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पश्चिम बंगाल पश्चिम बंगाल

12AA 824185

District Sub-Registrar
South 24 Parganas

21 AUG 2012

BOUNDARY DECLARATION TO RAJPUR SONARPUR MUNICIPALITY

Reg : Holding No. 215, Kalitala, Ward No. 30, within the limit of The Rajpur Sonarpur Municipality, P.S-Sonarpur, Dist-24 Parganas (South) Kolkata-700153, J.L No- 57, C.S Plot No- 329, L.O.P No- 799, Land areas - 04 Kt. 00 Ch 00 Sq. Ft. Mouja- LASKARPUR.

WE, 1) SMT KRISHNA DAS Wife of Late Nitya Gopal Das and
(2) SMT NANDITA MAJUMDAR nee Das Wife of Sri Suvankar Majumdar and daughter of Late Nitya Gopal Das, both by faith- Hindu, by Nationality-Indian, by Occupation-House wife, both residing at L.O.P No 799, Garia, Laskarpur, G.S. Scheme, Vill & P.O: Laskarpur, Kalitala, Kolkata-700153, Dist: 24 Parganas (South) hereinafter jointly called or referred to as the LAND OWNERS and /or DECLARENT, duly represented by our Lawful Attorney SRI BIJOY GHOSH son of Late Lalmohan Ghosh by Occupation-Business, residing at : C/9 Rajnarayan Park, P.O & Vill: Boral, Police Station - Sonarpur, Kolkata -700154

এস.এল.নং ১১৪৪ ডা. ২৫.৭.১২

নাম

ঠিকানা

মূল্য

গভঃ স্ট্যান্ডার্ড ভেঞ্চার সর্বানগী দেব

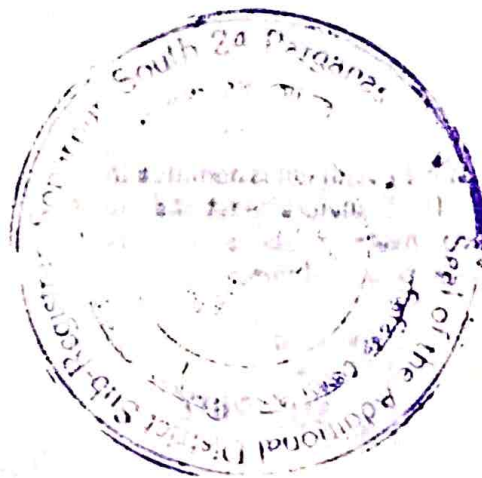
সোনালপুর, এ. বি. এস. আর. ও

কোলাহালি-১৫০

শ্রী বিজয় শর্মা

C/9 Keshavnagar Baran

W.P. - Baran B.S. Sah



Tapantando
8/0 Haren Tando
sonarpur; ka-150

by faith-Hindu, Nationality -Indian, By Occupation: Business as our true and lawful Attorney on behalf of us by virtue of General Power of Attorney executed by me, the Land Owner herein, dated 16/11/2011 which was registered at the office of A.D.S.R Sonarpur, 24 Parganas (South) and recorded in Book No-IV, CD Volume No-4, Pages 3209 to 3222, Being No 02330 for the year 2011 . -

WHEREAS one Nitya Gopal Das now deceased son of Late Purna Chandra Das was the lawful absolute owner of Homestead land measuring 4 (Four) Cottahs more or less under L.O.P. No. 799, C.S. Plot No. 239 at Mouza :Laskarpur, J.L.No. 57, P.S- Sonarpur in the District 24 Parganas (South) under Garia-Laskarpur G.S. Scheme, Kolkata-700 153 which was lawfully seized and possessed of or otherwise sufficiently entitled to the said Late Nitya Gopal Das son of Late Purna Chandra Das, by way of a **Deed of Gift**, executed on 13th day of April 1993, by **the Governor of West Bengal**, as the **Donor**, through the department of Refugee, Relief and Rehabilitation, Govt. of West Bengal duly accepted by the **Donee** said Nitya Gopal Das now deceased gladly which was registered at the office of the **Addl. District Registrar, Alipore 24 Parganas (South)** and recorded in Book No. 1, Volume No. 8, Pages 225 to 228 being No. 582 for the year 1993 .

AND WHEREAS while said Nitya Gopal Das (now deceased) was enjoying the aforesaid land by paying Municipal rates and taxes, he **died intestate** on 30/04/01995 leaving behind him only two legal heirs namely **Smt. Krishna Das as his wife and Smt Nandita Majumdar nee Das** as his only daughter who lawfully seized and possessed of or otherwise sufficiently entitled to every rights and title with peaceful possession of all that areas of land measuring more or less 4 Cottahs under L.O.P No. 799, C.S. Plot No. 239, J.L. No. 57 at Mouza-Laskarpur, P.S-Sonarpur within the Jurisdiction of Rajpur Sonarpur Municipality, Holding No.-215, Kalitala under Ward No.30 in accordance with **Hindu law of succession 1956**, thus the present owners became the joint owners of the aforesaid or below schedule land and small house thereon .



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AND WHEREAS there are sufficient proofs and legal documents in respect of the below scheduled land how the said land devolved to us , the Present Owners, the executants herein also have mutated their name in respect of the aforesaid or below schedule Land and Structure in the record of **The Rajpur Sonarpur Municipality Ward No.30 Known and identified as, Holding No 215, Kalitala P.S-Sonarpur, in the Dist-24-Parganas (South).**

AND WHEREAS We, Krishna Das wife of Nitya Gopal Das and Nandita Majumder wife of Sri Suvankar Majumder, the declarants herein are desirous to erect a new Building under the supervision of our Attorney, as per Plan to be approved by the Concerned Authority of Rajpur Sonarpur Municipality, Building Department and in question of sanction of the Building Plan, the total picture of the below Schedule land are hereunder given as per Site Plan of the said Land annexed herewith and **We do hereby confirm, assure, ratify and declare as follows:-**

- 1) **That,** we shall submit the Building plan for the construction of a New Building in the aforesaid holding and are desirous for obtaining the sanction of the same vide application .
- 2) **That,** we are the Owners of the above mentioned Premises which situates within the limits of Rajpur Sonarpur Municipality, ward No.30, details mentioned in the reference above, comprising Land area as per Physical measurement **04 (four) Cottahs 00 Chittacks 00 Sq. ft** more or less more fully described here-under schedule and delineated in the plan annexed hereto, coloured in **“RED” verge line.**
- 3) **That,** there is no civil or criminal suit running or pending over the said land and the Land is free from all encumbrances having a good, fair and unencumbered marketable right and title of us, the Land Owners herein .
- 4) **That,** the measurement of the four sides of the Land of the **Holding No. 215, Kalitala, Ward No. 30, within the limit of The Rajpur Sonarpur Municipality, P.S-Sonarpur, Dist-24Parganas (South) Kolkata-700153** within the ownership of the present Owners are as follows :-



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ON THE NORTH : 12050 mm (39'-6") + Break 6543 mm (21'-6")

ON THE SOUTH : 19304 mm or 63'-4"

ON THE EAST : 13465 mm or 44'-2"

ON THE WEST : 14430 mm or 47'-4"

The width of the road on Eastern side abutting the said of the **Holding** is measured at different points by the **E.B.S, named Sri Soumen Dey, Licence No-102**, in presence of us and the minimum width of the road within a stretch up to the nearest junction with main road subject to a maximum of either side of the said **Holding** is found as **35'- 10" wide Municipal Road** and also **12'-00"** wide common passage at the Western Side .

5. That, the aforesaid statements are true and correct to the best of our knowledge and belief. If any time, it is found that any one of the above statements is false, incorrect, hindrances and any material facts are concealed, the Concerned Authority of Rajpur Sonarpur Municipality has every right to revoke, cancel and take necessary action in the matter of Building Plan sanctioned by the said Authority .

THE SCHEDULE OF LAND ABOVE REFERRED TO

(Where the new building is going to be constructed)

ALL THAT Pieces and Parcel of Homestead Land measuring more or less **04 (Four)** Cottahs lying and situated at **Mouja-Laskarpur, J.L.No.-57** comprised of C.S Plot No-239 appertaining to **L.O.P No-799, Holding No-215, Kalitala Road within the Jurisdiction of Rajpur Sonarpur Municipality, Ward No-30, P.S-Sonarpur, Dist-24 Parganas (South), Kolkata- 700153** and the entire Land is butted and bounded by :-

ON THE NORTH : Water Tank

ON THE SOUTH : L.O.P No- 1281/1.

ON THE EAST : 35 Ft. (approx) Wide Road

ON THE WEST : 12 Ft. Wide Road

That, the above statements are true to the best of our knowledge & belief and the same is executed, submitted and presented by our lawful Attorney on the strength of Registered General Power of Attorney mention above.



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IN WITNESS WHEREOF We, the executants herein fully undertake the contents hereof and set, subscribe my hands and seal on this Boundary Declaration ...21st Day of August...2012(Two thousand Twelve) A.D.

SIGNED, SEALED AND DELIVERED

1) Siddhanta Sarmah
150 Barua Main Road
Kolkata - 700089.


REGISTERED
ATTORNEY HOLDER
For, Krishna Das
Nandita Majumdar,

2)
Tapan Chakraborty
Pb - Boxal
Dist - 29 Pgs Cx
Kot - 154

SIGNATURE OF THE DECLARENTS
As Attorney On behalf of the Land Owners

1) SMT KRISHNA DAS 2) SMT NANDITA MAJUMDAR

As per Rajpur Sonarpur Municipality proforma prepared by me.

Sajal Kumar Bhattacharyya
Sajal Kumar Bhattacharyya,
(Advocate) EN-NO-WB-1770/2001.
Alipore Police Court, Kol-27

Computer Printed by:

Avi Choudhury

Garia, Kolkata - 84

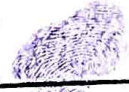


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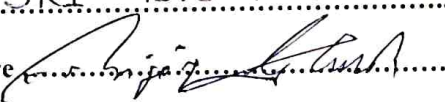
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PHOTO	Left Hand				
	Right Hand				

Name

Signature

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	Right Hand					

Name ...SRI. BIJOY GHOSH.

Signature 

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	Right Hand				

Name

Signature

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	Right Hand				

Name

Signature



Addl. Dist Sub-Registrar
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Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. SONARPUR, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 12851 / 2012, Deed No. (Book - IV , 02222/2012)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Bijoy Ghosh C/9, Rajnarayan Park, Thana:-Sonarpur, P.O. :-Boral ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700154	 21/08/2012	 LTI 21/08/2012	 21-08-2012

II . Signature of the person(s) admitting the Execution at Office.

SI No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Bijoy Ghosh Address -C/9, Rajnarayan Park, Thana:-Sonarpur, P.O. :-Boral ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700154	Attorney	 21/08/2012	 LTI 21/08/2012	

Name of Identifier of above Person(s)

Tapas Panda
Sonarpur, Thana:-Sonarpur, P.O. :- ,District:-South
24-Parganas, WEST BENGAL, India,

Signature of Identifier with Date


21/08/12



Advt. Dist Sub-Registrar
Sonarpur, South 24 Pgs.
21 AUG 2012



Government Of West Bengal
Office Of the A.D.S.R. SONARPUR
District:-South 24-Parganas

Endorsement For Deed Number : IV - 02222 of 2012
(Serial No. 12851 of 2012)

On

Payment of Fees:

On 21/08/2012

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.

Payment of Fees:

Amount By Cash

Rs. 7.00/-, on 21/08/2012

(Under Article : ,E = 7/- on 21/08/2012)

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.- /-

Certified that the required stamp duty of this document is Rs.- 10 /- and the Stamp duty paid as: Impresive Rs.- 20/-

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 13.11 hrs on :21/08/2012, at the Office of the A.D.S.R. SONARPUR by Bijoy Ghosh ,Executant.

Executed by Attorney

Execution by

1. Bijoy Ghosh, son of Lt. Lalmohan Ghosh , C/9, Rajnarayan Park, Thana:-Sonarpur, P.O. :-Boral ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700154 By Caste Hindu By Profession: Business,as the constituted attorney of 1. Krishna Das 2. Nandita Majumdar is admitted by him.

Identified By Tapas Panda, son of Haren Panda, Sonarpur, Thana:-Sonarpur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, , By Caste: Hindu, By Profession: Business.

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR


(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR
EndorsementPage 1 of 1

21/08/2012 13:24:00



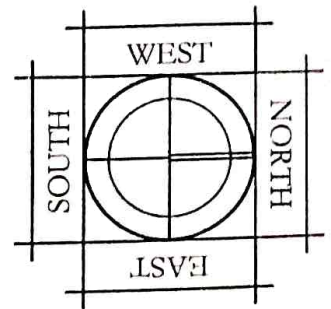
Addl. Dist Sub-Registrar
Sonarpore, South 24 Pgs.

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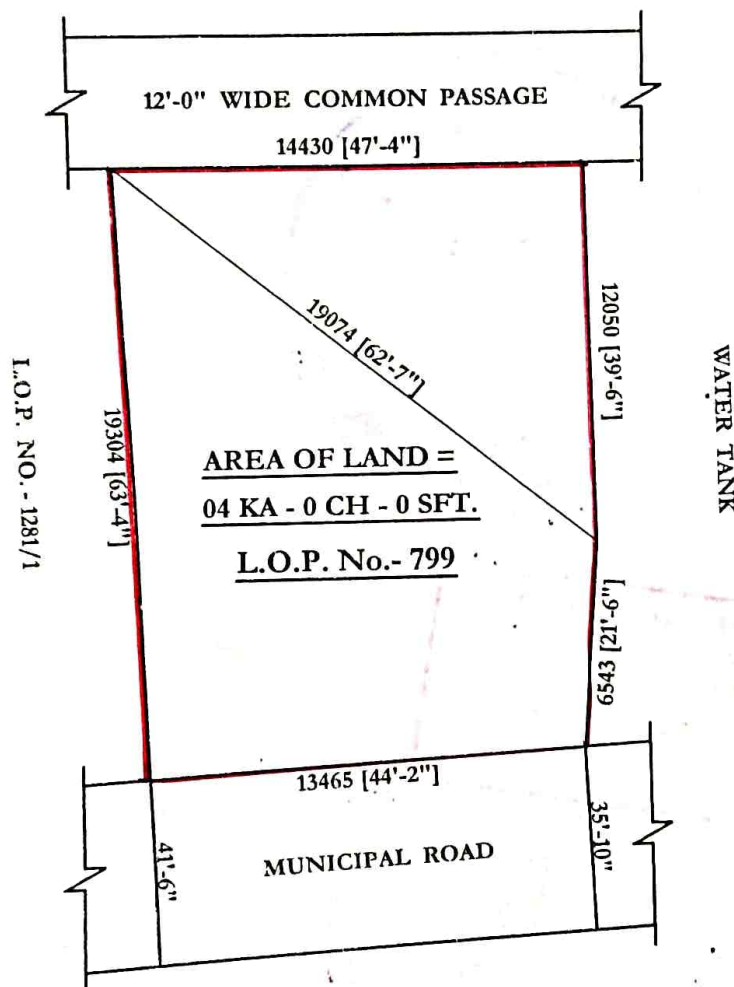
SITE PLAN AT MOUZA - LASKARPUR , J.L. No.- 57, C.S. DAG NO. - 239 ,
L.O.P. No.- 799 , WARD No.- 30, P.S.-SONARPUR, HOLDING NO. - 215 ,
DIST.-24 PARGANA(S). UNDER RAJPUR SONARPUR MUNICIPALITY.

AREA OF LAND = 04 KA - 0 CH - 0 SFT. (MORE/LESS)

AREA SHOWN IN RED BOEDER ☐



SCALE - 1" : 16'-6"

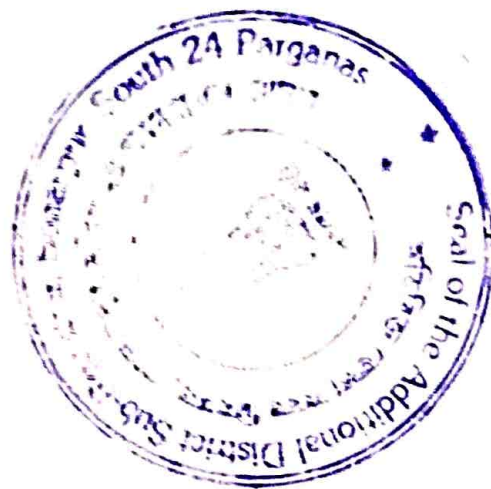


[Signature]

REGISTERED
ATTORNEY HOLDER
for, Krishna Das.
Nandita Majumdar.

[Signature]

DEY
E. S. J. 1-102
Register
Member of
M. S. S.
each
DRAWN BY:-



Adtl. Dist Sub-Registrar
Sonarpore, South 24 Pgs.
21.UG 2012

Certificate of Registration under section 60 and Rule 69.

Registered in Book - IV
CD Volume number 4
Page from 4342 to 4352
being No 02222 for the year 2012.




(Biswajit Dey) 21-August-2012
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. SONARPUR
West Bengal