

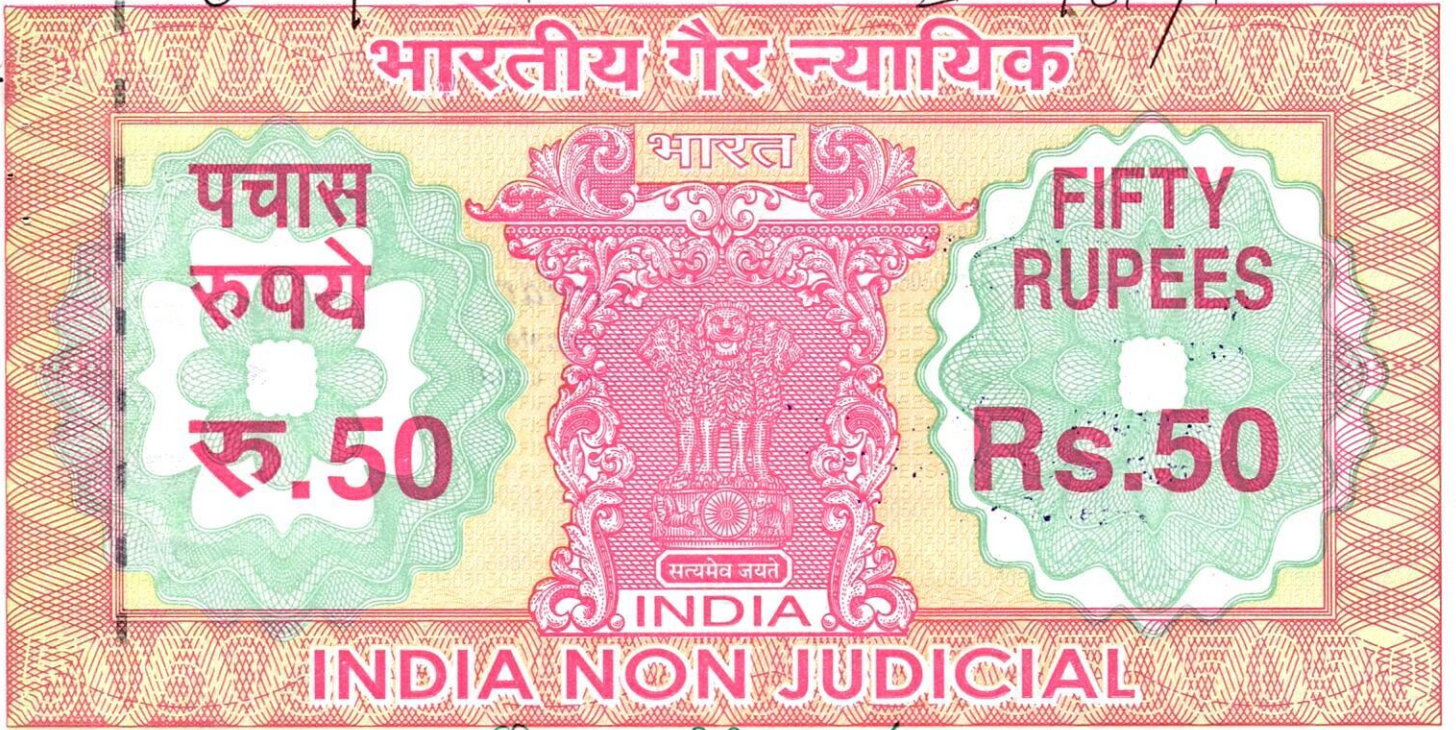
01891/23

e-5919  
P-27

F-L-205

I-1840/23

भारतीय गैर न्यायिक



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AH 255718

Certified that the document is admitted to registration. The signature sheets and the endroement sheets attached with document are the part of this document.

*[Signature]*  
District Sub-Registrar-V  
Alipore, South 24 Parganas

14 JUN 2023

**BOUNDARY DECLARATION**

**Re:** Kolkata Municipal Corporation, Ward No. 109, Mouza – Nayabad, Police Station – Purba Jadavpur, Kolkata-700094, District – South-24 Parganas.

4870

27 APR 2023

নং, তার  
স্বাক্ষর  
জেতা

**H. Sardar**  
Advocate  
Baruipur Civil Court

ভেণ্ডার :- শ্রী প্রণব দে  
বাকুইপুর সাব-রেজিষ্ট্রারী অফিস  
জেলা- দক্ষিণ ২৪ পরগণা



Identified By  
Jimmy Shan  
S/o. Mishori Shan  
Addr: Sonarpur, Subharpalli  
Kamradad Road  
Kal-150

DISTRICT SUB REGISTRAR-V  
ALIPORE, SOUTH 24 PGS.  
14 JUN 2023



**ARUN PAUL (PAN - AONPP2786B) (AADHAAR NO. - 9901 4680 7472)**, son of Late **Chandra Benode Paul**, by faith - Hindu, by occupation - Retired person, by nationality - Indian, residing at 2/38 A/1 Sree Colony, Circus Avenue, Post Office - Regent Estate, Police Station - Netaji Nagar, Kolkata - 700092, District - South 24 Parganas, hereinafter called and referred to as the "**DECLARANT**", do hereby solemnly affirms and declares as follows:-

1. That the Declarant herein is the sole and absolute owner of **ALL THAT** piece and parcel of shali land measuring total **04 Cottahs 08 Chittaks 38.72 sq. ft.** equivalent to **7.51 decimal** more or less in R.S. & L.R. Dag No. 208/260, in R.S & L.R. Dag No. 208/261, in R.S & L.R. Dag No. 208/262, L.R Khatian No. 2895, under R.S Khatian No. 44, comprised in Mouza- **Nayabad**, J.L. No.25, In Premises No.4008, **Nayabad**, Vide Assessee No.311090840555, Street Name, **Nayabad**, Ward No. 109, Touzi No.56, District Sub Registrar - V, **Alipore**, Post Office- **Panchasayar**, Police Station - **Purba Jadavpur**, District - South-24 Parganas, Kolkata-700094, which is morefully described in **SCHEDULE** herein below demarcated with **RED** border.
2. That I shall be liable for dispute, if any, arises, with my neighbors in respect of this said land in future. The Rajpur-Sonarpur Municipality will not be liable for any litigation, arises in future where the said land due to false statement and have liberty to revoke the Plan in accordance with law.



*[Handwritten signature]*

DISTRICT SUB REGISTRAR-V  
ALIPORE, SOUTH 24 PGS.  
14 JUN 2023

3. That I am the sole and absolute owner of the **SCHEDULE** mentioned property situated at Mouza- Nayabad, J.L. No.25, in Premises No. 4008, Nayabad, Vide Assessee No. 311090840555, Street Name, Nayabad, Ward No. 109, Touzi No.56, District Sub Registrar – V, Alipore, Post Office-Panchasayar, Police Station – Purba Jadavpur, District – South-24 Parganas, Kolkata-700094, within the limits of Kolkata Municipal Corporation, comprising land measuring **7.51 decimal** be the same a little more or less and which is more fully described in **SCHEDULE** delineated in the Plan as annexed hereto and thereon coloured **RED** verge line.
4. That there is no civil and criminal suit pending against the said schedule mentioned property which is free from all encumbrances and if there is any dispute arising over the said land area and boundary, the Rajpur-Sonarpur Municipality shall have the right/authority to revoke the sanction building plan.
5. That the measurement of the four sides of the land described in **SCHEDULE** within the limits of Kolkata Municipal Corporation, Ward No. 109, Post Office-Panchasayar, Police Station – Purba Jadavpur, District – South-24 Parganas, Kolkata-700094, are as follows:



*[Handwritten signature]*  
DISTRICT SUB REGISTRAR-V  
ALIPORE, SOUTH 24 PGS.  
14 JUN 2023



- ON THE NORTH** : R.S. DAG 235(P), 237(P) & 239 (P)  
(Narayan Das & Bhabotosh Sikder)
- ON THE SOUTH** : R.S. DAG 208/262(P), 208/261(P) &  
208/260(P)  
(Vivekananda Maity)
- ON THE EAST** : 17 Ft. ROAD & R.S. DAG 204(P) & 259 (P)
- ON THE WEST** : R.S. DAG 208/263(P)  
(Pradip Das)

6. That the enclosed Site Plan is also a part of this Declaration.
7. That the statements made in paragraph 1 to 6 are true to the best of our knowledge and belief.

**SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece and parcel of shali land measuring total **04 Cottahs 08 Chittaks 38.72 sq. ft.** which is equivalent to **7.51 decimal** more or less in R.S. & L.R. Dag No. 208/260, in R.S & L.R. Dag No. 208/261, in R.S & L.R. Dag No. 208/262, L.R Khatian No. 2895, under R.S Khatian No. 44, comprised in Mouza- Nayabad, J.L. No.25, In Premises No. 4008, Nayabad, Vide Assessee No. 311090840555, Street Name Nayabad, Ward No. 109, Touzi No.56, District Sub Registrar – V, Alipore, Post Office-Panchasayar, Police Station – Purba Jadavpur, District – South-24 Parganas, Kolkata-700094, within the limits of Kolkata Municipal Corporation, adjacent to Nayabad Road,



DISTRICT SUB REGISTRAR-V  
ALIPORE, SOUTH 24 PGS.  
14 JUN 2023



along with 100 sq.ft cemented floor tile shed structure together with all easements rights and appurtenances thereto attached being butted and bounded as follows:-

**ON THE NORTH** : R.S. DAG 235(P), 237(P) & 239 (P)  
**(Narayan Das & Bhabotosh Sikder)**

**ON THE SOUTH** : R.S. DAG 208/262(P), 208/261(P) &  
208/260(P)  
**(Vivekananda Maity)**

**ON THE EAST** : 17 Ft. ROAD & R.S. DAG 204(P) & 259 (P)

**ON THE WEST** : R.S. DAG 208/263(P)  
**(Pradip Das)**

Signed on this 14<sup>th</sup> day of JUNE 2023.

*Arun Bant / Pradip*



7

DISTRICT SUB REGISTRAR-V  
ALIPORE, SOUTH 24 PGS.  
14 JUN 2023

**SIGNED, SEALED AND DELIVERED**

**IN THE PRESENCE OF:-**

**WITNESSES:**

1. *Surbish*  
1159, NBE NLR Rd  
KOL-103
2. *Kall Anshu*  
KOL-103

*Arun Paul, Arun*  
\_\_\_\_\_  
**SIGNATURE OF DECLARANT**

AS PER K.M.C PORFORMA

Drafted by me

*Sunny Shaw*  
**Sunny Shaw**  
Advocate  
Alipore Judges Court  
Kolkata-700 027

Advocate

*F/1345/1246/2015*

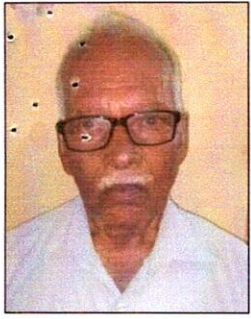




→

DISTRICT SUB REGISTRAR-V  
ALIPORE, SOUTH 24 PGS.  
14 JUN 2023

Sunny Shaw  
Advocate  
Room No. 100  
100, 101, 102



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME ..... ARUN PAUL .....

SIGNATURE ..... Arun Paul ..... Asw .....

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME .....

SIGNATURE .....

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME .....

SIGNATURE .....

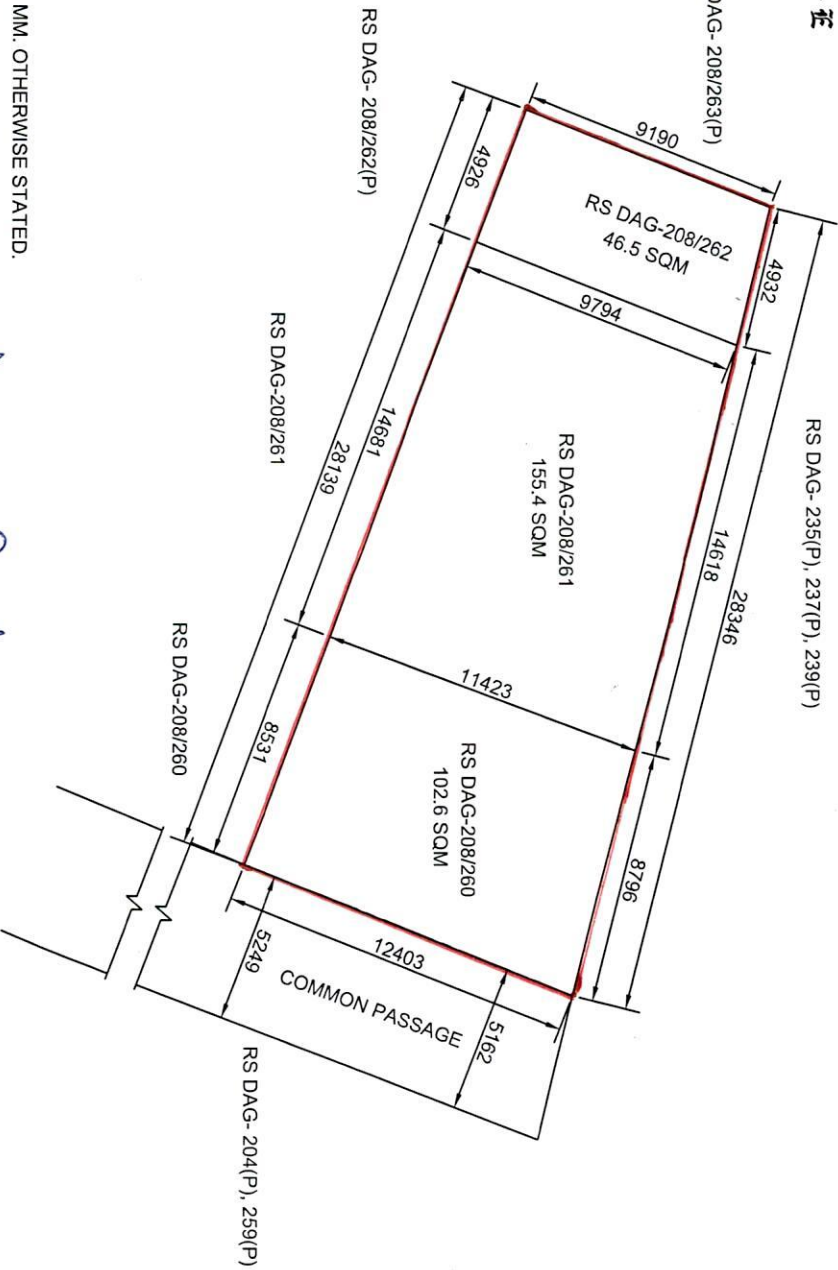


  
DISTRICT SUB REGISTRAR-V  
ALIPORE, SOUTH 24 PGS.  
14 JUN 2023



**SITE PLAN OF THE LAND AT MOUZA-NAYABAD, J.L. NO-25, R.S. DAG NO-208/260, 208/261, 208/262, P.S.-KASBA, NEW P.S.-PURBA JADAVPUR, UNDER K.M.C., WARD NO-109.**

AREA OF LAND=4K-8CHH-38.72SFT.  
SCALE=1:250



NOTE:-  
1. ALL DIMENSIONS ARE IN MM. OTHERWISE STATED.

*From Part 1*



4

DISTRICT SUB REGISTRAR-V  
ALIPORE, SOUTH 24 PGS.  
14 JUN 2023

## Major Information of the Deed

Deed No :	I-1630-01840/2023	Date of Registration	14/06/2023
Query No / Year	1630-2001532853/2023	Office where deed is registered	
Query Date	13/06/2023 5:35:59 PM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SUNNY SHAW Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9875302028, Status :Advocate		
Transaction	Additional Transaction		
[0901] Declaration, Declaration relating to immovable property			
Set Forth value	Market Value		
	Rs. 82,19,726/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:4)	Rs. 39/- (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:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 4008, , Ward No: 109 Pin Code : 700094

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu		7.51 Dec	81,92,726/-	Width of Approach Road: 17 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					<b>7.51Dec</b>	<b>0 /-</b>	<b>81,92,726 /-</b>



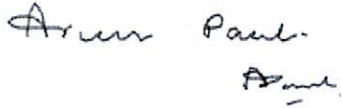
### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	0/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>100 sq ft</b>	<b>0 /-</b>	<b>27,000 /-</b>	



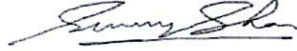




**Declarant Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Arun Paul (Presentant )</b> Son of Late Chandra Benode Paul Executed by: Self, Date of Execution: 14/06/2023 , Admitted by: Self, Date of Admission: 14/06/2023 ,Place : Office			
		14/06/2023	LTI 14/06/2023	14/06/2023
2/38A/1, Sree Colony, Circus Avenue, City:- , P.O:- Regent Estate, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: aoxxxxxx6b, Aadhaar No: 99xxxxxxxx7472, Status :Individual, Executed by: Self, Date of Execution: 14/06/2023 , Admitted by: Self, Date of Admission: 14/06/2023 ,Place : Office				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Sunny Shaw</b> Son of Mr Kishori Shaw Sonarpur Subhas Pally, City:- , P.O:- Sonarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150			
	14/06/2023	14/06/2023	14/06/2023
Identifier Of Mr Arun Paul			





**On 14-06-2023**

**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 14:48 hrs on 14-06-2023, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Mr Arun Paul ,Executant.

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

Execution is admitted on 14/06/2023 by Mr Arun Paul, Son of Late Chandra Benode Paul, 2/38A/1, Sree Colony, Circus Avenue, P.O: Regent Estate, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by Profession Retired Person

Indetified by Mr Sunny Shaw, , Son of Mr Kishori Shaw, Sonarpur Subhas Pally, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 39.00/- ( E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 39.00/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 10/- and Stamp Duty paid by Stamp Rs 50.00/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 4972, Amount: Rs.50.00/-, Date of Purchase: 27/04/2023, Vendor name: Pronab Dey



**Jaideb Pal**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - V SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2023, Page from 52663 to 52676

being No 163001840 for the year 2023.



Digitally signed by JAIDEB PAL  
Date: 2023.06.14 15:32:05 +05:30  
Reason: Digital Signing of Deed.

(Jaideb Pal) 2023/06/14 03:32:05 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)