

5910/25

D - 5585/25



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Certified that the document is admitted to Registration. The signature sheets and the endorsement sheets attached with this document are the part of this document.

02AC 440592

--: **BOUNDARY DECLARATION** --:

Dist. District Sub Registra
Garia, South 24 Parganas

THIS DEED OF DECLARATION is made this the 12th day of February, in the year 2025. 121225

I, **SHRI UTPAL ROY**, PAN - ARUPR3666E, Aadhaar No. 6410 7188 6154, son of Late Gobinda Roy, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at Narkelbagan, P.O. - Laskarpur, P.S. - Sonarpur, Dist. - South 24 Parganas, Kolkata - 700153, duly represented by his constituted attorney **M/S DAS CONSTRUCTION & DEVELOPER**, a proprietorship firm, having its registered office at 520, Peyarabagan, P.O. - Laskarpur, P.S. - formerly Sonarpur now Narendrapur, Dist. - South 24 Parganas, Kolkata - 700153,

no. 9812 Date 18/11/24

Name

Address

Value

Vendor

SAHABUDDIN GAZI H
Ranjour Civil & Criminal Court

Sardar
Advocate
Ranjour Civil & Criminal Court



Adl. Distict Sub Registra,
Daria, South 24 Parganas

Rangabrah Dutta
S/o Late S.L. Dutta
Maharajatala, Soni
KOL-700084

1212251

represented by its Proprietor - **SRI TAPAS KUMAR DAS**, (PAN - AESPD5910J), Aadhaar No. - 3346 9689 6815, son of Late Kshirod Chandra Das, by faith Hindu, by Nationality Indian, by occupation Business, residing at 520, Peyarabagan, P.O. - Laskarpur, P.S. - formerly Sonarpur now Narendrapur, Dist. - South 24 Parganas, Kolkata - 700153, by virtue of a registered Development Power of Attorney registered in the office of the A.D.S.R Garia, dated 10th day of May, 2023 and recorded in Book No. I, Volume No. 1629-2023, Pages from 56775 to 56790, Being No. 02042 for the year 2023, do hereby solemnly affirm and declares as follows :-

That I am the absolute owner of total land measuring about more or less 03 cottah 03 chattack 24 sq.ft. comprised in R.S. Dag No. 182 corresponding to L.R. Dag No. 675, 676 & 677, appertaining to R.S. Khatian No. 303, L.R. Khatian No. 3161, of Mouza - Laskapur, J.L. No. 57, Pargana Magura, Touzi No. 3, 4 & 5, within the local limits of Rajpur-Sonarpur Municipality, Ward No. 30, Holding No. 1169, West Rabindra Nagar, under P.S. - Sonarpur at Present Narendrapur, Dist. - South 24 Parganas, Kolkata - 700153.

WHEREAS Shri Utpal Roy (the declarant herein) purchased the land by virtue of a registered Deed of Sale from Smt. Anima Majumder and Sri Indrajit Majumder on 04.12.2000, recorded in Book No. I, Volume No. 50, Pages from 204 to 210, Being No. 2922, registered at Sonarpur A.D.S.R. office.



Addl. District Sub Registrar
Garia, South 24 Parganas

121225

AND WHEREAS the Shri Utpal Roy (i.e. the Declarant herein) duly recorded his name in L.R. R.O.R. under L.R. Khatian No. 3161, of Mouza - Laskapur, J.L. No. 57, under P.S. - Sonarpur at Present Narendrapur, Dist. - South 24 Parganas.

In the above manner I the declarant herein became the absolute owner of total land measuring about more or less 03 cottah 03 chattack 24 sq.ft. comprised in R.S. Dag No. 182 corresponding to L.R. Dag No. 675, 676 & 677, appertaining to R.S. Khatian No. 303, L.R. Khatian No. 3161, of Mouza - Laskapur, J.L. No. 57, Pargana Magura, Touzi No. 3, 4 & 5, within the local limits of Rajpur-Sonarpur Municipality, Ward No. 30, Holding No. 1169, West Rabindra Nagar, under P.S. - Sonarpur at Present Narendrapur, Dist. - South 24 Parganas, Kolkata - 700153.

I shall be liable for the dispute of any kind with my neighbors of the said land and indemnify declaration of any legal responsibility of this account.

There is no legal suit pending before any court of law regarding the premises/holding and the land is free from all encumbrances.

If any legal dispute arises regarding the boundary of the site Rajpur-Sonarpur Municipality have no responsibility & authority may revoke the sanction after due hearing.



Addl. District Sub Registrar
Garia, South 24 Parganas

121225

I submitted the plan for the construction of a building in the said premises/holding for obtaining sanction vide application.

THE MEASUREMENT OF THE SITE

NORTH : 6'-8" + 27'-3" + 14'-7.5"; EAST : 58'-9.5";

SOUTH : 34'-7.5"; WEST : 53'-5";

THE BOUNDARY OF THE SITE

NORTH : Land of Manik Banik;

SOUTH : 12' feet wide Road;

EAST : Land of Arun Shil;

WEST : Part of R.S. Dag No. 182;

That the site plan is the part and parcel of this declaration.

--: SCHEDULE OF THE PROPERTY :--

ALL THAT piece and parcel of total land measuring about more or less 03 cottah 03 chattack 24 sq.ft. comprised in R.S. Dag No. 182 corresponding to L.R. Dag No. 675, 676 & 677, appertaining to R.S. Khatian No. 303, L.R. Khatian No. 3161, of Mouza - Laskapur, J.L. No. 57, Pargana Magura, Touzi No. 3, 4 & 5, within the local limits of Rajpur-Sonarpur Municipality, Ward No. 30, Holding No. 1169, West Rabindra Nagar, under P.S. - Sonarpur at Present Narendrapur, Dist. - South 24 Parganas, Kolkata - 700153.



Addl. District Sub Registrar
Garia, South 24 Parganas

4212251

That each and every statements made in the above all para are all true to my knowledge and belief.

WITNESSES :-

1. *Gangadhar Sutta*
Mahamayatala, Garia
Kot - 700084

SHRI UTPAL ROY
represented by his
constituted attorney -

2. *Jayanta Mittra*
Mahamayatala
Kot - 84

Das Construction & Developer
Tapan K. Das
Signature of the Declarant

Drafted by

Tanusree Chatterjee
F- 622/601/2015

Typed by:

Kabirul Anam

Kabirul Anam, Baruipur.



Adal. District Sub Registrar
Garia, South 24 Parganas

121225'

SPECIMEN FORM FOR TEN FINGER PRINTS

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name.....TAPAS KUMAR DAS.....

Signature.....Tapas K. Das.....

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name.....

Signature.....

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name.....

Signature.....



Addl. District Sub Registra.
Garia, South 24 Parganas

121225

SITE PLAN OF LAND AT MOUZA -LASKARPUR ,J.L.No.57 , R.S. DAG No.182;R.S.KHATIAN No.303
L.R.DAG No.675,676,677. L.R.KHATIAN No.3161;P.S. NARENDRAPUR(OLD SONARPUR).DIST. 24 PGS(s).
HOLDING No.1169, WEST RABINDRA NAGAR; WARD No.30 .
RAJPUR - SONARPUR MUNICIPALITY.

OWNER --SRI. UTPAL ROY.

LAND AREA AS PER DEED - 3 KH.03 CH.24 SFT(215.520 SQM).

LAND AREA AS PER SITE - 215.500 SQM.(3 KH.3CH.24SFT).

DEMARCATED BY RED BORDER



Das Construction & Development
Tapan K. Das
Proprietor

S. Mondal
Surveyor 10/12/25
SWAPAN MONDAL
Regd. No.- S/50514/80-81
Vill.- Fularhat, P.O.- Sonarpur
South 24 Parganas

P O N D



Addl. District Sub Registrar
Garia, South 24 Parganas

21225

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AESPD5910J

नाम / Name
TAPAS KUMAR DAS

पिता का नाम / Father's Name
KSHIROD CHANDRA DAS

जन्म की तारीख / Date of Birth
20/06/1964

हस्ताक्षर / Signature

17042017

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं:
आयकर पैन सेवा इकाई, एन एस डी एल
5 वीं मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to:
Income Tax PAN Services Unit, NSDL
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: trunfo@nsdl.co.in

Tapas K. Das



ভারত সরকার

Government of India



সাম্যব্রত দত্ত

Samyabrata Dutta

পিতা : সচীন্দ্রলাল দত্ত

Father Sachindralal Dutta

জন্মতারিখ/DOB 18/12/1969

পুরুষ / Male



8138 1464 7322

- সাধারণ মানুষের অধিকার



ভারত সরকার
Unique Identification Authority of India

ঠিকানা: /: সচীন্দ্রলাল দত্ত

মহাময়া তলা, গড়িয়া

রাজপুর সোনারপুর (এম), গড়িয়া

দক্ষিণ ২৪ পরগনা, পশ্চিম বঙ্গ,

Address: S/O: Sachindralal

Dutta, MAHAMAYA TALA,

GARIA, Rajpur Sonarpur

(M), South 24 Parganas,

Garia, West Bengal, 700084

8138 1464 7322

Samyabrata Dutta



ভারত সরকার

Government of India



Aadhaar no. issued 16/12/2011



তাপস কুমার দাস
Tapas Kumar Das
জন্মতারিখ/DOB: 20/06/1964
পুরুষ/ MALE

আধার পরিচয়ের প্রমাণ, নাগরিকত্ব বা জন্মতারিখ নয়। এটি শুধুমাত্র ব্যক্তিগত পরিচয় প্রমাণের জন্য প্রযোজ্য। এটি ক্রিম/অফলাইন প্রমাণের মাধ্যমে (কোড/অফলাইন প্রমাণের মাধ্যমে) সত্যতা যাচাই করা উচিত।

Aadhaar is proof of identity, not of citizenship or date of birth. It should be used with verification (online authentication or scanning of QR code / offline XML)

3346 9689 6815

আমার আধার, আমার পরিচয়



ভারতীয় পরিচয় পরিচয়

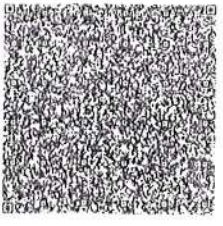
Unique Identification Authority of India



Details as on: 26/07/2025

ঠিকানা:
৫২০, পেয়ারাবাগান, বিবেকানন্দ সামসাদ ক্লাব, লস্করপুর,
লস্করপুর, লস্করপুর, দক্ষিণ ২৪ পরগণা,
পশ্চিমবঙ্গ - ৭০০১৫৩

Address:
520, Peyarabagan, Vivekananda Samisad Club,
Laskarpur, Laskarpur, PO: Laskar Pur, DIST: South
Twenty Four Parganas,
West Bengal - 700153



3346 9689 6815

VID : 9128 8470 7260 3863

1947

help@uidai.gov.in

www.uidai.gov.in

Tapas K. Das

Major Information of the Deed

Deed No :	I-1629-05585/2025	Date of Registration	12/12/2025
Query No / Year	1629-2003347931/2025	Office where deed is registered	
Query Date	12/12/2025 1:19:52 PM	A.D.S.R. GARIA, District: South 24-Parganas	
Applicant Name, Address & Other Details	Tanushree Chatterjee Baruipur Civil Court,Thana : Baruipur, District : South 24-Parganas, WEST BENGAL, PIN - 700144, Mobile No. : 7980670621, Status :Advocate		
Transaction		Additional Transaction	
[0901] Declaration, Declaration relating to immovable property			
Set Forth value		Market Value	
		Rs. 46,37,999/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 10/- (Article:4)		Rs. 200/- (Article:E)	
Remarks			

Land Details :

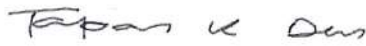
District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Rabindranagar Road, Mouza: Laskarpur, , Ward No: 30, Holding No:1169 JI No: 57, Pin Code : 700153

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-182	RS-303	Bastu	Bastu	3 Katha 3 Chatak 24 Sq Ft		46,37,999/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
Grand Total :					5.3144Dec	0 /-	46,37,999 /-	

Declarant Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri Utpal Roy Son of Late Gobinda Roy Narkelbagan, City:- Not Specified, 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 , Aadhaar No: 64xxxxxxx6154, Status :Individual, Executed by: Attorney, Executed by: Attorney

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Tapas Kumar Das (Presentant) Son of Late Kshirod Chandra Das Date of Execution - 12/12/2025, , Admitted by: Self, Date of Admission: 12/12/2025, Place of Admission of Execution: Office	Photo  Dec 12 2025 1:46PM	Finger Print  Captured LTI 12/12/2025	Signature  12/12/2025
proprietor, M/S DAS CONSTRUCTION AND DEVELOPER , 520, Peyarabagan, City:- Not Specified, P.O:- Laskarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153 , 520, Peyarabagan, City:- Not Specified, 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, , Aadhaar No: 33xxxxxxxx6815 Status : Attorney, Attorney of : Shri Utpal Roy				

Identifier Details :

Name	Photo	Finger Print	Signature
Samyabrata Dutta Son of Late Sachindralal Dutta Mahamaya Tala, City:- Not Specified, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084	 12/12/2025	 Captured 12/12/2025	 12/12/2025
Identifier Of Tapas Kumar Das			

Endorsement For Deed Number : I - 162905585 / 2025

On 12-12-2025

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 13:45 hrs on 12-12-2025, at the Office of the A.D.S.R. GARIA by Tapas Kumar Das ,.

Executed by Attorney

Execution by Tapas Kumar Das, proprietor, M/S DAS CONSTRUCTION AND DEVELOPER , 520, Peyarabagan, City:- Not Specified, P.O:- Laskarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153 as constituted attorney for Shri Utpal Roy Narkelbagan, P.O: Laskarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153 is admitted by him

Indetified by Samyabrata Dutta, , , Son of Late Sachindralal Dutta, Mahamaya Tala, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 200.00/- (E = Rs 200.00/-) and Registration Fees paid by by POS = Rs 200/-

Description of Payment

By POS on 12/12/2025 1:53PM with Govt. Ref. No: 192025260386337646 on 12-12-2025, Amount Rs: 200/-, Bank: SBI, Ref. No. 16292003347931/01/2025 on 12-12-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10/- and Stamp Duty paid by , by Stamp Rs 10.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 9817, Amount: Rs.10.00/-, Date of Purchase: 18/11/2025, Vendor name: Sahabuddin Gazi



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2025, Page from 130905 to 130918

being No 162905585 for the year 2025.



Digitally signed by SANJEEV KUMAR SHAW
Date: 2025.12.12 14:17:25 +05:30
Reason: Digital Signing of Deed.

(Sanjeev Kumar Shaw) 12/12/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
West Bengal.