

6231/2023

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अन्तिमपत्र पश्चिम बंगाल WEST BENGAL



AH 194128

11/11/2023
11:38
S. R. M. S.

Additional Registrar of
Assurances-IV, Kolkata

Certified that the Document is admitted of
Registration. The Signature Sheet and the
endorsement sheet attached to this document
are the part of this Document.

Additional Registrar of
Assurances-IV, Kolkata

4 MAY 2023

DECLARATION FOR BOUNDARY

THIS BOUNDARY DECLARATION is made on this the 4th day of May TWO
THOUSAND AND TWENTY-THREE (2023);

BY

Siddhartha
Mishra

31891

A. K. Dey
Advocate
High Court, Calcutta

NAME.....
ADD.....
Rs. *50/-* 28 APR 2023
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C.C. Court
2 & 3, K. S. Roy Road, Kol-1

28 APR 2023

28 APR 2023



[Handwritten signature]

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

4 MAY 2023

PARTHA SARATHI GHOSH (PAN ACWPG2898J), (Aadhar No 9246 9302 4078), son of Late Annada Prasad Ghosh, by faith-Hindu, by occupation- Professional, by nationality- Indian, residing at Gopalpur, Tentultala, Post Office - Rajarhat Gopalpur, Police Station - Narayanpur (previously Airport), District- North 24 Parganas, Kolkata 700136, West Bengal AND **SANKAR KUMAR GHOSH (PAN AFEPG1744A) (Aadhar No 8134 0348 6224)**, son of Late Annada Prasad Ghosh, by faith-Hindu, by occupation- Business, by nationality- Indian, residing at Gopalpur, Tentultala, Post Office - Rajarhat Gopalpur, Police Station - Narayanpur (previously Airport), District- North 24 Parganas, Kolkata 700136, being represented by his constituted attorney, **SIDDHARTH MINNI (PAN. ANLPM2612A, AADHAR NO. 4614 5801 9768)**, son of Sri Ashok Minni, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at 17/S, Basant Vihar Apartment, Block A, New Alipore, Post Office & Police Station - New Alipore, Kolkata 700053, West Bengal being the Director of Mini Construction Pvt Ltd a Company registered under the Companies Act, 1956/2013, having its office at 14, Bentinck Street, 5th Floor, Gujarat Mansion, Post Office - Esplanade, Police Station - Hare Street, Kolkata 700001, West Bengal nominated and constituted by a Development Power of Attorney dated 01.08.2022 recorded in Book No I Volume No 1904-2022 pages 802914 to 802938, being No. 190412263 for the year 2022 registered before the Additional Registrar Of Assurance IV, Office OF THE A.R.A -IV Kolkata, hereby solemnly affirm and declare as follows:

1. That we intend to submit Plan in respect of **ALL THAT** piece and parcel of land (demarcated in red border in the Site Plan annexed) admeasuring 22 Cottahs 12 Chittack 25 Sq Ft (more or less) situated in LR Dag Nos 2286 (14 Decimals) and 2287 (23.59 Decimal) at Mouza Gopalpur, JL No 2, Survey No 140, Touzi No 2998, L.R Khatian No 7038, 7039, 11180 and 11181, Tentultala, P.O Rajarhat Gopalpur, P.S. Narayanpur (previously Airport), North 24 Parganas, Kolkata 700136; Ward No 4, within the limits of Bidhannagar Municipal Corporation, ADSR Office Bidhan Nagar, Salt Lake City.

2. That the constituted attorney on behalf of the owner of demarcated premises is executing the present boundary declaration in supersession of previous declarations

made hereto before as to the boundary of the property and the boundary described below has been surveyed and duly shown in the annexed site plan.

3. The area of the land physically measures 22 Cottahs 12 Chittack 25 Sq Ft be the same a little more or less and the construction will be undertaken on the said demarcated land.

4. That there is no case pending in both civil/criminal courts for the above said premises. If any dispute arise then B.M.C will be liable to cancel the building sanction plan.

5. We propose to construct a building in the aforesaid premises. The actual boundary line of the property which is fully mentioned below and demarcated by red color and we shall be liable for dispute of any with my neighbour of this said land in future. The Bidhannagar Municipal Corporation will not be liable for any litigation over the said land and is at liberty to revoke the plan if any discrepancy arises and action with the law.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land (demarcated in red border in the Site Plan annexed) admeasuring 22 Cottahs 12 Chittack 25 Sq Ft (more or less) situated in LR Dag Nos 2286 (14 Decimals) and 2287 (23.59 Decimal) at Mouza Gopalpur, JL No 2, Survey No 140, Touzi No 2998, L.R Khatian No 7038, 7039, 11180 and 11181, Tentultala, P.O Rajarhat Gopalpur, P.S. Narayanpur (previously Airport), North 24 Parganas, Kolkata 700136; Ward No 4, within the limits of Bidhannagar Municipal Corporation, ADSR Office Bidhan Nagar, Salt Lake City and butted and bounded

by delineated in the map or plan hereto annexed and therein colored in RED bordered and the said land has the following measurements.

And butted and bounded by:

On the North: Land in Dag 2286 (P) and Dag 2287 (P)

On the South: Land in Dag 2279 and Dag 2277

On the East: 10 Metre Wide 91 Bus Road

On the West: Land in Dag No 2293

Length of the Boundaries as above.

North: (70431 mm approx); (231.07283 feet approx);

South: (76339 mm approx); (250.45604 feet approx);

East: (21231 mm approx); (69.655512 feet approx);

West: (21037 mm approx); (69.019029 feet approx);

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

Bme

As per KMC format

Signed this the 4th day of May 2023

WITNESSES:

1. Supriyo Das.
14, Bentinck Street,
Chhatra mansion,
Kolkata - 700001

2. Soumen Das
10, old Post Office St.
Col - 1

By the Pen of SIDDHARTH MINNI
As Constituted Attorney of
1) Partha Sarathi Ghosh
2) Sankar Kumar Ghosh

(Siddharth Minni)

DECLARANTS

Drafted by me

Plaban Basu

Plaban Basu

Advocate

High Court, Calcutta

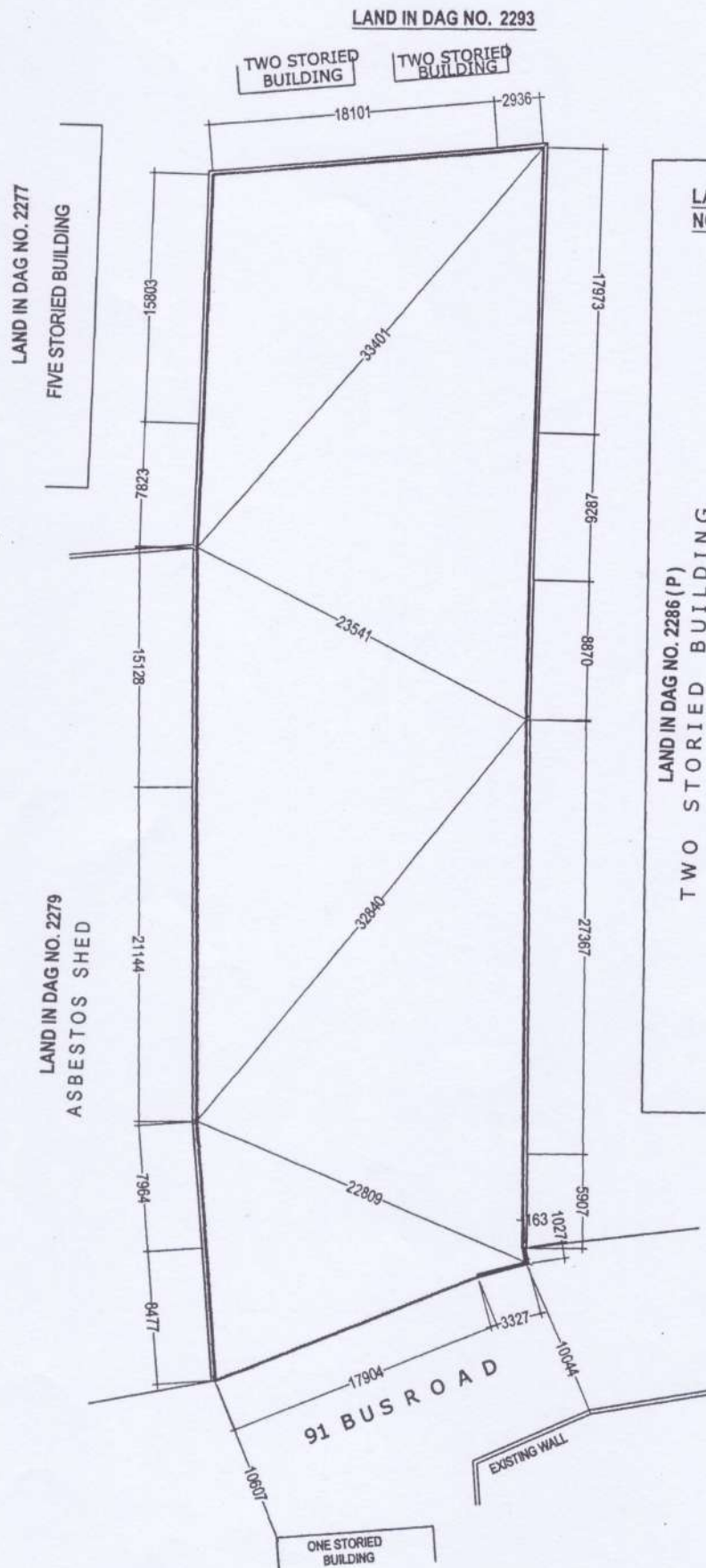
Enroll No., -WB/604/2013

SPECIMEN FORM FOR TEN FINGERS PRINT

	(Siddharth Singh)					
		(Left Hand)				
						
		(Right Hand)				
PHOTO						
		(Left Hand)				
		(Right Hand)				
PHOTO						
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PHOTO						
		(Left Hand)				
		(Right Hand)				

SITE PLAN AT L.R. DAG NO. 2286 AND 2287 AT MOUZA : GOPALPUR, J.L. NO. 2, SURVEY NO. 140, TOUZI NO. 2998, L.R. KHATIAN NO. 7038, 7039, 11180 AND 11181, TENTULTALA, P.O- RAJARHAT GOPALPUR, P.S- AIRPORT, NORTH 24 PARGANAS, KOLKATA 700136

AREA OF LAND : 22 KH. - 12 CH. - 25 SQ FT i.e. 1524.075 SQ.M. i.e. 16405 SQ.FT.(MORE OR LESS)



LAND IN DAG
NO. 2287 (P)

By the Pen of SIDDHARTH MINNI
As Constituted Attorney of
1) Partha Sarathi Ghosh
2) Sankar Kumar Ghosh

(Siddharth Minni)
SIGNATURE OF THE OWNER



DATE : 05.10.2021

SCALE : 1 : 400

ALL DIMENSIONS ARE IN MM.
UNLESS OTHERWISE MENTIONED

Major Information of the Deed

Deed No :	I-1904-06255/2023	Date of Registration	04/05/2023
Query No / Year	1904-2001121359/2023	Office where deed is registered	
Query Date	03/05/2023 5:28:29 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	MOUSUMI PAUL 10, OLD POST OFFICE STREET,Thana : Hare Street, District : Kolkata, WEST BENGAL PIN - 700001, Mobile No. : 7003301158, Status :Advocate		
Transaction		Additional Transaction	
[0901] Declaration, Declaration relating to immovable property		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
		Rs. 1,79,18,690/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 50/- (Article:4)		Rs. 101/- (Article:E, E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Tentultala (gopalpur), Mouza: Gopalpur, , Ward No: 4 JI No: 2, Pin Code : 700136

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-2286 (RS :-)	LR-7038	Bastu	Bastu	14 Dec		66,73,628/-	Width of Approach Road: 33 Ft.,
L2	LR-2287 (RS :-)	LR-7039	Bastu	Bastu	23.59 Dec		1,12,45,062/-	Width of Approach Road: 33 Ft.,
		TOTAL :			37.59Dec	0 /-	179,18,690 /-	
		Grand Total :			37.59Dec	0 /-	179,18,690 /-	

Declarant Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr PARTHA SARATHI GHOSH Son of Late ANANDA PRASAD GHOSH GOPALPUR, TENTULTALA, City:- , P.O:- RAJARHAT GOPALPUR PS NOW NARAYANPUR, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: ACxxxxxx8J, Aadhaar No: 92xxxxxxxx4078 Status :Individual, Executed by: Attorney, Executed by: Attorney

2

Mr SANKAR KUMAR GHOSH

Son of Late ANNADA PRASAD GHOSH GOPALPUR, TENTULTALA, City:- , P.O:- RAJARHAT GOPALPUR PS NOW NARAYANPUR, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AFxxxxxx4A, Aadhaar No: 81xxxxxxxx6224, Status :Individual, Executed by: Attorney, Executed by: Attorney

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SIDDHARTH MINNI (Presentant) Son of Mr ASHOK MINNI Date of Execution - 04/05/2023, , Admitted by: Self, Date of Admission: 04/05/2023, Place of Admission of Execution: Office	Photo  May 4 2023 1:21PM	Finger Print  LTI 04/05/2023	Signature  04/05/2023
17/S, BASANT VIHAR APPT., NEW ALIPORE, Block/Sector: A, City:- , P.O:- NEW ALIPORE, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700053, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ANxxxxxx2A, Aadhaar No: 46xxxxxxxx9768 Status : Attorney, Attorney of : Mr PARTHA SARATHI GHOSH, Mr SANKAR KUMAR GHOSH				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUPRIYO DAS Son of Mr TAPAN KUMAR DAS 30/1, HARI SABHA LANE, City:- , P.O:- PARNASREE NOW PS ALSO, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060	 04/05/2023	 04/05/2023	 04/05/2023

Identifier Of Mr SIDDHARTH MINNI

Land Details as per Land Record

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Tentultala (gopalpur), Mouza: Gopalpur, , Ward No: 4 JI No: 2, Pin Code : 700136

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2286, LR Khatian No:- 7038	Owner:পাৰ্থসারথী ঘোষ, Gurdian:অন্নদাপ্রসাদ ঘোষ, Address:নিজ , Classification:বাস্তু, Area:0.06000000 Acre,	Mr PARTHA SARATHI GHOSH

L2	LR Plot No:- 2287, LR Khatian No:- 7039	Owner:শঙ্কর কুমার ঘোষ, Gurdian:অন্নদাপ্রসাদ ঘোষ, Address:নিজ , Classification:বাস্ত, Area:0.05000000 Acre,	Mr PARTHA SARATHI GHOSH
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On 04-05-2023

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 11:38 hrs on 04-05-2023, at the Office of the A.R.A. - IV KOLKATA by Mr SIDDHARTH MINNI ,.

Executed by Attorney

Execution by Mr SIDDHARTH MINNI, , Son of Mr ASHOK MINNI, 17/S, BASANT VIHAR APPT., NEW ALIPORE, Sector: A, P.O: NEW ALIPORE, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by profession Business as constituted attorney for 1. Mr PARTHA SARATHI GHOSH GOPALPUR, TENTULTALA, P.O: RAJARHAT GOPALPUR PS NOW NARAYANPUR, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, 2. Mr SANKAR KUMAR GHOSH GOPALPUR, TENTULTALA, P.O: RAJARHAT GOPALPUR PS NOW NARAYANPUR, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136 is admitted by him

Indetified by Mr SUPRIYO DAS, , Son of Mr TAPAN KUMAR DAS, 30/1, HARI SABHA LANE, P.O: PARNASREE NOW PS ALSO, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by profession Service

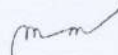
Payment of Fees

Certified that required Registration Fees payable for this document is Rs 101.00/- (E = Rs 21.00/- ,I = Rs 55.00/- ,M(a) = Rs 21.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 101.00/-

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 31891, Amount: Rs.50.00/-, Date of Purchase: 28/04/2023, Vendor name: S Mukherjee



Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2023, Page from 318119 to 318132
being No 190406255 for the year 2023.



Mm
Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2023.05.11 15:00:37 +05:30
Reason: Digital Signing of Deed.

{Mohul Mukhopadhyay) 2023/05/11 03:00:37 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)