006, and (6) **MISS. AJANTA DUTTA** (having her **PAN - AZYPD4899F** and **AADHAR CARD NO. 8468 7100 2430**), daughter of Late Pranab Kumar Dutta, by Occupation Family Pensioner, residing at Dakshin Joypur Bill, Liluah, in the District of Howrah, Pin Code No. 711 227, all by Nationality Indian, all by faith Hindu, **represented by our constituted Lawful Attorney M/S. A. B. CONSTRUCTION**, a sole Proprietorship Firm, having its office at Ghoshpara (Bibekpally), Post office Ghoshpara, Police Station Nischinda District Howrah, PIN Code - 711 227, represented by its sole Proprietor **SRI ACHINTYA KUMAR MONDAL**, (having his **PAN AOFPM9393H** and **AADHAAR CARD NO.2050 7668 8290**), Son of Kushadhwaja Mondal, by faith - Hindu, by occupation - Business, residing at Nischinda Bibek Pally Ghoshpara, Post Office Ghoshpara, within Police Station Nischinda, in the District of Howrah, Pin Code 711 227, do hereby jointly declare and solemnly affirm as follows :-

A) That the plan submitted herewith may kindly be accepted for record and the same is the **Final Boundary Plan** in respect of the **ALL THAT** piece and parcel of definite demarcated area of **Bastu Land** measuring about **9.20 Decimal**, be the same a little more or less, together with one R.T. Shed structure measuring about 100 Sq. Ft. standing thereon, appertaining to **R.S. Dag No. 3071**, corresponding to **L.R. Dag No. 5612**, under **L.R. Khatian Nos. 10174, 12989, 13154, 17064, 74723 and 74724**, situated at **Mouza Bally, J.L. No. 14**, within the **Police Station Nischinda** (previously under Bally P.S.), in the

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Bhavnagar



District of Howrah, within the limit of **Nischinda Gram Panchayet**, under the jurisdiction of the District Sub-Registry Office and the Additional District Sub-Registry Office at Howrah, together with all other rights of easement, quasi easement, appurtenances, appendages as well as right to use of adjacent common passage attached thereto;

B) That we have become the joint owners as well as occupiers in respect of **ALL THAT** piece and parcel of definite demarcated area of **Bastu Land** measuring about **9.20 Decimal**, be the same a little more or less, together with one R.T. Shed structure measuring about 100 Sq. Ft. standing thereon, appertaining to **R.S. Dag No. 3071**, corresponding to **L.R. Dag No. 5612**, under **L.R. Khatian Nos. 10174, 12989, 13154, 17064, 74723 and 74724**, situated at **Mouza Bally, J.L. No. 14**, within the **Police Station Nischinda** (previously under Bally P.S.), in the **District of Howrah**, within the limit of **Nischinda Gram Panchayet**, under the jurisdiction of the District Sub-Registry Office and the Additional District Sub-Registry Office at Howrah, together with all other rights of easement, quasi easement, appurtenances, appendages as well as right to use of adjacent common passage attached thereto by virtue of the following acts:-

1) **WHEREAS** originally one **Sri Shyamna Charan Khanra** was the occupier of Land under the Zamindership of **Sri Sarat Chandra Paramanick** by paying Taxes to the said Zaminder in respect of Land measuring about **01 Bigha** who recorded his name in the record of Government of West Bengal, under **R.S. Khatian No. 5532**, situated at **Mouza Bally (Dulepara), J.L. No. 14**, within the then Police Station Bally, in the District of Howrah, within the limit of the then Bally Union Board, under the jurisdiction of the District Registry Office and the District Sub-Registry Office at Howrah,

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together with all easement rights, title, interest and right to use of passage and quasi easement rights attached thereto. Thereafter the said **Shyama Charan Khanra** died intestate leaving behind his widow & sons and due to their lawful necessity of liquid money, they jointly sold, transferred and conveyed the aforesaid property, in favour of one **Smt. Saraswati Dasi**, by virtue of a Registered Deed of Sale in the year 1942. Thus she has become the true and lawful owner as well as occupier in respect of the aforesaid property and since then she has been seized and possessed the same in peaceful and uninterrupted manner, without any obstruction and/or hindrance from any corner whatsoever.

2) **AND WHEREAS** after acquisition of specific title in respect of the aforesaid property in the aforesaid peaceful and uninterrupted manner, said **Smt. Saraswati Dasi** had been duly possessing and/or enjoying the same in peaceful and uninterrupted manner over more than 12 years. Thereafter due to her lawful necessity of money, sold, transferred and conveyed the aforesaid property, free from all sorts of encumbrances, charges and liabilities, liens, lispendence and attachment of any kind whatsoever, in favour of one **Smt. Golap Moyee Devi alias Golap Moyee Devi**, at the then highest available market price on 08.12.1947 who purchased the same against payment of her Stridhan as Consideration amount and since then she seized and possessed the same in peaceful and uninterrupted manner by paying Government revenues and Taxes to the authority concerned.

3) **AND WHEREAS** while thus being lawfully seized and possessed of the aforesaid property in the aforesaid peaceful and uninterrupted manner, said **Smt. Golap Moyee Devi alias Golap Moyee Devi**, due to her urgent lawful necessity of liquid money, decided and declared to sell her



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aforesaid property, free from all sorts of encumbrances, charges and liabilities, liens, lispence and attachment of any kind whatsoever and the said property is absolutely clear, free and marketable title and being informed by the aforesaid information and relying upon the aforesaid declaration and relevant documents, one **Sri Aditya Prakash Dutta**, resident of 129/1A, Kaital Para Road, Post Office Bally, Police Station the then Bally, in the District of Howrah, became very much interested to purchase the aforesaid property at the then highest available market price and offered to the Landowner to sell the property which the aforesaid Land Owner accepted, agreed and confirmed. Accordingly one Bengali Deed of Sale dated 09th January, 1959 A.D. corresponding to 24th Poush, 1365 B.S. has been executed and registered amongst themselves, duly registered before the office of the Sub-Registrar at Howrah and recorded therein vide **Book No. I, Volume No. 10, Pages from 35 to 38, Being No. 132, for the year 1959.**

4) **AND WHEREAS** by virtue of the aforesaid Deed of Sale dated 09.01.1959, said **Sri Aditya Prakash Dutta** became the true and lawful owner as well as well as occupier in respect of **ALL THAT** piece and parcel of Land measuring about **08 Cottahs or 13.20 Decimals**, be the same a little more or less, appertaining to **R.S. Dag No. 3071** measuring about **9.20 Decimals** and **R.S. Dag No. 3072** measuring about **4.00 Decimals**, be the same a little more or less, both under **R.S. Khatian No. 5532**, situated at Mouza Bally, **J.L. No. 14**, within the then Police Station Bally (presently at Nischinda), in the District of Howrah, within the limit of Nischinda Gram Panchayet, under the jurisdiction of the District Sub-Registry Office and the Additional District Sub-Registry Office at Howrah together with all easement rights, title, interest and right to use of passage and quasi easement rights attached thereto and seized and possessed



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peacefully and without interruption from any corner as of right by exercising all sorts of overt acts by paying Government revenues and Taxes to the authority concerned.

5) AND WHEREAS while thus being lawfully seized and possessed of the aforesaid property in the aforesaid peaceful and uninterrupted manner, said **Sri Aditya Prakash Dutta** bequeathed the aforesaid property, in favour of his 06 (Six) sons viz. (1) **Sri Sandip Kumar Dutta**, (2) **Sri Pradip Kumar Dutta**, (3) **Sri Pratyush Kumar Dutta**, (4) **Sri Prasanta Kumar Dutta**, (5) **Partha Kumar Dutta** and (6) **Sri Pranab Kumar Dutta**, by virtue of an unregistered Will on 01.09.1963 in which **Sri Pranab Kumar Dutta** and **Sri Pratyush Kumar Dutta** were the Executors, wherein it was clearly mentioned that only all the above mentioned 06 (Six) sons will be entitled to be the Owners of the aforesaid Land in equal Share each.

6) AND WHEREAS subsequently after demise of said **Aditya Prakash Dutta**, both the Executors of the aforesaid Will viz. **Sri Pranab Kumar Dutta** and **Sri Pratyush Kumar Dutta** filed one Probate Case Being No. 84 of 1979 on 18.04.1979, before the Hon'ble High Court at Calcutta to obtain the Decree of the aforesaid Probate Case in which the just and proper Decree was passed on 4th May, 1979 by the Hon'ble High Court at Calcutta, in favour of the 06 (Six) sons viz. (1) **Sri Sandip Kumar Dutta**, (2) **Sri Pradip Kumar Dutta**, (3) **Sri Pratyush Kumar Dutta**, (4) **Sri Prasanta Kumar Dutta**, (5) **Partha Kumar Dutta** and (6) **Sri Pranab Kumar Dutta**, declaring them as joint owners having equal Share each. Accordingly a Certificate of the aforesaid Probate Case Being No. 84 of 1979 was issued on 6th June 1979 by the Hon'ble High Court at Calcutta. Thus all the aforesaid 06 (Six) sons of Late **Aditya Prakash Dutta** viz. (1) **Sri**



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Sandip Kumar Dutta, (2) Sri Pradip Kumar Dutta, (3) Sri Pratyush Kumar Dutta, (4) Sri Prasanta Kumar Dutta, (5) Partha Kumar Dutta and (6) Sri Pranab Kumar Dutta became the lawful joint owners as well as occupiers of the aforesaid property and since then they have been jointly seized and possessed the same peacefully and uninterruptedly to the extent of their undivided $1/6^{\text{th}}$ share each.

7) **AND WHEREAS** after acquisition of title in respect of the aforesaid property in the aforesaid joint manner, (1) Sri Sandip Kumar Dutta, (2) Sri Pradip Kumar Dutta, (3) Sri Pratyush Kumar Dutta, (4) Sri Prasanta Kumar Dutta, (5) Partha Kumar Dutta and (6) Sri Pranab Kumar Dutta have been enjoying various overt acts over the same not only by paying Government Revenues, taxes before the concern authority but also duly mutated their names in the record of the office of the B.L. & L.R.O. Bally-Jagacha under Government of West Bengal and accordingly New L.R. Khatian Numbers have been allotted in their favour, which have been stated as follows:-

<u>Sl. No.</u>	<u>Name</u>	<u>L.R. Dag No.</u>	<u>New L.R. Khatian No.</u>
1.	Sri Sandip Kumar Dutta	5612 & 5613	17064
2.	Sri Pradip Kumar Dutta	5612 & 5613	12989
3.	Sri Pratyush Kumar Dutta	5612 & 5613	13154
4.	Sri Prasanta Kumar Dutta	5612 & 5613	10174
5.	Sri Partha Kumar Dutta	5612 & 5613	12367
6.	Sri Pranab Kumar Dutta	5612 & 5613	13187

8) **AND WHEREAS** while thus being lawfully seized and possessed of the



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aforesaid property in the aforesaid joint manner, the aforesaid **Pranab Kumar Dutta** died intestate on 30.10.2019 leaving behind him his 02 (Two) Daughters viz. (1) **Smt. Ajanta Dutta** and (2) **Smt. Puspita Dey**, as his legal heirs to inherit his estate according to the Law of Inheritance, governed under the **Hindu Succession Act, 1956**. Be it mentioned that wife of said **Pranab kumar Dutta** (since deceased) viz. **Rakha Dutta** predeceased him on 29.01.2019. Thus the legal heirs of Late Pranab Kumar Dutta viz. **Smt. Ajanta Dutta** and **Smt. Puspita Dey** became the joint lawful owners as well as occupiers of $1/6^{\text{th}}$ share of Said Property, left by Late Pranab Kumar Dutta. Since they have been enjoying various overt acts over the same not only by paying Government Revenues, taxes before the concerned authority but also duly mutated their names in the record of the office of the B.L. & L.R.O. Bally-Jagacha under the Government of West Bengal and accordingly New L.R. Khatian Numbers have been allotted as **L.R. Khatian No. 74723** in the name of **Smt. Ajanta Dutta** and **L.R. Khatian No. 74724** in the name of **Smt. Puspita Dey**.

9) **AND WHEREAS** thereafter said **Sri Partha Kumar Dutta**, out of love and affection decided to Gift his undivided share over the aforesaid property i.e. **ALL THAT** piece and parcel of Land measuring about **1.50 Decimals**, appertaining to **R.S. Dag No. 3071**, corresponding to **L.R. Dag No. 5612** and **0.66 Decimal** appertaining to **R.S. Dag No. 3072**, corresponding to **L.R. Dag No. 5613**, under **R.S. Khatian No. 5532**, corresponding to **L.R. Khatian No. 12367**, situated at **Mouza Bally, J.L. No. 14**, within the Police Station Bally (presently at Nischinda), in the District of Howrah, within the limit of Nischinda Gram Panchayat, under the jurisdiction of the District Sub-Registry Office and the Additional District Sub-Registry Office at Howrah together with all easement rights, title, interest and right to use of passage and quasi easement rights attached thereto, in favour of his beloved brother



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viz. **Sri Sandip Kumar Dutta** who accepted the Gift gladly. Accordingly one Deed of Gift dated 21.06.2024 has been executed and registered between themselves, which has been registered before the office of the **Additional District Sub-Registrar at Howrah** and recorded in the said office vide **Book No. I, Volume No. 0502-2024, Pages from 201018 to 201044, Being No. 050206497 for the year 2024.**

10) AND WHEREAS by virtue of the aforesaid registered **Deed of Gift** dated 21.06.2024, said **Sri Sandip Kumar Dutta** has become the lawful joint owner as well as occupier of Land measuring about **3.00 Decimals** (1.50 Decimal + 1.50 Decimal) appertaining to **R.S. Dag No. 3071** corresponding to **L.R. Dag No. 5612 under R.S. Khatian No. 5532, corresponding to L.R. Khatian No. 17064**, lying and situated at **Mouza Bally, J.L. No. 14**, within Police Station Nischinda (previously under Bally P.S.), in the District of Howrah, within the limit of Nischinda Gram Panchayat, under the jurisdiction of the District Sub-Registry Office and the Additional District Sub-Registry Office at Howrah together with all easement rights, title, interest and right to use of passage and quasi easement rights attached thereto and accordingly he has been seized and possessed the same peacefully and uninterruptedly in joint manner with the other co-sharers and also recorded his gifted share of Land in the record of L.R. R.O.R in L.R. Khatian No. 17064. Thus his total share of Land recorded as 03 Decimals.

11) AND WHEREAS after acquisition of title in the aforesaid manner, to extract maximum benefit over the Schedule mentioned property we have jointly decided to Develop the Said property by constructing a multi storied Building thereon but due to paucity of fund we have offered to **M/s. A.B. Construction** to undertake the Development and Construction Work over the Schedule mentioned property who accepted the same. According an



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II

Agreement for Development under certain Terms and Condition embodied therein was executed and registered between the parties on **24.06.2024** before the office of the Additional District Sub-Registrar at Howrah and recorded therein vide **Book No. – I, Volume No. – 0502-2024, Pages from 208790 to 208842, Being No. 050206549 for the year 2024** followed by a **Development Power of Attorney** which was also executed and registered between the parties on **24.06.2024** before the office of the Additional District Sub-Registrar at Howrah and recorded therein vide **Book No. – I, Volume No. – 0502-2024, Pages from 203799 to 203822 Being No. 050206555 for the year 2024**, conferring powers as embodied therein. On the basis of the aforesaid Registered Development Power of Attorney, the Developer is empowered to register this Deed of Declaration of Boundary.

C) That we state that our aforesaid property in respect of ALL THAT piece and parcel of **Bastu Land containing a total area measuring about **09.20 Decimals**, be the same a little more or less.**

D) The present actual area of the aforesaid property measuring about **09.20 Decimals, be the same a little more or less, which is fully mentioned herein below and fully delineated as well as depicted or demarcated in the Plan annexed herewith by "RED" colour being made **PART** of this Declaration.**

E) That the aforesaid property is fully free from all encumbrances.

F) That the aforesaid declaration will be binding on our legal heirs, executors, representatives and assigns.

G) That we do hereby declare that we shall abide by the rules & regulations, formulated by the Nischinda Gram Panchayet, Howrah Zilla Parishad or any other competent authority/ies, as per Law.

H) THE RESPONSIBILITY OF THE GENUINENESS OF ALL THE FACTS SOLELY LIES ON THE DECLARATION OF THIS DEED. NO CHANGE



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OF MEASUREMENT AND POSITIONAL CHANGE HAS BEEN OCCURRED DUE TO THIS DECLARATION.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of definite demarcated area of **Bastu Land** measuring about **9.20 Decimal**, be the same a little more or less, together with one R.T. Shed structure measuring about 100 Sq. Ft. standing thereon, appertaining to **R.S. Dag No. 3071**, corresponding to **L.R. Dag No. 5612**, under **L.R. Khatian Nos. 10174, 12989, 13154, 17064, 74723 and 74724** situated at **Mouza Bally, J.L. No. 14**, within the **Police Station Nischinda** (previously under Bally P.S.), in the **District of Howrah**, within the limit of **Nischinda Gram Panchayet**, under the jurisdiction of the District Sub-Registry Office and the Additional District Sub-Registry Office at Howrah, together with all other rights of easement, quasi easement, appurtenances, appendages as well as right to use of adjacent common passage attached thereto, delineated in the annexed sketch and **marked with "RED" Border**, is annexed herewith being **PART** of this document which is butted and bounded in the manner as follows:-

ON THE NORTH	: 23 Feet Metal Road.
ON THE SOUTH	: Property of Netai Bose.
ON THE EAST	: Property of Gour Majumder.
ON THE WEST	: 23 Feet Metal Road.

ON THE NORTHERN BOUNDARY LINE:- 72:7 FEET
ON THE SOUTHERN BOUNDARY LINE:- 83:4 FEET
ON THE EASTERN BOUNDARY LINE:- 50:9 FEET
ON THE WESTERN BOUNDARY LINE :- 48:0 FEET

A.C. CONSTRUCTION
 Achin Kuma Mondal
 Proprietor



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Howrah

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IN WITNESS WHEREOF WE put our signatures through our Constituted Lawful Attorney and hands and seals in the **DEED OF DECLARATION FOR BOUNDARY LINE** on the day, month and year first above written.

Witnesses: -

1. Anil Das
Bally Howrah

2. Anupam Chakraborty
Murugan, Hooghly

For all the aforesaid Land Owners viz.

(1) Sri Sandip Kumar Dutta, (2) Sri Pradip Kumar Dutta, (3) Sri Pratyush Kumar Dutta, (4) Sri Prasanta Kumar Dutta, (5) Smt. Ajanta Dutta and (6) Smt. Puspita Dey

A.B. CONSTRUCTION

Achintya Kumar Mondal
Proprietor

**SIGNATURE OF THE CONSTITUTED
LAWFUL ATTORNEY/DECLARANT**

Drafted and Prepared by me in my office
on the basis of photocopy of original Documents,
provided by the Landowner.

Suresh Samanta

**ADVOCATE,
JUDGES COURT, HOWRAH,
ENROLLMENT NO:- 108.F.526/95**



Additional District Sub-Registrar
Howrah
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**DECLARATION PLAN AT L.R. DAG NO. - 5612, L.R. KHATIAN NO.:- 13154,
10174,12989,17064,74723,74724 J.L. NO.- 14, MOUZA - BALLY, P.S. - BALLY,
DIST. - HOWRAH.**



SCALE:-1:200

NAME OF OWNER :- SANDIP DUTTA AND OTHERS

**CONFIRMING PARTY :- A.B. CONSTRUCTION
PROPRIETOR : ACHINTYA KUMAR MONDAL**

LAND AREA = 9.2 SATAK = 372.649 SQ.MT.



A.B. CONSTRUCTION

Achintya Kumar Mondal
Proprietor

**DRAWN BY:-
SUMITA ROY**



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Howrah

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Major Information of the Deed

Deed No :	I-0502-12805/2024	Date of Registration	04/12/2024
Query No / Year	0502-2003074958/2024	Office where deed is registered	
Query Date	04/12/2024 12:35:29 PM	A.D.S.R. HOWRAH, District: Howrah	
Applicant Name, Address & Other Details	Achintya Kumar Mondal 21/5, Narasingha Bose Lane, Thana : Howrah, District : Howrah, WEST BENGAL, PIN - 711101, Mobile No. : 9433419320, Status : Attorney of Claimant		
Transaction	Additional Transaction		
[0901] Declaration, Declaration relating to immovable property			
Set Forth value	Market Value		
Rs. 7/-	Rs. 44,46,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20/- (Article 4)	Rs. 7/- (Article E)		
Remarks			

Land Details :

District: Howrah, P.S.- Bailly, Gram Panchayat: BALI, Mouza: Bali(Part), JI No: 14, Pin Code : 711227

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-5612 (RS :-)	LR-10174	Bastu	Bastu	1.5 Dec	1/-	7,20,000/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,
L2	LR-5612 (RS :-)	LR-74723	Bastu	Bastu	1.5 Dec	1/-	7,20,000/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,
L3	LR-5612 (RS :-)	LR-12989	Bastu	Bastu	1.5 Dec	1/-	7,20,000/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,
L4	LR-5612 (RS :-)	LR-13154	Bastu	Bastu	1.6 Dec	1/-	7,68,000/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,
L5	LR-5612 (RS :-)	LR-74724	Bastu	Bastu	1.6 Dec	1/-	7,68,000/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,
L6	LR-5612 (RS :-)	LR-17064	Bastu	Bastu	1.5 Dec	1/-	7,20,000/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,
		TOTAL :			9.2Dec	6 /-	44,16,000 /-	
		Grand Total :			9.2Dec	6 /-	44,16,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4, L5, L6	100 Sq Ft	1/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	30,000 /-	

Declarant Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Mr Sandip Kumar Datta Son of Late Aditya Prakash Dutta Arunava Sarani, City:- Howrah, P.O:- Ghoshpara, P.S:-Bally, District:-Howrah, West Bengal, India, PIN:- 711227 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Aadhaar No: 26xxxxxxxx8051, Status: Individual, Executed by: Attorney, Executed by: Attorney
2	Mr Pradip Kumar Dutta Son of Late Aditya Prakash Dutta 67, Shyamnagar Road Bangur Avenue, City:- Not Specified, P.O:- South Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Aadhaar No: 65xxxxxxxx7511, Status: Individual, Executed by: Attorney, Executed by: Attorney
3	Mr Pratyush Kumar Datta Son of Late Aditya Prakash Dutta Arunava Sarani, City:- Howrah, P.O:- Ghosh Para, P.S:-Bally, District:-Howrah, West Bengal, India, PIN:- 711227 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Aadhaar No: 44xxxxxxxx1454, Status: Individual, Executed by: Attorney, Executed by: Attorney
4	Mr Prasanta Kumar Dutta Son of Late Aditya Prakash Dutta Arunava Sarani, City:- Howrah, P.O:- Ghosh Para, P.S:-Bally, District:-Howrah, West Bengal, India, PIN:- 711227 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Aadhaar No: 86xxxxxxxx8364, Status: Individual, Executed by: Attorney, Executed by: Attorney
5	Mrs Puspita Dey Daughter of Late Pranab Kumar Dutta 15Y Nimtaia Lane, City:- Kolkata, P.O:- Beadon Street, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Aadhaar No: 24xxxxxxxx8042, Status: Individual, Executed by: Attorney, Executed by: Attorney
6	Mrs Ajanta Datta Daughter of Late Pranab Kumar Dutta Dakshin Joypurbill, City:- Howrah, P.O:- Joypurbill, P.S:-Liluah, District:-Howrah, West Bengal, India, PIN:- 711227 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Aadhaar No: 84xxxxxxxx2430, Status: Individual, Executed by: Attorney, Executed by: Attorney
7	A B Construction Ghoshpara Bibekpally, City:-, P.O:- Ghoshpara, P.S:-Bally, District:-Howrah, West Bengal, India, PIN:- 711227 Date of Incorporation: XX-XX-1XX0, PAN No.: axxxxxxx3h Aadhaar No Not Provided by UIDAI, Status: Organization, Executed by: Representative, Executed by: Representative

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20. *The evolution of the human brain: a review of the evidence* 1

Attorney Details :

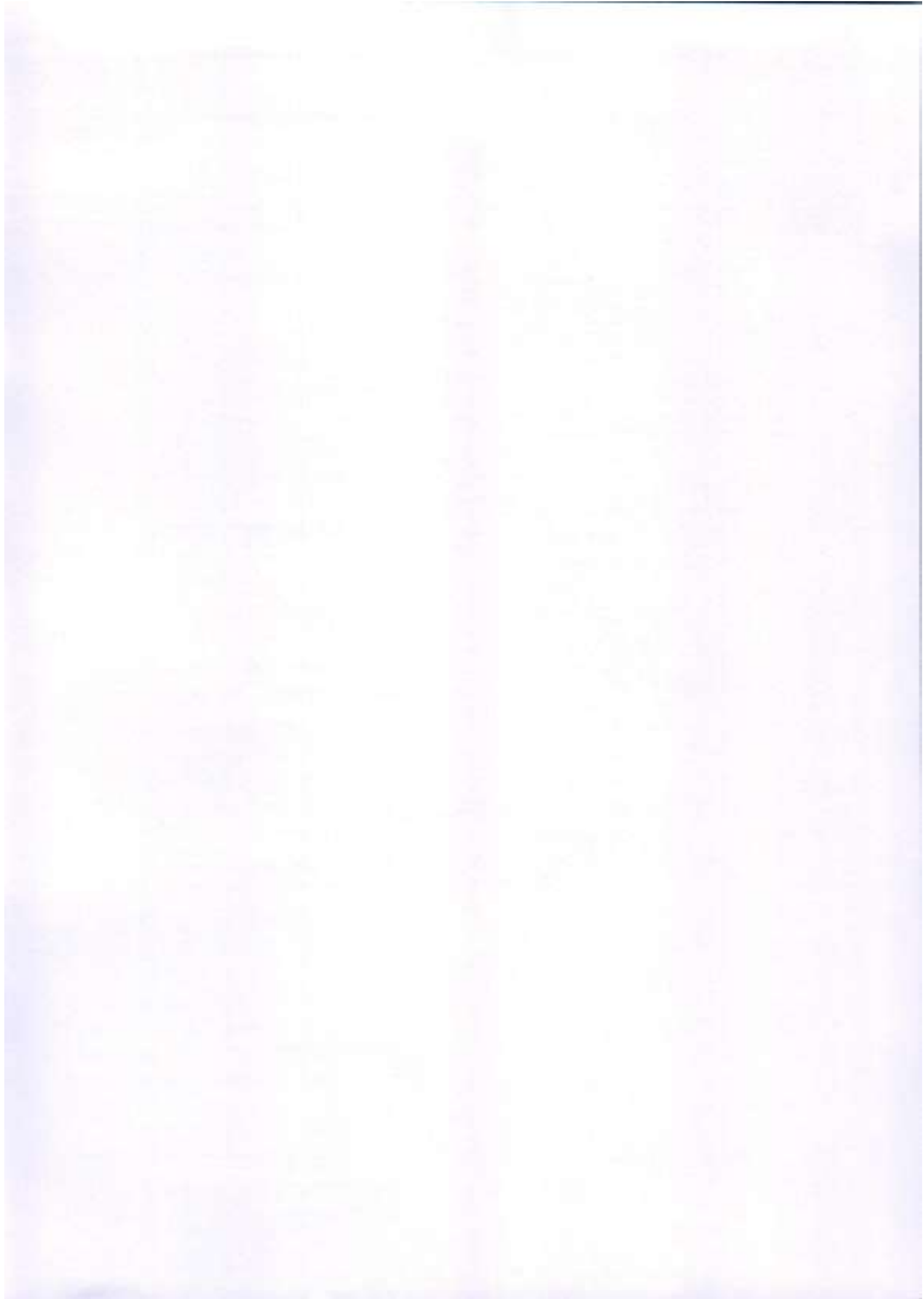
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Achintya Kumar Mondal (Presentant) Son of Mr. Kushadhwaja Mondal Date of Execution - 04/12/2024, , Admitted by: Self, Date of Admission: 04/12/2024, Place of Admission of Execution: Office	Photo 	Finger Print  Captured Dec 4 2024 4:15PM LTI 04/12/2024	Signature  04/12/2024
Bibek Pally, City:- , P.O:- Ghoshpara, P.S:-Bally, District:-Howrah, West Bengal, India, PIN:- 711227, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.:: a0xxxxxx3h, Aadhaar No: 20xxxxxxx8290 Status : Attorney, Attorney of : Mr Sandip Kumar Datta, Mr Pradip Kumar Dutta, Mr Pratyush Kumar Datta, Mr Prasanta Kumar Dutta, Mrs Puspita Dey, Mrs Ajanta Datta				

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Achintya Kumar Mondal Son of Mr. Kushadhwaja Mondal Date of Execution - 04/12/2024, , Admitted by: Self, Date of Admission: 04/12/2024, Place of Admission of Execution: Office	Photo 	Finger Print  Captured Dec 4 2024 4:15PM LTI 04/12/2024	Signature  04/12/2024
Bibek Pally Ghoshpara, City:- , P.O:- Ghoshpara, P.S:-Bally, District:-Howrah, West Bengal, India, PIN:- 711227, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.:: a0xxxxxx3h, Aadhaar No: 20xxxxxxx8290 Status : Representative, Representative of : A B Construction (as proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Animesh Das Son of Late: U.K Das Howrah, City:- Howrah, P.O:- Howrah, P.S:-Howrah, District:-Howrah, West Bengal, India, PIN:- 711227		 Captured 04/12/2024	 04/12/2024
Identifier Of Mr Achintya Kumar Mondal, Mr Achintya Kumar Mondal			



Land Details as per Land Record

District: Howrah, P.S:- Bally, Gram Panchayat: BALI, Mouza: Bali(Part), JI No: 14, Pin Code : 711227

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 5612, LR Khatian No:- 10174	Owner: শ্রী শ্রী, Gurdian: শ্রী শ্রী, Address: বালি, Classification: কৃষি, Area: 0.01500000 Acre,	Mr Prasanta Kumar Dutta
L2	LR Plot No:- 5612, LR Khatian No:- 74723	Owner: শ্রী শ্রী, Gurdian: শ্রী শ্রী, Address: বালি, Classification: কৃষি, Area: 0.00800000 Acre,	Mrs Ajanta Datta
L3	LR Plot No:- 5612, LR Khatian No:- 12989	Owner: শ্রী শ্রী, Gurdian: শ্রী শ্রী, Address: বালি, Classification: কৃষি, Area: 0.01500000 Acre,	Mr Pradip Kumar Dutta
L4	LR Plot No:- 5612, LR Khatian No:- 13154	Owner: শ্রী শ্রী, Gurdian: শ্রী শ্রী, Address: বালি, Classification: কৃষি, Area: 0.01600000 Acre,	Mr Pratyush Kumar Datta
L5	LR Plot No:- 5612, LR Khatian No:- 74724	Owner: শ্রী শ্রী, Gurdian: শ্রী শ্রী, Address: বালি, Classification: কৃষি, Area: 0.00800000 Acre,	Mrs Puspita Doy
L6	LR Plot No:- 5612, LR Khatian No:- 17064	Owner: শ্রী শ্রী, Gurdian: শ্রী শ্রী, Address: বালি, Classification: কৃষি, Area: 0.03000000 Acre,	Mr Sandip Kumar Datta

Endorsement For Deed Number : I - 050212805 / 2024

On 04-12-2024

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 13.56 hrs. on 04-12-2024, at the Office of the A.D.S.R. HOWRAH by Mr. Achintya Kumar Mondal.

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

Execution is admitted on 04-12-2024 by Mr Achintya Kumar Mondal, proprietor, A B Construction, Ghoshpara Bibekpally, City:- P.O:- Ghoshpara, P.S:-Bally, District:-Howrah, West Bengal, India, PIN:- 711227

Identified by Mr Animesh Das, , Son of Late U K Das, Howrah, P.O: Howrah, Thana: Howrah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711227, by caste Hindu, by profession Law Clerk

Executed by Attorney

Execution by Mr Achintya Kumar Mondal, , Son of Mr Kushadhwaja Mondal, Bibek Pally, P.O: Ghoshpara, Thana: Bally, , Howrah, WEST BENGAL, India, PIN - 711227, by caste Hindu, by profession Business as constituted attorney for 1. Mr Sandip Kumar Datta Arunava Sarani, P.O: Ghoshpara, Thana: Bally, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711227, 2. Mr Pradip Kumar Dutta 67, Shyamnagar Road Bangur Avenue, P.O: South Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, 3. Mr Pratyush Kumar Datta Arunava Sarani, P.O: Ghosh Para, Thana: Bally, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711227, 4. Mr Prasanta Kumar Dutta Arunava Sarani, P.O: Ghosh Para, Thana: Bally, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711227, 5. Mrs Puspita Dey 15Y Nimtala Lane, P.O: Beadon Street, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, 6. Mrs Ajanta Datta Dakshin Joypurbill, P.O: Joypurbill, Thana: Liluah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711227 is admitted by him

Identified by Mr Animesh Das, , Son of Late U K Das, Howrah, P.O: Howrah, Thana: Howrah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711227, by caste Hindu, by profession Law Clerk

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 4734, Amount: Rs.20.00/-, Date of Purchase: 21/03/2023, Vendor name: ARUN SARKAR


Provash Adhikary
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. HOWRAH
Howrah, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0502-2024, Page from 385085 to 385107

being No 050212805 for the year 2024.



Digitally signed by PROVASH ADHIKARY
Date: 2024.12.05 15:18:08 +05:30
Reason: Digital Signing of Deed.

(Provash Adhikary) 05/12/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. HOWRAH
West Bengal.

