

16288/22

L- 15716/22

भारतीय गैर न्यायिक

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रुपये

TEN
RUPEES

रु. 10

Rs. 10

INDIA

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL
28/9/22
Ce- 27/9/22

70AB-681572
Certified that the document is a true and correct copy of the original as registered. The signature sheet and the endorsement sheet is attached with the document as the part of this document.

28 SEP 2022

**BOUNDARY DECLARATION
TO RAJPUR-SONARPUR MUNICIPALITY**

District Sub-Registration Office, South 24-parganas

Re : Mouza Laskarpur, comprised in L.O. P. No. 336, C. S. Plot No. 222(P), J.L. No. 57, Police Station Narendrapur (formerly Sonarpur), Additional District Sub-Registration Office Garla, District South 24-Parganas, being the Holding No. 68, Narkel Bagan within the limits of Rajpur-Sonarpur Municipality, under its Ward No.30

Land Area : 4 Cottahs more or less of Bastu Land.

We, (1) SRI CHUNILAL GHOSH (having PAN BGQPG9783D, Aadhaar No.9259 5136 3640), son of Late Jawaharlal Ghosh, by occupation Business, residing at Narkel Bagan, Laskarpur, Kolkata- 700 153, Post Office Laskarpur, Police Station Sonarpur,

Contd.....

Constituted Attorney of
Chunilal Ghosh
Koushik Ghosh
Mithu Dey

District South 24-Parganas and (2) **SRI KOUSHIK GHOSH (having PAN DYXPG5007D, Aadhaar No.5729 1013 7194)**, son of Late Pannalal Ghosh, by occupation Professional, residing at Dehimedan Malla, Dakshin Gobindapur, Kolkata-700 145, Post Office and Police Station Baruipur, District South 24-Parganas, and (3) **SMT. MITHU DEY (having Aadhaar No. 8120 1797 4784)**, wife of Sri Dipak Dey, by occupation House-wife, residing at Narkel Bagan, Laskarpur, Kolkata-700 153, Post Office Laskarpur, Police Station Sonarpur both by faith Hindu, by Nationality Indian, by faith Hindu, by Nationality Indian, by occupation House-wife, hereinafter collectively called and referred to as the **LANDOWNERS** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their and each of their respective heirs, executors, administrators, legal representatives and/or assigns), all represented by their Constituted Attorney **SANJOY BISWAS (having AadhaarNo. 8070 7093 9891)**, son of Sri Tarit Kumar Biswas, by faith Hindu, by Nationality Indian, by occupation Business, carrying on under the name and style of **Blue Bird Construction Co.**, as Proprietor thereof, having his Office at Biswas Bhawan, Mahamayatala Mondalpara, Nazrul Park Kolkata-700 084, Post Office Garia, Police Station Narendrapur (formerly Sonarpur), District South 24-Parganas appointed under **Development Power of Attorney dtd.01st day of September, 2022**, registered at the **Office of District Sub-Registrar-V Alipore** and recorded in its Book No. I, Vol. No.1630-2022, Page from 162437 to 162453, Being No.163004330 for the year 2022 do hereby solemnly affirm and declare as follows :-

Contd.....

- 1) That, We are the joint Owners of ALL THAT the piece and parcel of 4 Cottahs more or less of Land situated lying at **Mouza Laskarpur**, L.O. P. No. 336, C. S. Plot No. 222(P), Police Station **Narendrapur** (formerly Sonarpur), Additional District Sub-Registration Office Garia, District South 24-Parganas, being the **Holding No. 68, Narkel Bagan** within the limits of **Rajpur-Sonarpur Municipality**, under its Ward No.30.
- 2) That, We have acquired our joint ownership over the said land under Law of Inheritance, by purchase and also under a Registered Deed of Gift made in our favour.
- 3) That, being the joint Owners of the said property we have mutated our names in the Assessment Records of the Rajpur-Sonarpur Municipality and the said property having land area of 4 Cottahs more or less was/is numbered as **Holding No.68, Narkel Bagan** under Ward No.30.
- 4) That, the actual boundary line of the property is fully mentioned below and demarcated in **RED** border in enclosed Site Plan and We being the owners of the property shall be liable for any dispute with the neighbours for the said land in future. Rajpur-Sonarpur Municipality will not be liable for any litigation over the said land.
- 5) That, the actual land area within my ownership is 4 Cottahs more or less and the actual boundary line of the property is fully mentioned below and demarcated in **RED** border.

Contd.....

- 6) There is no Civil or Criminal suit pending against the said land. The said land is free from all encumbrances.
- 7) The measurement of the four sides of the land at above property, within our ownership are as follows :-

ON THE NORTH : By 13559 mm (44'5").

ON THE SOUTH : By 13559 mm (44'5").

ON THE EAST : By 19740 mm (64'9").

ON THE WEST : By 19740 mm (64'9").

- 8) That the enclosed site plan is also a part of this Boundary Declaration.

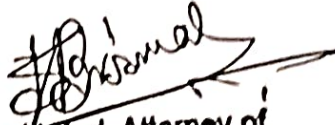
That each and every statement made in paragraphs 1, 2, 3, 4, 5, 6, 7 and 8 herein above are true to the best of my knowledge and belief.

Contd.....

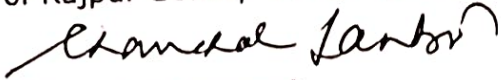
IN WITNESS WHEREOF We, the Declarants/Owners through our said Constituted Attorney have set and subscribed our hands and seals on this 28th day of September, 2022 at Kolkata.

WITNESSES :

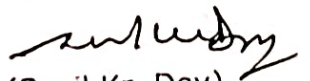
1. Chanchal Santra
Advocate
2. Satarupa Mondal.
Advocate
Alipore Judges' Court.


Constituted Attorney of
Chunilal Ghosh
Koushik Ghosh
Mithu Dey
(Constituted Attorney of
DECLARANTS/OWNERS)

Prepared by me as per Proforma
of Rajpur-Sonarapur Municipality


(Chanchal Santra)
Advocate
Regn. No. WB/496/1984
Alipore Judges' Court

Typed by me :


(Sunil Kr. Dey)
513, Chitaranjan Colony,
Baghajatin, Kolkata-700 092

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

Signature



		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name SANTOY BISWAS

Signature

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

Signature

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

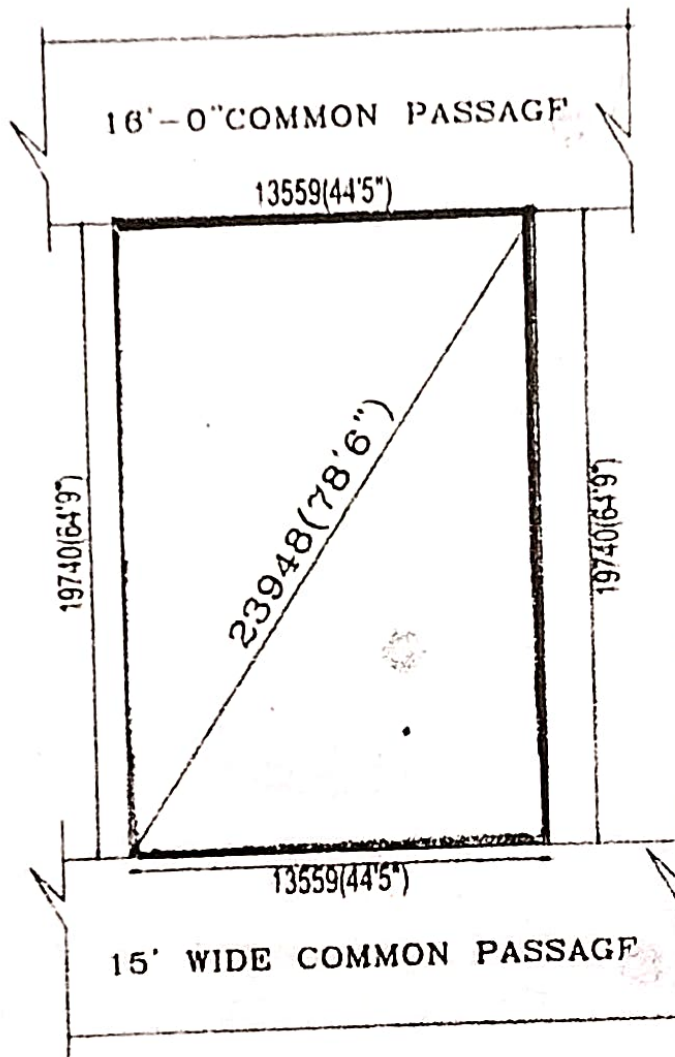
Name

Signature

SITE PLAN FOR C.S DAG NO-222(P) PLOT NO :-336 & 334/A . AT MOUZA-
LASKARPUR ,J.L NO-57, PS -SONARPUR ,DIST-SOUTH 24 PGS.



AREA STATEMENT:-

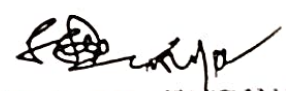


AS PER DEED
4KH.00CH.00SF
AS PER SITE
4KH.00CH.00SF


Constituted Attorney of
Chunilal Ghosh
Koushik Ghosh
Mithu Dey

SIGNATURE OF 
OWNERS

SITE PLAN
SCALE-1:100


SIGNATURE OF ENGINEER

Major Information of the Deed

No :	I-1603-15716/2022	Date of Registration	28/09/2022
Query No / Year	1603-2002927143/2022	Office where deed is registered	
Query Date	27/09/2022 8:57:51 PM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	SATARUPA MONDAL ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830304855, Status : Advocate		
Transaction	Additional Transaction		
[0901] Declaration, Declaration relating to Immovable property			
Set Forth value	Market Value		
	Rs. 43,20,002/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 10/- (Article:4)	Rs. 39/- (Article:E, M(b), H)		
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, Municipallty: RAJPUR-SONARPUR, Road: Narkel Bagan Road, Mouza: Laskarpur, , Ward No: 030, Holding No:68 JI No: 57, Pln Code : 700153

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-206 (RS :-)		Bastu	Bastu	4 Katha		43,20,002/-	Property Is on Road
Grand Total :					6.6Dec	0 /-	43,20,002 /-	

Declarant Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Sk. CHUNILAL GHOSH Son of Late JAWAHARLAL GHOSH NARKEL BAGAN, LASKARPUR, City:- , P.O:- LASKARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BGxxxxxx3D, Aadhaar No: 92xxxxxxxx3640, Status :Individual, Executed by: Attorney,
2	Shri KOUSHIK GHOSH Son of Late PANNALAL GHOSH DEHIMEDAN MALLA, DAKSHIN GOBINDAPUR, City:- , P.O:- BARUIPUR, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700145 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: DYxxxxxx7D, Aadhaar No: 57xxxxxxxx7194, Status :Individual, Executed by: Attorney, Executed by: Attorney

MITHU DEY
 of Shri DIPAK DEY NARKEL BAGAN, LASKARPUR, City - , P.O.- LASKARPUR P.S.-Sonarpur, District -
 South 24-Parganas, West Bengal, India, PIN- 700153 Sex Female, By Caste: Hindu, Occupation: House wife,
 Citizen of: India, Aadhaar No: 81xxxxxxxx4784, Status Individual, Executed by: Attorney, Executed by: Attorney

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr SANJOY BISWAS (Presentant) Son of Mr TARIT KUMAR BISWAS Date of Execution - 28/09/2022, , Admitted by: Self, Date of Admission: 28/09/2022, Place of Admission of Execution: Office	 Sep 28 2022 3:00PM	 LTI 28/09/2022	 28/09/2022
MAHAMAYATALA MONDALPARA, NAZRUL PARK, City:- , P.O:- GARIA, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 80xxxxxxxx9891 Status : Attorney, Attorney of : Sk. CHUNILAL GHOSH, Shri KOUSHIK GHOSH, Smt MITHU DEY				

Identifler Details :

Name	Photo	Finger Print	Signature
Mr CHANCHAL SANTRA Son of Late HARI KUMAR SANTRA ALIPOOE JUDGES COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027			
	28/09/2022	28/09/2022	28/09/2022
Identifier Of Mr SANJOY BISWAS			

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Narkel Bagan Road, Mouza: Laskarpur, , Ward No: 030, Holding No:68 JI No: 57, Pin Code : 700153

Sch No	Plot & Khata Number	Details Of Land	Owner name In English as selected by Applicant
L1	LR Plot No:- 206		Seller is not the recorded Owner as per Applicant.

2022

Category 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 Indian Stamp Act 1899.

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

Presented for registration at 14:31 hrs on 28-09-2022, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr SANJOY BISWAS.

Executed by Attorney

Execution by Mr SANJOY BISWAS, Son of Mr TARIT KUMAR BISWAS, MAHAMAYATALA MONDALPARA, NAZRUL PARK, P.O: GARIA, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Business as constituted attorney for 1. SK. CHUNILAL GHOSH NARKEL BAGAN, LASKARPUR, P.O: LASKARPUR, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700153, 2. Shri KOUSHIK GHOSH DEHIMEDAN MALLA, DAKSHIN GOBINDAPUR, P.O: BARUIPUR, Thana: Barulpur, South 24-Parganas, WEST BENGAL, India, PIN - 700145, 3. Smt MITHU DEY NARKEL BAGAN, LASKARPUR, P.O: LASKARPUR, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700153 is admitted by him

Indetified by Mr CHANCHAL SANTRA, Son of Late HARI KUMAR SANTRA, ALIPOOE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, 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 10.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 191908, Amount: Rs.10.00/-, Date of Purchase: 22/07/2022, Vendor name: I Hakraborty



Debashish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2022, Page from 527003 to 527015

being No 160315716 for the year 2022.



Dhar

Digitally signed by Debasish Dhar
Date: 2022.10.20 11:50:27 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2022/10/20 11:50:27 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)