

3-04607/23

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A-2447830/23

पश्चिम बंगाल WEST BENGAL

Certified that the document is admitted to registration. The signature sheet/s and the endorsement sheets attached with this document are the part of this document.

88AB 388434

REGISTRAR
South 24 Parganas

16 SEP 2023

DEED OF BOUNDARY DECLARATION TO THE RAJPUR-SONARPUR MUNICIPALITY

THIS DEED OF DECLARATION is made on this the **26th** day of **September Two Thousand and Twenty Three (2023)** by (1) **BISWAJIT DUTTA, (PAN- AONPD 6900K) (AADHAR NO. 6718 3360 0527)** Son of Late Indrajit Dutta, by faith- Hindu, by occupation- Self-employed, by Nationality- Indian, residing at **Sukanta Pally, P.O. Boral, P.S. Sonarpur now Narendrapur, Kolkata- 700154, District South 24 Parganas** (2) **AVIJIT DUTTA, (PAN- AGSPD 9176C) (AADHAR NO. 4663 3095 3427),**

Son of Late Indrajit Dutta, by faith- Hindu, by occupation- Service, by Nationality- Indian, residing at **GANGA VENTURES PVT LTD, 81, Ground Floor, Hemkunt Colony, P.S Greater Kailash, South Delhi, Pin Code- 110048 (3) SUTAPA SARKAR, (PAN- DSSPS 2281E), (AADHAR NO. 2971 0295 6583)**, Wife of Achyut Sarkar, Daughter of Late Indrajit Dutta, by faith- Hindu, by occupation- Housewife, by Nationality- Indian, residing at **10/9/1, MLB Road, Bally Municipality, P.O & P.S- Bally, Howrah, West Bengal, Pin code- 711201**, represented by its partners namely **1) SRI RANJAN KUMAR THATOI (PAN- AIZPT 3575G)**, son of Sri Nilmoni Thatoi, by faith- Hindu, by occupation- Business, by Nationality- Indian, residing at 625, Lichutala Road, P.O. Boral, P.S. Sonarpur now Narendrapur, Kolkata- 700154, District South 24 Parganas **AND 2) SRI CHANCHAL SARKAR (PAN-BLPPS 2880B)**, Son of Sri Makhan Lal Sarkar, by faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at Sukanta Pally, P.O. Boral, P.S. Sonarpur now Narendrapur, Kolkata- 700154, District South 24 Parganas by virtue of a power of attorney registered in the Office of **DSR-III ALIPORE and recorded in Book No. I, Volume No. 1603-2023, Pages from 181220 - 181252, Being No. 06422 for the year 2023** hereby solemnly affirm, undertake and declare as follows-

1. That as per deed we are the owners of **ALL THAT** piece and parcel of Bastu land measuring **4 Cottahs more or less (267.558 sqm)** and as per physical measurement actual area of land measuring **4 Cottahs more or less (267.513 sqm)** comprising **L.O.P No- 1543, CS Plot no- 391(P), 392(P), L.R Dag No. 392, Khatian No. 1543, Mouza- Sripur Bagharghole, J.L no- 59, P.S- Sonarpur now Bansdronei, in the District South 24-Parganas**, within the limits of Rajpur-Sonarpur Municipality, **Ward No. 32, vide Holding no. 24, Street name- Sukanta Pally & Sri Krishna Pally, Assessment No. 1104302049149.**

2. That we proposed to construct a building in the aforesaid land/holding the actual boundary line of the property which is fully mentioned below and demarcated by RED border and we shall be liable for disputes, if arises, with our neighbours in respect of this said land in future. The Rajpur-Sonarapur 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.
3. That, we proposed to construct a building at our aforesaid Premises/Holding.
4. That at our request through the enabled surveyor has served my said premises/Holding and upon such survey found an area of land to be **4 Cottahs more or less (267.513 sqm)**.
5. That we shall submit a building plan for construction of a building at our said premises/holding for sanction to the Rajpur-Sonarapur Municipally.
6. That particularly of the boundary of the above mentioned premises/holding will appear from the plan have annexed herewith and bordered in RED colour, which is a part of this declaration.
7. That we shall be liable for the dispute of any kind with our neighbours of the said land and indemnity declaration of any legal responsibility of this account.
8. That there is no legal suit pending before any court of law regarding the said premises/ Holding.
9. That foregoing statements are true to our knowledge.

10. That the enclosed site plan is also a part of the declaration.
11. That if any legal dispute arises regarding the boundary of the site, the Rajpur-Sonarapur Municipality shall have no responsibility and the authority may revoke the sanction.

THE BOUNDARY OF THE SITE

On the North	:	7.080M Minimum BLACK TOP ROAD
On the South	:	EXT-I STORIED BUILDING
On the East	:	TIN SHED
On the West	:	AC SHED

THE MEASUREMENT OF FOUR SIDE OF

THE SAID LAND AS FOLLOWS:

ON THE NORTH	:	12.848M
ON THE SOUTH	:	8.862M, 5.791M
ON THE EAST	:	10.701M, 8.507M
ON THE WEST	:	19.647M

THE SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of **Bastu land measuring 4 Cottahs more or less comprising** L.O.P No- 1543, C.S Plot no- 391(P), 392(P), L.R Dag No. 392, Khatian No. 1543, Mouza- Sripur Bagharghole, J.L no- 59, P.S-

Sonarpur now Bansdroni, in the District South 24-Parganas, **within the limits of Rajpur- Sonarpur Municipality, Ward No. 32, vide Holding no. 24, Street name- Sukanta Pally & Sri Krishna Pally.**

That the above statements are true to my knowledge and belief.

witnesses:-

1. Soumitra Ghosh
Asst. Police Const
DA-27

Rajan Kumar Thakri
Chanchal Samanta

2. Parvati Saha
Asst. Police Const
DA-27

Declarants

Rep. by constituted attorney

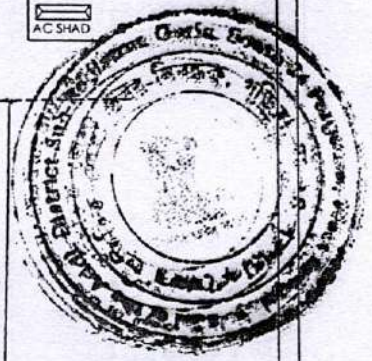
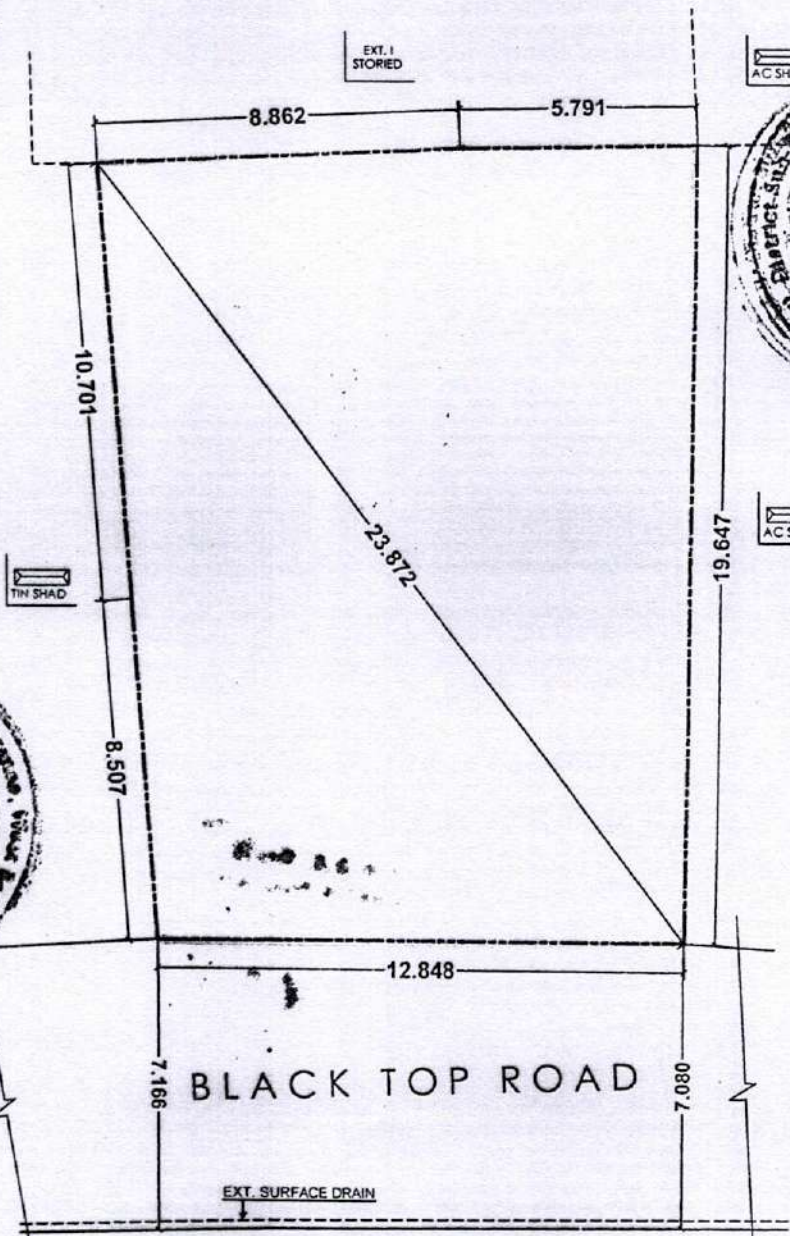
Drafted and prepared as per Proforma

(Rajesh) Laskar
RAJESH LASKAR Alipore Police
Advocate Const, DA-27
WB 294 / 2009

BOUNDARY DECLARATION PLAN AT MOUZA- SRIPUR BAGHARGHOLE, J.L NO- 59, R.S. DAG. NO.- 391(P), & 392(P). L.O.P. NO.- 1543, HOLDING NO.- 24 SUKANTA PALLY & SRI KRISHNA PALLY, WARD NO.- 32, UNDER - RAJPUR SONARPUR MUNICIPALITY, DIST- 24 PGS. (SOUTH), P.S - SONARPUR, NARENDRAPUR (NEW), COLOUR SHOWN IN RED BORDER

OWNER'S : AVIJIT DUTTA & OTHER'S

Area of Land (As Per Deed)/ Assessment Record = 267.558 SQM. (04 K.- 00CH.- 00 SFT.)
 Actual Area of Land(As Per Physical) = 267.513 SQM. (04 K.- 00CH.- 00 SFT.)



SITE PLAN
SCALE - 1:1

Manas Mukherjee

MANAS MUKHERJEE
E. D. S.
Rajpur Sonarpur Municipality
No.- 38 Class (1)

MANAS MUKHERJEE
CLASS-(38) R.S.M
NAME OF E.B.S.

For T. C. ENTERPRISE

Chanchal Sairkar Rajankar Thakri
Partner

T.C ENTERPRISE
(1) SRI. RANJAN KR. THATOI &
(2) SRI. CHANCHAL SAIRKAR
CONSTITUTION POWER OF ATTORNEY
AVIJIT DUTTA & OTHER'S
NAME OF THE OWNER'S



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

SIGNATURE... *Rajin Kumar Thakur*



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					


	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

SIGNATURE... *Chanchal Sarker*



9denhifor

भारत सरकार
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA



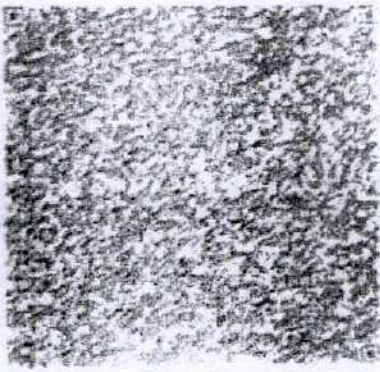
परामर्श
AKHILJITAN

नाम / Name
RAJESH LASKAR

पिता का नाम / Father's Name
NURUDDIN LASKAR

जन्म तिथि /
Date of Birth
08/02/1984

परामर्श /
Signature
Rajesh Laskar



03082019

Rajesh Laskar

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

CHANCHAL SARKAR
MAKHAN LAL SARKAR

02/10/1966

Permanent Account Number
BLPPS2880B

Chanchal Sarkar

Signature



In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, CITISL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड को खोना/प्राप्त होने पर कृपया सूचित करें/लौटें :
आयकर पैन सेवा यूनिट, सीटीएसएल
प्लॉट नं: ३, सेक्टर ११, सीडीबी बेलपुर,
नवी मुंबई-४०० ६१४.

Chanchal Sarkar

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AIZPT3575G



नाम / Name
RANJAN KUMAR THATOI

पिता का नाम / Father's Name
NILMANI THATOI

जन्म की तारीख
Date of Birth
11/01/1964

हस्ताक्षर / Signature

21032019

Ranjan Kumar Thatoi

Major Information of the Deed

Deed No :	I-1629-04612/2023	Date of Registration	26/09/2023
Query No / Year	1629-2002447630/2023	Office where deed is registered	
Query Date	26/09/2023 10:55:01 AM	A.D.S.R. GARIA, District: South 24-Parganas	
Applicant Name, Address & Other Details	Rajesh Laskar Alipore Police Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8910845995, Status :Advocate		
Transaction	Additional Transaction		
[0901] Declaration, Declaration relating to immovable property			
Set Forth value	Market Value		
Rs. 1/-	Rs. 55,44,004/-		
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 :






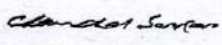
District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Sukanta Pally (Boral), Mouza: Sripur Bagharghole, , Ward No: 032, Holding No:24 JI No: 59, Pin Code : 700150

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-392 (RS :-)	LR-1543	Bastu	Bastu	4 Katha	1/-	55,44,004/-	Width of Approach Road: 23 Ft.,
Grand Total :					6.6Dec	1/-	55,44,004/-	

Declarant Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr BISWAJIT DUTTA Son of Late Indrajit Dutta Sukanta Pally,, City:- Not Specified, P.O:- Boral, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AOxxxxxx0K, Aadhaar No: 67xxxxxxx0527, Status :Individual, Executed by: Attorney, Executed by: Attorney
2	Mr AVIJIT DUTTA Son of Late Indrajit Dutta GANGA VENTURES PVT LTD, 81, Ground Floor, Hemkunt Colony, P.S Greater Kailash, South Delhi, City:- Not Specified, P.O:- South Delhi, P.S:-GREATER KAILASH, District:-South, Delhi, India, PIN:- 110048 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AGxxxxxx6C, Aadhaar No: 46xxxxxxx3427, Status :Individual, Executed by: Attorney, Executed by: Attorney
3	Mrs Sutapa Sarkar Daughter of Achyut Sarkar 10/9/1, M. L. B. Road., City:- Howrah, P.O:- Bally, P.S:-Bally, District:-Howrah, West Bengal, India, PIN:- 711201 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: DSxxxxxx1E,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr RANJAN KUMAR THATOI Son of Mr Nilmoni Thatoi Date of Execution - 26/09/2023, , Admitted by: Self, Date of Admission: 26/09/2023, Place of Admission of Execution: Office	 <small>Sep 26 2023 2:38PM</small>	 <small>LTI 26/09/2023</small>	 <small>26/09/2023</small>
625, Lichutala Road, City:- Not Specified, P.O:- Boral, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxx5G,Aadhaar No Not Provided by UIDAI Status : Attorney, Attorney of : Mr BISWAJIT DUTTA, Mr AVIJIT DUTTA, Mrs Sutapa Sarkar				
2	Name Mr CHANCHAL SARKAR (Presentant) Son of Mr Makhan Lal Sarkar Date of Execution - 26/09/2023, , Admitted by: Self, Date of Admission: 26/09/2023, Place of Admission of Execution: Office	 <small>Sep 26 2023 2:39PM</small>	 <small>LTI 26/09/2023</small>	 <small>26/09/2023</small>
Sukanta Pally,, City:- Not Specified, P.O:- Boral, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BLxxxxxx0B,Aadhaar No Not Provided by UIDAI Status : Attorney, Attorney of : Mr BISWAJIT DUTTA, Mr AVIJIT DUTTA, Mrs Sutapa Sarkar				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RAJESH LASKAR Son of Mr NURUDDIN LASKAR ALIPORE POLICE COURT, City:- Not Specified, P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 <small>26/09/2023</small>	 <small>26/09/2023</small>	 <small>26/09/2023</small>
Identifier Of Mr RANJAN KUMAR THATOI, Mr CHANCHAL SARKAR			

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Sukanta Pally (Boral), Mouza: Sripur Bagharghole, , Ward No: 032, Holding No:24 JI No: 59, Pin Code : 700150

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 392, LR Khatian No:- 1543		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 162904612 / 2023

On 26-09-2023

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 14:32 hrs on 26-09-2023, at the Office of the A.D.S.R. GARIA by Mr CHANCHAL SARKAR ,

Executed by Attorney

1. Execution by Mr RANJAN KUMAR THATOI, , Son of Mr Nilmoni Thatoi, 625, Lichutala Road, P.O: Boral, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700154, by caste Hindu, by profession Business as constituted attorney for 1. Mr BISWAJIT DUTTA Sukanta Pally,, P.O: Boral, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700154, 2. Mr AVIJIT DUTTA GANGA VENTURES PVT LTD, 81, Ground Floor, Hemkunt Colony, P.S Greater Kailash, South Delhi, P.O: South Delhi, Thana: GREATER KAILASH, , South, DELHI, India, PIN - 110048, 3. Mrs Sutapa Sarkar 10/9/1, M. L. B. Road., P.O: Bally, Thana: Bally, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711201 is admitted by him

Indetified by Mr RAJESH LASKAR, , , Son of Mr NURUDDIN LASKAR, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

2. Execution by Mr CHANCHAL SARKAR, , Son of Mr Makhan Lal Sarkar, Sukanta Pally,, P.O: Boral, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700154, by caste Hindu, by profession Business as constituted attorney for 1. Mr BISWAJIT DUTTA Sukanta Pally,, P.O: Boral, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700154, 2. Mr AVIJIT DUTTA GANGA VENTURES PVT LTD, 81, Ground Floor, Hemkunt Colony, P.S Greater Kailash, South Delhi, P.O: South Delhi, Thana: GREATER KAILASH, , South, DELHI, India, PIN - 110048, 3. Mrs Sutapa Sarkar 10/9/1, M. L. B. Road., P.O: Bally, Thana: Bally, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711201 is admitted by him

Indetified by Mr RAJESH LASKAR, , , Son of Mr NURUDDIN LASKAR, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

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 26581, Amount: Rs.10.00/-, Date of Purchase: 17/08/2023, Vendor name: Smriti

Bikash Das



Krishnendu Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
South 24-Parganas, West Bengal

