

5-1041/23

1-1064/2023



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AK 661965

10/3/24
14.43
Q-3-625680

Certified that the document
admitted to registration the Signat
Sheet and endorsement Sheet Which
are attached in this document are the
Part of this document

A.D.S.R. Bagnan
Hoareh

10 MAR 2023

DECLARATION FOR BOUNDARY

THIS DECLARATION FOR BOUNDARY is made on this 10th day of the
month March of the year Two Thousand Twenty Three (10.03. 2023).

Contd....P/02

2018 20/01/2020

नाम बी Bibhas Biswas

गार Chandrapur

धाना Baghan

रजमा Howrah

200/

नामगारि ए. डि. एम. पारा. अमिका



Husband of Suseshma Kundu

Addl. Dist. Sub-Registrar
Baghan, Howrah

Debasish Kundu
Go Late Ranjit Kr. Kundu
G4A, EF-Block,
Vikram Vihar
493/B/19, G.T. Rd (S)
Howrah - 711102

10 MAR 2023

(2)

We, 1) **SRI BIBHAS BISWAS alias BIBHAS KUMAR BISWAS**, Son of Late Atal Kumar Biswas, resident of Vill. - Chandrapur, P.O. & P.S.- Bagnan, District- Howrah, Pin. 711303, West Bengal, occupation- Cultivation, 2) **SMT. SWATI BISWAS**, Wife of Late Subhash Chandra Biswas, resident of Vill. - Chandrapur, P.O. & P.S. Bagnan, District- Howrah, Pin. 711303, West-Bengal, Occupation- Housewife, 3) **SMT. SUDESHNA KUNDU**, wife of Dr. Debasish Kundu, Occupation-Housewife, resident of Vikram Vihar, Shops/commercial space G4A, EFBlock,493/B/19, G T Road(s), P.O. & P.S.- Shibpur, District- Howrah, Pin. 711102, West-Bengal, 4) **SMT. SUMANA SARKAR**, Wife of Shantanu Sarkar, Occupation-Housewife, resident of 32A/43 Suren Sarkar Road, P.O.- Belegkata, P.S.- PhoolBagan, Kolkata- 700010, West-Bengal, 5) **SMT. SUKANYA GANGULY**, Wife of Binayak Ganguly, resident of Abantipur, P.O.- Panchpota, P.S.- Rajpur Sonarpur, Dist.- South 24 Pargana, Pin No.700152, West-Bengal, Occupation- Housewife; mentioned 3-5 No. all daughters of Late Subhash Chandra Biswas, all are by nationality Indian and by faith-Hindu, hereinafter called and referred to as the **LAND OWNERS** (which term and expression shall unless excluded by or repugnant to the context shall mean and include their heirs, successors, executors, administrators, and assigns), do hereby solemnly affirm and declares as follows:-

- 1) that we are the absolute owner and possessor of the land measuring about **9.67 decimal**, be the same, a little more or less comprised of C.S. and R.S. Dag no. 1043, L.R. Dag No. 1024, R.S. Khatian no. 699, L.R. Khatian No. 1969, which is more particularly mentioned and described in Schedule-A, **AND** one more land comprised of the same Dag number measuring **about 4.95 Decimal**, be the same, little more or less, comprised of R.S. Khatian no. 699, L.R. Khatian No.1960 lying and situated under mouza- Bagnan, J.L. No. 60, within the Limits of D.S.R. Howrah and A.D.S.R. Bagnan, under Police Station- Bagnan, Dist.- Howrah, which is more particularly mentioned and described in Schedule-B; **i.e. the total area of land is 14.62 decimal**, is adjacent to each other having a common boundary wall, and shall collectively hereinafter called and referred to as the '**said premises**'.

Contd....P/03

(3)

- 2) that with the view to enjoy and use the above-mentioned land (said premises) commercially, we (**LAND OWNERS**) have obtained the **No Objection Certificate** from the concerned authority of Bagnan-I gram panchayet and converted/applied the above-mentioned land from **Sali land to Bastu Commercial land, vide Memo No. 454/LR/BAG-I**, dated 01.04.2022 from the Office of the B.L. & L.R.O. at Bagnan-I.
- 3) that we propose to construct a multistoried building on the '**said premises**' and appointed **DA CONSTRUCTION & INFRA PRIVATE LIMITED**, a Private Limited Company, within the meaning of the Companies Act, 1956, having its city corporate office at Shops/commercial space No 11D, Floor 11 T, Tower 2, 2/1, Hossain Shah Road, Post Office – Khidirpore, Police Station – Ekbalpore, Kolkata 700023, West Bengal, being represented through its Director **MOHAMMED AYUB ANSARI**, son of Munshi Reza, by faith– Islam, by occupation – Business, residing at having its city corporate office at Shops/commercial space No 11D, Floor 11 T, Tower 2, 2/1, Hossain Shah Road, Post Office – Khidirpore, Police Station – Ekbalpore, Kolkata 700023, vide a '**Development Agreement**' on 31.05.2022 and record as deed No. 2600 (Book No. I, Volume No. 0506-2022, Page from 54584 to 54629) and '**Development Power of Attorney**' vide deed No. 2601 (Book No. I, Volume No. 0506-2022, Page from 55036 to 55055) for the year 2022 at the office of Bagnan A.D.S.R., to construct a multistoried building thereupon according to the building plan approved and sanctioned by Bagnan-1 No. Gram Panchayet and Howrah Zilla Parishad.
- 4) that we have submitted a plan for construction of the building over the '**said premises**' with the map of the same and the boundary of the '**said premises**' is demarcated in red & Green Color , which is annexed and will be considered as a part of this Declaration.
- 5) that through this boundary declaration, there is no material or physical alteration in the boundary of the '**said premises**'.

Contd....P/04

(4)

6) that we will be liable for any disputes with our neighbor adjoining our premises in the future in respect of the 'said premises'. However, Bagnan-1 No. Gram Panchayet and Howrah Zilla Parishad will not be liable for litigation or disputes for the same land.

7) that there is no civil and criminal cases, or adjudicating matter pending against the 'said premises' and is free from all claims and encumbrances.

THE SCHEDULE 'A' ABOVE REFERRED TO
(Description of Bastu Land of 1 No. landowner)

ALL THAT the piece and parcel of Bastu Commercial land measuring about 9.67 (Nine Point Six Seven) decimal (share 2103), **more or less**, out of 14.51 (share of 0.3155) Decimals out of 17.17 decimals out of 46 Decimal, lying and situated under mouza- Bagnan, J.L. No. 60, within the Limits of D.S.R. Howrah and A.D.S.R. Bagnan, under Police Station- Bagnan, Dist.- Howrah and comprised of C.S. and R.S. Dag no. 1043, L.R. Dag No. 1024, R.S. Khatian no. 699, L.R. Khatian No. 1969, at A.D.S.R. Bagnan, including other rights, liberties, easements, privileges, appendages, and appurtenances whatsoever to the said property butted and bounded as:

 **On the North :** Land of Moloy Roy (Ha: ra)

On the South : Public Road

On the East : Zilla Parishad Land and thereafter public road

On the West : Land owners' own building

Contd....P/05

(5)

THE SCHEDULE 'B' ABOVE REFERRED TO
(Description of Bastu Land of 2-5 No. landowner)

ALL THAT the piece and parcel of Bastu land measuring **about 4.95 (Four Point Nine Five) Decimal** (share 1076), be the same, little more or less, out of 11.89 Decimal (share of 0.2584) out of 14.93 decimal out of 46 Decimal, lying and situated under mouza- Bagnan, J.L. No. 60, within the Limits of D.S.R. Howrah and A.D.S.R. Bagnan, under Police Station- Bagnan, Dist.- Howrah and comprised of C.S. and R.S. Dag no. 1043, L.R. Dag No. 1024, R.S. Khatian no. 699, L.R. Khatian No. 1960 at A.D.S.R. Bagnan including other rights, liberties, easements, privileges, appendages and appurtenances whatsoever to the said property butted and bounded as:

On the North: Land of Molot Roy(Hazra)

On the South: Public Road

On the East: Zilla Parishad Land and thereafter public road

On the West : Landowner's own Building.

i.e. the total area of the above-mentioned land described and mentioned in Schedule A & B is 14.62 (Fourteen Point Six Two) decimal.

Contd... P/06

(6)

IN WITNESS WHEREOF we hereto sign on this Declaration of this day, month, and year first above written and it's true to our knowledge.

IN THE PRESENCE OF:

WITNESSES:

1. Debasish Kundu
S/o Ranjit K. Kundu
Vikram Vihar, How- 2
2. Syed Enamul Rahaman
S/o. Lt Syed Mosleh Rahaman
Bagan, Howrah
- 1) Bibhes Biswas @ Bibhes Kumar Biswas.
- 2) Swati Biswas.
- 3) Sudeshma Kundu.
- 4) Sumana Sarkar
- 5) Sukanya Ganguly.

SIGNATURE OF THE DECLARANT/LANDOWNERS

Drafted and prepared by

Sk. Abdul Hannan

(Sk. Abdul Hannan)

Advocate

Calcutta High Court

W.B.413/1989

Computer by :-

Syed Enamul Rahaman
(Syed Enamul Rahaman)

Bagan, Howrah.

Site Plan For Field Survey Sheet (As per Possition)

Dist- Howrah, P.S- Bagnan, Mouza- Bagnan

J.L. No-60

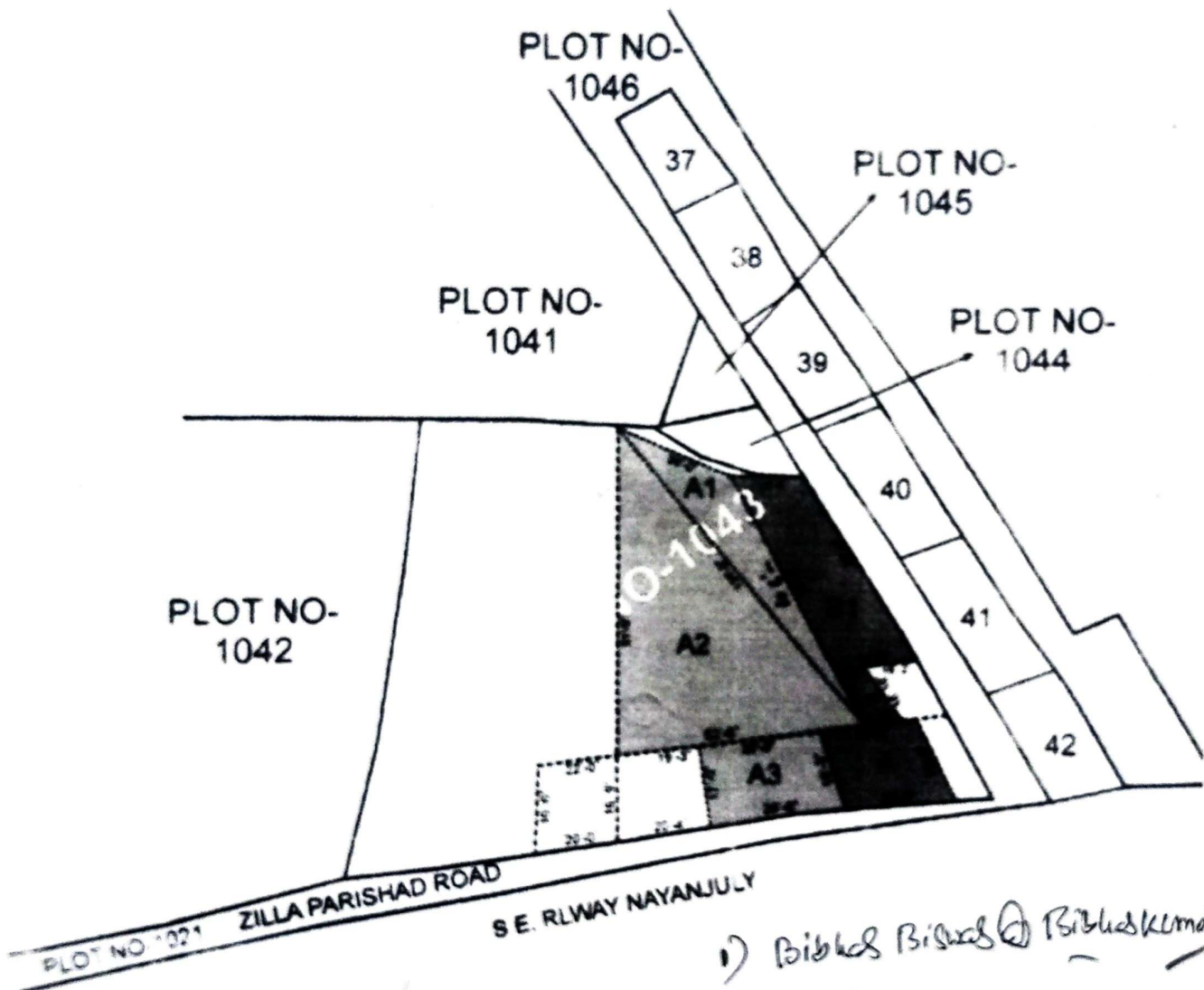
C.S & R.S Dag No- 1043

Area of Land - A1, A2 & A3 = 9.67 Decimal

Area of Land- B1, B2 & B3 = 4.95 Decimal

Total Area of Land 6290 Sqft or 14.62 Decimal

Not to Scale



Drawn by

Kishab Lal Samanta

Survey Reg. No-8711-1989

Bagnan N.D. Block, Howrah

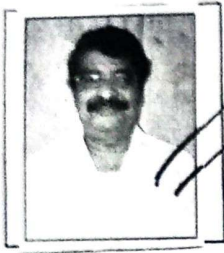
M. B.J.S. Indhyapuri

Deorah, Shyampur, Howrah

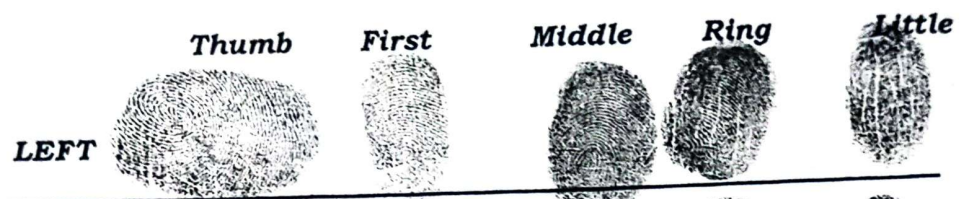
Ph. No- 9732138496

Kishab Lal Samanta
03/10/2021

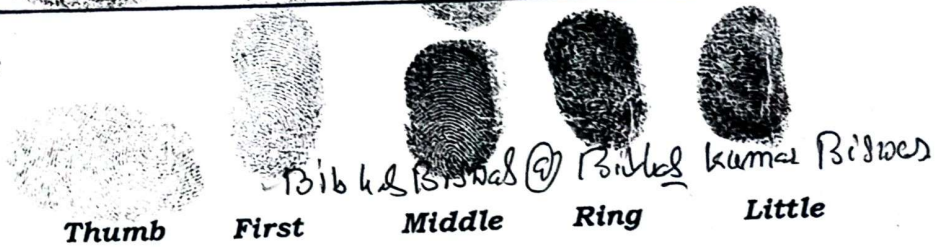
- 1) Bibek Biswas @ Bibek Kumar Biswas ✓
- 2) Swati Biswas ✓
- 3) Suleshma Kundu ✓
- 4) Sumana Sarker ✓
- 5) Sukanya Ganguly ✓



Bibha Biswas
Bibha Kumar Biswas



RIGHT :



Bibha Biswas @ Bibha Kumar Biswas



Swati Biswas

LEFT :

RIGHT :



Swati Biswas



Sudeshna Kundu

LEFT :

RIGHT :



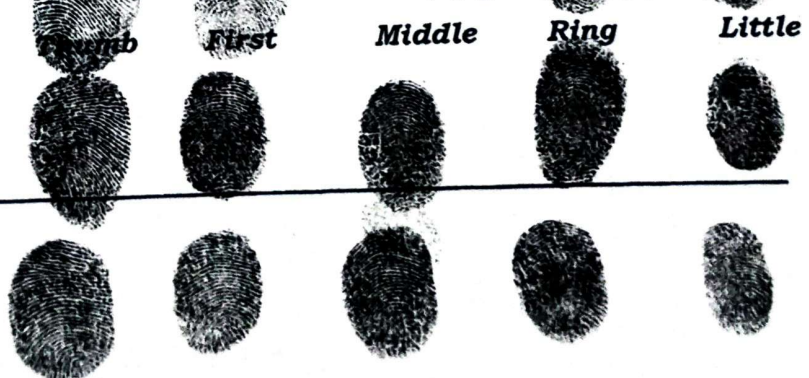
Sudeshna Kundu



Sumana Sarkar

LEFT :

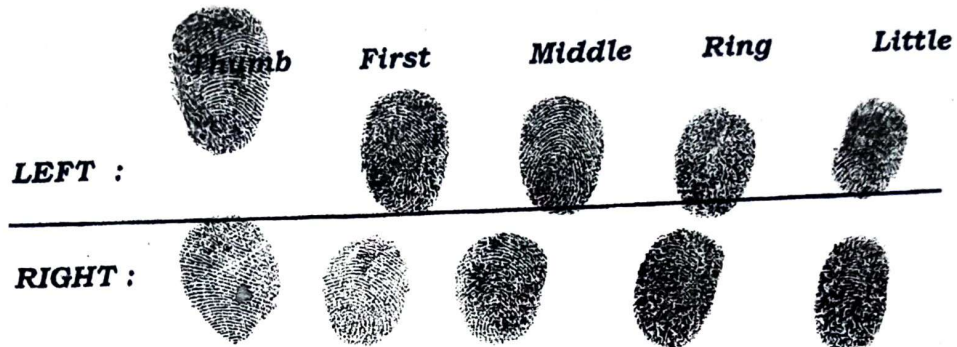
RIGHT :



Sumana Sarkar



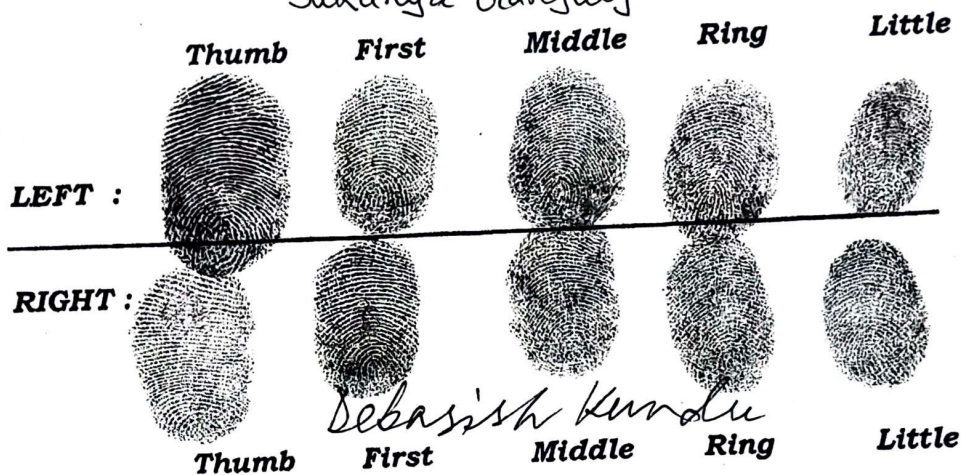
Sukanya Ganguly



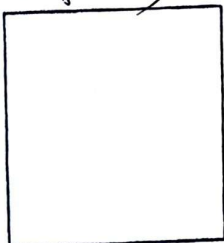
Sukanya Ganguly



Debasish Kundu
(Identifier)

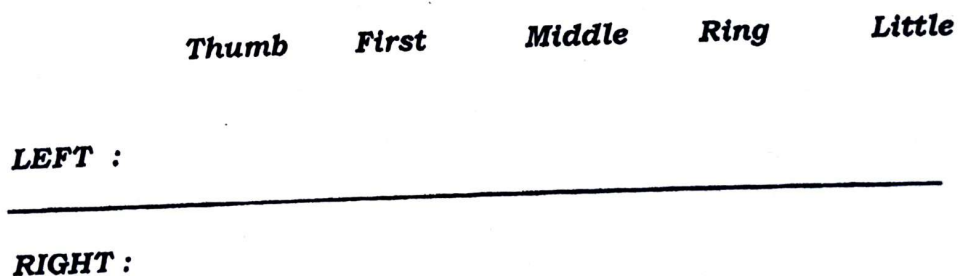
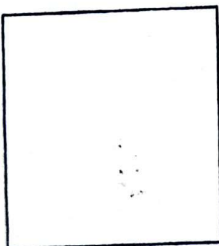


Debasish Kundu



LEFT :

RIGHT :



Major Information of the Deed

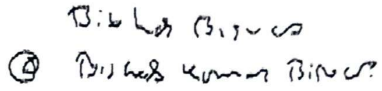
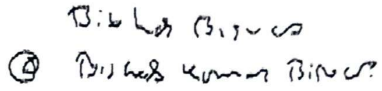
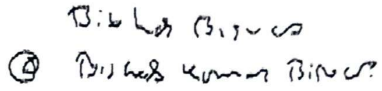
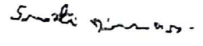
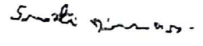
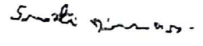
Deed No :	I-0506-01064/2023	Date of Registration	10/03/2023
Query No / Year	0506-3000625080/2023	Office where deed is registered	
Query Date	09/03/2023 2:58:45 PM	A.D.S.R. BAGNAN, District: Howrah	
Applicant Name, Address & Other Details	Sk Abdul Hannan Kulitapara, Thana : Bagnan, District : Howrah, WEST BENGAL, PIN - 711312, Mobile No. : 9775812303, Status : Advocate		
Transaction	Additional Transaction		
[0901] Declaration, Declaration relating to immovable property	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
Rs. 11,000/-	Rs. 1,82,56,726/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:4)	Rs. 14/- (Article:E, E)		
Remarks			

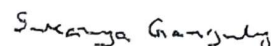
Land Details :

District: Howrah, P.S:- Bagnan, Gram Panchayat: BAGNAN-I, Mouza: Bagnan, JI No: 60, Pin Code : 711303

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-1024 (RS :-1043)	LR-1969	Commerci al	Commerc ial	9.67 Dec	10,000/-	1,20,75,413/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road,
L2	LR-1024 (RS :-1043)	LR-1960	Commerci al	Commerc ial	4.95 Dec	1,000/-	61,81,313/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road,
		TOTAL :			14.62Dec	11,000 /-	182,56,726 /-	
		Grand Total :			14.62Dec	11,000 /-	182,56,726 /-	

Declarant Details :

SI No	Name, Address, Photo, Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Bibhas Biswas, (Alias: Mr Bibhas Kumar Biswas) (Presentant) Son of Late Atal Kumar Biswas Executed by: Self, Date of Execution: 10/03/2023 , Admitted by: Self, Date of Admission: 10/03/2023 ,Place : Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>10/03/2023</td> <td></td> <td>LTI 10/03/2023</td> <td>10/03/2023</td> </tr> </tbody> </table> Chandrapur, City:- , P.O:- Bagnan, P.S:-Bagnan, District:-Howrah, West Bengal, India, PIN:- 711303 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: aqxxxxx4n, Aadhaar No: 28xxxxxxxx3462, Status :Individual, Executed by: Self, Date of Execution: 10/03/2023 , Admitted by: Self, Date of Admission: 10/03/2023 ,Place : Office	Name	Photo	Finger Print	Signature	Mr Bibhas Biswas, (Alias: Mr Bibhas Kumar Biswas) (Presentant) Son of Late Atal Kumar Biswas Executed by: Self, Date of Execution: 10/03/2023 , Admitted by: Self, Date of Admission: 10/03/2023 ,Place : Office				10/03/2023		LTI 10/03/2023	10/03/2023
Name	Photo	Finger Print	Signature										
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Name	Photo	Finger Print	Signature										
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10/03/2023		LTI 10/03/2023	10/03/2023										
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Smt Sudeshna Kundu Wife of Dr Debasish Kundu Executed by: Self, Date of Execution: 10/03/2023 , Admitted by: Self, Date of Admission: 10/03/2023 ,Place : Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>10/03/2023</td> <td></td> <td>LTI 10/03/2023</td> <td>10/03/2023</td> </tr> </tbody> </table> Vikram Vihar Flat G4A EF Block , 493/B/19 , G T Road, City:- , P.O:- SHIBPUR, P.S:-Shibpur, District:-Howrah, West Bengal, India, PIN:- 711102 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: drxxxxx8j, Aadhaar No: 30xxxxxxxx7133, Status :Individual, Executed by: Self, Date of Execution: 10/03/2023 , Admitted by: Self, Date of Admission: 10/03/2023 ,Place : Office	Name	Photo	Finger Print	Signature	Smt Sudeshna Kundu Wife of Dr Debasish Kundu Executed by: Self, Date of Execution: 10/03/2023 , Admitted by: Self, Date of Admission: 10/03/2023 ,Place : Office				10/03/2023		LTI 10/03/2023	10/03/2023
Name	Photo	Finger Print	Signature										
Smt Sudeshna Kundu Wife of Dr Debasish Kundu Executed by: Self, Date of Execution: 10/03/2023 , Admitted by: Self, Date of Admission: 10/03/2023 ,Place : Office													
10/03/2023		LTI 10/03/2023	10/03/2023										

4	Name Smt Sumana Sarkar Wife of Mr Santanu Sarkar Executed by: Self, Date of Execution: 10/03/2023 , Admitted by: Self, Date of Admission: 10/03/2023 ,Place : Office	Photo 	Finger Print 	Signature 
	10/03/2023	LTI 10/03/2023	10/03/2023	
32 A / 43 SUREN SARKAR ROAD, City:- , P.O:- Belegghata, P.S:-Phulbagan, District:-Kolkata, West Bengal, India, PIN:- 700010 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: cuxxxxxx8f, Aadhaar No: 41xxxxxxx7550, Status :Individual, Executed by: Self, Date of Execution: 10/03/2023 , Admitted by: Self, Date of Admission: 10/03/2023 ,Place : Office				
5	Name Smt Sukanya Ganguly Wife of Mr Binayak Ganguly Executed by: Self, Date of Execution: 10/03/2023 , Admitted by: Self, Date of Admission: 10/03/2023 ,Place : Office	Photo 	Finger Print 	Signature 
	10/03/2023	LTI 10/03/2023	10/03/2023	
Abantipur, City:- , P.O:- Panchpota, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: bdxxxxxx5r, Aadhaar No: 88xxxxxxx8494, Status :Individual, Executed by: Self, Date of Execution: 10/03/2023 , Admitted by: Self, Date of Admission: 10/03/2023 ,Place : Office				

Identifier Details :

Name Mr Debasish Kundu Son of Mr Ranjit Kumar Kundu Vikram Vihar Flat G4A EF Block 493/B/19 G T Road, City:- , P.O:- Shibpur, P.S:- Shibpur, District:-Howrah, West Bengal, India, PIN:- 711102	Photo 	Finger Print 	Signature 
10/03/2023	10/03/2023	10/03/2023	
Identifier Of Mr Bibhas Biswas, Smt Swati Biswas, Smt Sudeshna Kundu, Smt Sumana Sarkar, Smt Sukanya Ganguly			

Land Details as per Land Record

District: Howrah, P.S:- Bagnan, Gram Panchayat: BAGNAN-I, Mouza: Bagnan, JI No: 60, Pin Code : 711303

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1024, LR Khatian No:- 1969	Owner:বিভাস কুমার বিশ্বাস, Gurdian:অটল কুমার, Address:চন্দ্রপুর , Classification:শালি, Area:0.15000000 Acre,	Mr Bibhas Biswas
L2	LR Plot No:- 1024, LR Khatian No:- 1960		Seller is not the recorded Owner as per Applicant.

On 10-03-2023

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 14:43 hrs on 10-03-2023, at the Office of the A.D.S.R. BAGNAN by Mr Bibhas Biswas Alias Mr Bibhas Kumar Biswas, one of the Executants.

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

Execution is admitted on 10/03/2023 by 1. Mr Bibhas Biswas, Alias Mr Bibhas Kumar Biswas, Son of Late Atal Kumar Biswas, Chandrapur, P.O: Bagnan, Thana: Bagnan, , Howrah, WEST BENGAL, India, PIN - 711303, by caste Hindu, by Profession Business, 2. Smt Swati Biswas, Wife of Late Subhash Chandra Biswas, Chandrapur, P.O: Bagnan, Thana: Bagnan, , Howrah, WEST BENGAL, India, PIN - 711303, by caste Hindu, by Profession House wife, 3. Smt Sudeshna Kundu, Wife of Dr Debasish Kundu, Vikram Vihar Flat G4A EF Block , 493/B/19 , G T Road, P.O: SHIBPUR, Thana: Shibpur, , Howrah, WEST BENGAL, India, PIN - 711102, by caste Hindu, by Profession House wife, 4. Smt Sumana Sarkar, Wife of Mr Santanu Sarkar, 32 A / 43 SUREN SARKAR ROAD, P.O: Belegghata, Thana: Phulbagan, , Kolkata, WEST BENGAL, India, PIN - 700010, by caste Hindu, by Profession House wife, 5. Smt Sukanya Ganguly, Wife of Mr Binayak Ganguly, Abantipur, P.O: Panchpota, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by Profession House wife

Indetified by Mr Debasish Kundu, , , Son of Mr Ranjit Kumar Kundu, Vikram Vihar Flat G4A EF Block 493/B/19 G T Road, P.O: Shibpur, Thana: Shibpur, , Howrah, WEST BENGAL, India, PIN - 711102, by caste Hindu, by profession Professionals

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14.00/- (E = Rs 14.00/-) and Registration Fees paid by Cash Rs 14.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 1080, Amount: Rs.100.00/-, Date of Purchase: 10/03/2023, Vendor name: P Chakraborty



Satyabrata Chakraborty
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGNAN
Howrah, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0506-2023, Page from 20224 to 20240

being No 050601064 for the year 2023.



Digitally signed by SATYABRATA
CHAKRABORTY

Date: 2023.03.10 16:45:41 +05:30

Reason: Digital Signing of Deed.

(Satyabrata Chakraborty) 2023/03/10 04:45:41 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. BAGNAN

West Bengal.

(This document is digitally signed.)