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2478/2025

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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24/3/25

Notarized that the document is admitted to registration. The Signature sheet and the reimbursement sheet attached with this document are the part of this document.

BOUNDARY DECLARATION : - -

Addl. District Sub-Registrar,
Sonapur, South 24 Parganas

THIS BOUNDARY DECLARATION is made this the 24TH Day of
MARCH, 2025.

24 MAR 2025

S.L. No. 2335

17 MAR 2025

Name.....

Address.....

Value 101

CHATTERJEE CONSTRUCTION

Amrit Chatterjee

For

Govt. Stamp Vender
SUBHOSIT DEB
Sonarpur A.D.S.R.O., Kol.-150



A

Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

24 MAR 2025

Amrit Mondal
S/O - Babul Mondal
Vill - Hasnagar, P.O. + P.S. Sonarpur
Kol - 150

DECLARANT :-

CHATTERJEE CONSTRUCTION having its address at NatunPally, P.O. + P.S. – Sonarpur, Kolkata – 700150 represented by its **Sole Proprietor Sri Anup Chatterjee, PAN– ACBPC4410H**, son of Late Kalipada Chatterjee, by faith– Hindu, by occupation– Business, residing at NatunPally Middle Road, P.O. + P.S.– Sonarpur, Kol– 700150, hereinafter referred to as **DECLARANT**.

THE DECLARANT, herein states, records and declares as follows : -

WHEREAS by way of Purchase Deed No. 8206 of 2024 and 8207 of 2024 both registered at Sonarpur Sub-Registry Office, the **Declarant** herein became the absolute owner of **ALL THAT** the piece and parcel of Bastu land measuring 7Cottah 2Chittak 43.5Sq.Ft. lying and situated at R.S. & L.R. Dag No. 1535 under R.S. Khatian No. 415, L.R Khatian Nos. 7471, 7472, at Mouza- Sonarpur, J.L. No. 39, Pargana- Medanmolla, within the limits of Rajpur-Sonarpur Municipality, Ward No. 12 under Holding No. 90 (4Cottah 1Chittak 43.5Sq.Ft.), Holding No. 89 (2 Cottah 5Chittak), Holding No. 227 (12 Chittak), A.P. Nagar (Paschim), P.S. & A.D.S.R.O.- Sonarpur, District- 24 Parganas (South) which is morefully described in the Schedule Below.

ALL THE afore-mentioned holdings already stand recorded in the name of the Declarant herein with the Rajpur-Sonarpur Municipality.

THE DECLARANT, herein declares that the boundaries shown in the annexed map/ site plan is final and undisputed.

THE DECLARANT, herein also states that regarding said boundary as shown in the annexed map/ site plan, there is no dispute with adjacent plot holders and said 7Cottahs 2Chittaks 43.5Sq.Ft. Bastu land is under absolute physical possession of the Declarant herein.

THE DECLARANT, states further that that if any dispute arises in future as regard the Boundary, concerned Rajpur – Sonarpur Municipality has every right to take coercive step including cancellation of Holding or revocation of plan, etc.



[Handwritten signature]

Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

24 MAR 2025

Rajpur – Sonarpur Municipality shall always be indemnified from any dispute.

The Declarant states further that as regard the land described in the Schedule below there is no civil suit or litigation or proceeding pending before any court of law or statutory authority. The property is free from all encumbrances.

SCHEDULE OF THE LAND

ALL THAT piece and parcel of land measuring 7Cottahs-2Chittaks-43.5Sq.Ft. in C.S. Dag No. 1529/2047, R.S. & L.R. Dag No. 1535, C.S. Khatian No. 404, R.S. Khatian No. 415, L.R. Khatian No. 7471, 7472, at Mouza- Sonarpur, J.L. No. 39, Holding No. 89 (2 Cottah 5 Chittak), Holding No. 90 (4 Cottah 1 Chittak 43.5 Sq.Ft.), Holding No. 227 (12 Chittak), A.P. Nagar(Paschim), Ward No.- 12, under Rajpur-Sonarpur Municipality, P.S. & A.D.S.R.O.- Sonarpur, District- South 24 Parganas.

Annexed Map/ Site Plan shall always be treated as a part of this Deed of Boundary Declaration.

THE PROPERTY IS BUTTED AND BOUNDED BY : -

NORTH : 6Ft. Wide Common Passage, Land of R.S. Dag No. 1535(p)
SOUTH: Land of R.S. Dag No. 1535(p) & R.S. Dag No. 1530(p).
EAST: Land of R.S. Dag No. 1534 and 21 Ft.-16 Ft. Wide Public Road.
WEST: Land of R.S. Dag No. 1535(p), 6Ft. Wide Common Passage.

Measurement of Four Sides : -

NORTH : (43'-0" + 33'-4" + 13'-0").

SOUTH: (41'-9" + 25'-9").

EAST: (32'-5" + 5'-10" + 5'-0" + 7'-0" + 9'-0" + 25'-8" + 25'-8" + 21'-4" + 21'-0").

WEST: (20'-3" + 38'-3" + 3'-3" + 23'-0" + 20'-9").



Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

24 MAR 2025

CHATTERJEE CONSTRUCTION

Anup Chatterjee
Proprietor

SIGNATURE OF DECLARANT

WITNESSES : -

1. *Amit Mandal*

2. *Duke Banerjee*

Drafted By Me :-

Duke Banerjee
(Adv)
High Court at Calcutta.
Bar Association Room No-4.
F-1649/08.

Typed By Me :-

[Signature]

Sonarpur Sub – Registry Office



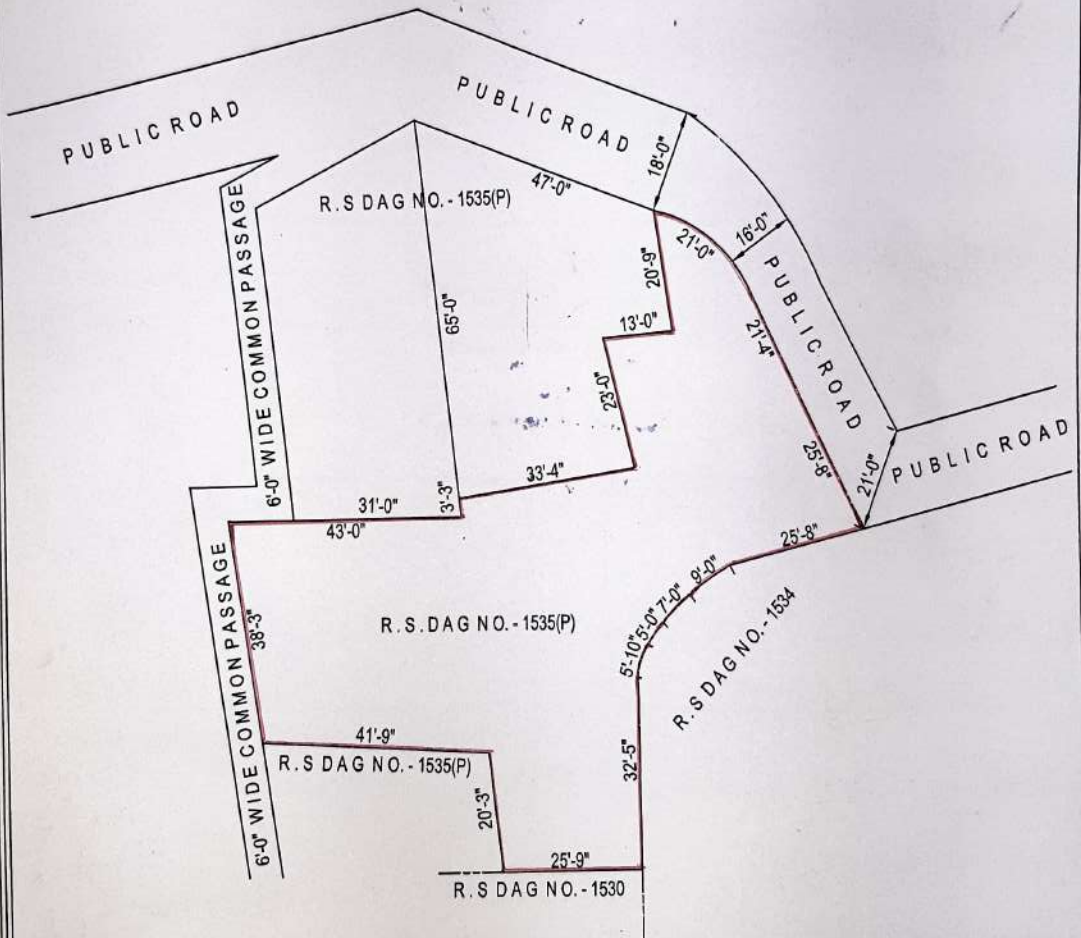
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Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

24 MAR 2025

PLAN SHOWING THE LAND AT R.S. & L.R. DAG NO.- 1535(P), R.S. KHATIAN NO.- 415,
 L.R. KHATIAN NOS.- 7471, 7472, J.L. NO.- 39, MOUZA - SONARPUR, P.S. - SONARPUR,
 DIST.- SOUTH 24 PARGANAS UNDER WARD NO.- 12 AT HOLDING NOS.- 89, 90, 227,
 A.P. NAGAR (PASCHIM) UNDER RAJPUR - SONARPUR MUNICIPALITY.
 SCALE - 24 FEET = 1 INCH.

AREA OF LAND - 7 KA. 2 CH. 43.5 SQ.FT. SHOWN IN COL RED



CHATTERJEE CONSTRUCTION

Proprietor
 Proprietor

Arunava Chowdhury
 ARUNAVA CHOWDHURY
 Enlisted Civil Engineer
 Rajpur-Sonarpur Municipality
 LIC No.-EBS095
 Deshbandhupark Sonarpur
 Kolkata-700150

SIGNATURE OF OWNER / DECLARANT

SIGNATURE OF L.B.S



Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

24 MAR 2025

PRESENTANT/EXECUTANT/

CLAIMANT



	THUMB	FIRST	MIDDLE	RING	LITTLE
LEFT HAND					
RIGHT HAND					

NAME ANUP CHATTERJEE

SIGNATURE Anup Chatterjee

PRESENTANT/EXECUTANT/

CLAIMANT

	THUMB	FIRST	MIDDLE	RING	LITTLE
LEFT HAND					
RIGHT HAND					

NAME

SIGNATURE

PRESENTANT/EXECUTANT/

CLAIMANT

	THUMB	FIRST	MIDDLE	RING	LITTLE
LEFT HAND					
RIGHT HAND					

NAME

SIGNATURE

PRESENTANT/EXECUTANT/

CLAIMANT

	THUMB	FIRST	MIDDLE	RING	LITTLE
LEFT HAND					
RIGHT HAND					

NAME

SIGNATURE




Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

24 MAR 2025

Major Information of the Deed

Deed No :	I-1608-02478/2025	Date of Registration	24/03/2025
Query No / Year	1608-2000826872/2025	Office where deed is registered	
Query Date	24/03/2025 11:24:35 AM	A.D.S.R. SONARPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	Amit Mondal Sonarpur, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, Mobile No. : 8017182630, Status : Solicitor firm		
Transaction	Additional Transaction		
[0901] Declaration, Declaration relating to immovable property			
Set Forth value	Market Value		
Rs. 2/-	Rs. 64,66,880/-		
Stamp duty 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: A P NAGAR PASCHIM,
Mouza: Sonarpur, JI No: 39, Pin Code : 70150

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1335	RS-7472	Bastu	Bastu	4 Katha 1 Chatak 43.5 Sq Ft	1/-	37,10,628/-	Width of Approach Road: 16 Ft.,

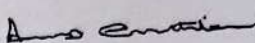
District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: A P NAGAR PASCHIM,
Mouza: Sonarpur, JI No: 39, Pin Code : 700150

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	RS-1535	RS-7471	Bastu	Bastu	2 Katha 17 Chatak	1/-	27,56,252/-	Width of Approach Road: 16 Ft.,
Grand Total :					11.8559Dec	2 /-	64,66,880 /-	

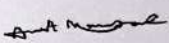
Declarant Details :

SI No	Name,Address,Photo,Finger print and Signature
1	CHATTERJEE CONSTRUCTION City:- Not Specified, P.O:- SONARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150 ,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 ANUP CHATTERJEE (Presentant) Son of Late KALIPADA CHATTERJEE Date of Execution - 24/03/2025, , Admitted by: Self, Date of Admission: 24/03/2025, Place of Admission of Execution: Office	Photo  Mar 24 2025 12:04PM	Finger Print  LTI 24/03/2025	Signature  24/03/2025
NATUNPALLY MIDDLE ROAD, City:- Not Specified, P.O:- SONARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.: ACxxxxxx0H,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : CHATTERJEE CONSTRUCTION (as DIRECTOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr AMIT MONDAL Son of Mr BADAL MONDAL HASANPUR, City:- Not Specified, P.O:- SONARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150	 24/03/2025	 24/03/2025	 24/03/2025
Identifier Of Mr ANUP CHATTERJEE			

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: A P NAGAR PASCHIM, Mouza: Sonarpur, JI No: 39, Pin Code : 70150

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	RS Plot No:- 1335, RS Khatian No:- 7472		

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: A P NAGAR PASCHIM, Mouza: Sonarpur, JI No: 39, Pin Code : 70150

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L2	RS Plot No:- 1535, RS Khatian No:- 7471		

Endorsement For Deed Number : I - 160802478 / 2025

On 24-03-2025

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 11:52 hrs on 24-03-2025, at the Office of the A.D.S.R. SONARPUR by Mr ANUP CHATTERJEE .,

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

Execution is admitted on 24-03-2025 by Mr ANUP CHATTERJEE, DIRECTOR, CHATTERJEE CONSTRUCTION, City:- Not Specified, P.O:- SONARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150
Indetified by Mr AMIT MONDAL, , Son of Mr BADAL MONDAL, HASANPUR, P.O: SONARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Others

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 2335, Amount: Rs.10.00/-, Date of Purchase: 17/03/2025, Vendor name: Subhojit Deb



Arindam Chakraborty
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1608-2025, Page from 48811 to 48821

being No 160802478 for the year 2025.



AZ

Digitally signed by ARINDAM CHAKRABORTY
Date: 2025.03.24 12:42:58 +05:30
Reason: Digital Signing of Deed.

(Arindam Chakraborty) 24/03/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
West Bengal.