

5146/2024.

5164/2024



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

AH 772949



M  
21/8/2024  
10/4  
12/48

Additional Registrar of  
Assurances-IV, Kolkata

Certified that the Document is admitted at  
Registration. The Signature Sheet and the  
endorsement sheets attached to this document  
are the part of this Document.

Additional Registrar of  
Assurances-IV, Kolkata

10 APR 2024

**BOUNDARY DECLARATION TO**

**RAJPUR SONARPUR MUNICIPALITY**

Ref: Holding No. 199, School Road, within Rajpur Sonarpur Municipality  
Ward No. 025, bearing Assessee No. 1104302160772,  
P.S. Sonarpur, Dist. South 24 Pgs, Pin code - 700151

We, **(1) Subir Kumar Basu**, (PAN:AEHPB3956K and Aadhar No.2113 2742 0911), Son of S.M. Basu, aged about 71 years, by occupation – Architect **AND (2) Sujata Basu**, (PAN:AEAPB1211J and Aadhar No. 441576337744), Wife of Mr. Subir Kumar Basu, aged about 63 years, by occupation-house wife, both by religion Hindu, nationality – Indian, residing at 4, Broad Street, P.O. and P.S. Ballygunge, Pin Code – 700019, Dist: South 24 Parganas, (hereinafter jointly referred to as the “**Declarants**”) hereby solemnly affirm and declare as follows:

1. Deed of Conveyance dated 11.05.1992 registered in the office of ADSR, Sonarpur recorded in Book No. I, Vol. No. 50, Being No. 3639 for the year 1992 executed by and between Smt. Dipu Rani Dey as Vendor and (1) Subir Kumar Basu & (2) Smt. Sujata Basu as Purchasers towards sale of all that piece or parcel of Sali Land containing an area of 1 Cottah and 8 Chittack lying and situate at School Road in Ward No. 12 within Rajpur Municipality in Mouza Dhamaitala, J.L. No. 75, R.S. No. 236, Touzi No. 3, 4 and 5, Dag No. 389 appertaining to Khatian No. 94, P.S. and Sub-Registration Office Sonarpur in the district of South 24 Parganas.
2. Deed of Conveyance dated 11.05.1992 registered in the office of ADSR, Sonarpur recorded in Book No. I, Being No. 3638 for the year 1992 executed by and between Sri Sankar Chandra Das as Vendor and (1) Subir Kumar Basu & (2) Smt. Sujata Basu as Purchasers towards sale of all that piece or parcel of Sali Land containing an area of 6 Cottah and 12 Chittack lying and situate at Holding No. 55, School Road in Ward No. 12 within Rajpur Municipality in Mouza Dhamaitala, J.L. No. 75, R.S. No. 236, Touzi No. 3, 4 and 5, Dag No. 389 appertaining to Khatian No. 94, P.S. and Sub-Registration Office Sonarpur in the district of South 24 Parganas. In the said Deed of Conveyance 4 Chittack land purchased by Shankar Chandra Das over and above 6 Cottah 12 Chittack land has been shown as common passage on the southern side which is inside the said Premises and therefore the land purchased by Subir Kumar Basu & Anr is about 7 Cottah (6 Cottah 12 Chittack + 4 Chittack = 7 Cottah), J.L. No. 75, R.S. No. 236, Touzi No. 3, 4 and 5, Dag No. 389 appertaining to Khatian No. 94, P.S. and Sub-Registration Office Sonarpur in the district of South 24 Parganas. That with respect to 4 Chittack land inside the said premises extra 12 Chittack land inside the said premises be considered for treating the same as vacant land required for sanction purpose.



3. Deed of Conveyance dated 11.05.1992 registered in the office of ADSR, Sonarpur recorded in Book No. I, Being No. 3669 for the year 1992 executed by and between Sri Dhananjay Kumar Roy as Vendor and (1) Subir Kumar Basu & (2) Smt. Sujata Basu as Purchasers towards sale of all that piece or parcel of Sali Land containing an area of 1 Cottah and 8 Chittack lying and situate at Holding No. 54, School Road in Ward No. 12 within Rajpur Municipality in Mouza - Dhamaitala, J.L. No. 75, R.S. No. 236, Touzi No. 3, 4 and 5, R.S. Dag No. 389 appertaining to Khatian No. 94, P.S. and Sub-Registration Office Sonarpur in the district of South 24 Parganas.
4. In accordance with the aforesaid deeds Subir Kumar Basu and Sujata Basu are presently seized and possessed and are entitled to area measuring **10 Cottah** which is tabulated/detailed as under:

| Deed No.                    | Area                     |
|-----------------------------|--------------------------|
| 3639 for the year 1992      | 1 Cottah and 8 Chittack  |
| 3638 for the year 1992      | 6 Cottah and 12 Chittack |
| 3669 for the year 1992      | 1 Cottah and 8 Chittack  |
| 190400080 for the year 2024 | 4 Chittack               |
| <b>Total:</b>               | <b>10 Cottah</b>         |

5. That in order to regularize the shortfall of 04 Chittack which the erstwhile owner namely Late Sri Sankar Chandra Das who has transferred 07 Cottah of land to the existing owners namely Sri Subir Basu and Smt. Sujata Basu and that land also included 04 Chittack of land which was shown as common passage on the southern side and this is inside the said premises and accordingly by conveyance dated 03.01.2024 registered in the office of ARA-IV, Kolkata recorded in Book No. I, Vol. No. 1904-2024, Pages 33641 to 33659, Being No. 190400080 for the year 2024 executed by and between Sri Sudipto Das (son of Late Sankar Chandra Das) as Vendor and Sri Subir Kumar Basu & Smt. Sujata Basu as Purchasers transferred all that land measuring 4 Chittack forming part and parcel of the total 10 Cottah lying and situate in R.S. Plot o. 389 recorded in R.S. Khatian No. 94 & corresponding L.R. Plot No. 375 at Mouza Dhamaitala, J.L. No. 75, P.S. – Sonarpur, under the jurisdiction of Rajpur-Sonarpur Municipality more fully described in the Schedule therein.
6. That we the Owners of the said Holding intend to cause construction of a new building to be constructed/built in accordance with the plan to be sanctioned by the Rajpur-Sonarpur Municipality over an area of land measuring 10 Cottah of land.

7. That there are no tenants in the Said Property and the said property is free from all litigation/encumbrances and if any future dispute/claim arises we shall indemnify the concerned authority who based on our Declaration has accorded sanction of the building plan.
8. That there are no civil or criminal suit pending before against the Said Land.

**SCHEDULE OF LAND**

**ALL THAT** land measuring about **10 Cottah** as per the Title Deed and physically the total area is 10 Cottah 5 Chittack 16 sq. ft. (as per the Site Plan attached) lying at Mouza -Dhamaitala, J.L. No. 75, R.S. Plot No. 389, Khatian No. 94 and L.R. Plot No. 375, L.R. Khatian No. 1469 & 1470, Police Station - Sonarpur, Pin Code-700151, Dist. South 24 Parganas, presently known as School Road under Holding No. 199 & Ward No. 025 bearing Assessee No. 1104302160772 of Rajpur Sonarpur Municipality butted and bounded in the following manner:

**ON THE NORTH** : 4M Diagonistics , 402, School Road , Dhamaitola.  
**ON THE SOUTH** : Land of Prafulla Kumar Das & amp; Sourav Das.  
**ON THE EAST** : Southern By pass.  
**ON THE WEST** : School Road.

**IN WITNESS WHERE OF** the parties have signed and sealed on the 10<sup>th</sup> day of April, 2024.

1. Subir Kumar Basu  
(SUBIR KUMAR BASU)

2. Sujata Basu  
(SUJATA BASU)

**(DECLARANTS)**

**WITNESSES:-**

1. Biswadeep Ganguly  
(Biswadeep Ganguly)  
7A, Raja Besata Roy Road,  
P.S. - Tollygunge, Kolkata- 700026.

2. Debasis Sardan  
A. Govt. Place (AP) KOL-700001.

**Drafted by me:**





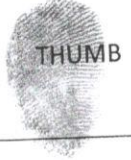





Amarnath Chowdhury  
(Amarnath Chowdhury), Advocate  
High Court, Calcutta, Enrolment No.WB/794/2005

[Prepared as K.M.C. Performa]

# SPECIMEN FORM FOR TEN FINGER PRINT













Srinivas Kumar

|                  |  |   |   |   |  |
|------------------|--|---|---|---|--|
|                  | SMALL<br> | RING<br> | MIDDLE<br> | FORE<br> | THUMB<br> |
| LEFT HAND PRINT  |  |   |   |   |  |
|                  | THUMB<br> | FORE<br> | MIDDLE<br> | RING<br> | SMALL<br> |
| RIGHT HAND PRINT |  |   |   |   |  |



Sujata Basu

|                  |   |  |   |  |   |
|------------------|---|--|---|--|---|
|                  | SMALL<br>  | RING<br>  | MIDDLE<br>   | FORE<br>  | THUMB<br>  |
| LEFT HAND PRINT  |   |  |   |  |   |
|                  | THUMB<br> | FORE<br> | MIDDLE<br> | RING<br> | SMALL<br> |
| RIGHT HAND PRINT |   |  |   |  |   |

|                  |  |       |      |        |      |       |
|------------------|--|-------|------|--------|------|-------|
| PHOTO            |  | SMALL | RING | MIDDLE | FORE | THUMB |
| LEFT HAND PRINT  |  |       |      |        |      |       |
|                  |  | THUMB | FORE | MIDDLE | RING | SMALL |
| RIGHT HAND PRINT |  |       |      |        |      |       |

|                  |  |       |      |        |      |       |
|------------------|--|-------|------|--------|------|-------|
| PHOTO            |  | SMALL | RING | MIDDLE | FORE | THUMB |
| LEFT HAND PRINT  |  |       |      |        |      |       |
|                  |  | THUMB | FORE | MIDDLE | RING | SMALL |
| RIGHT HAND PRINT |  |       |      |        |      |       |



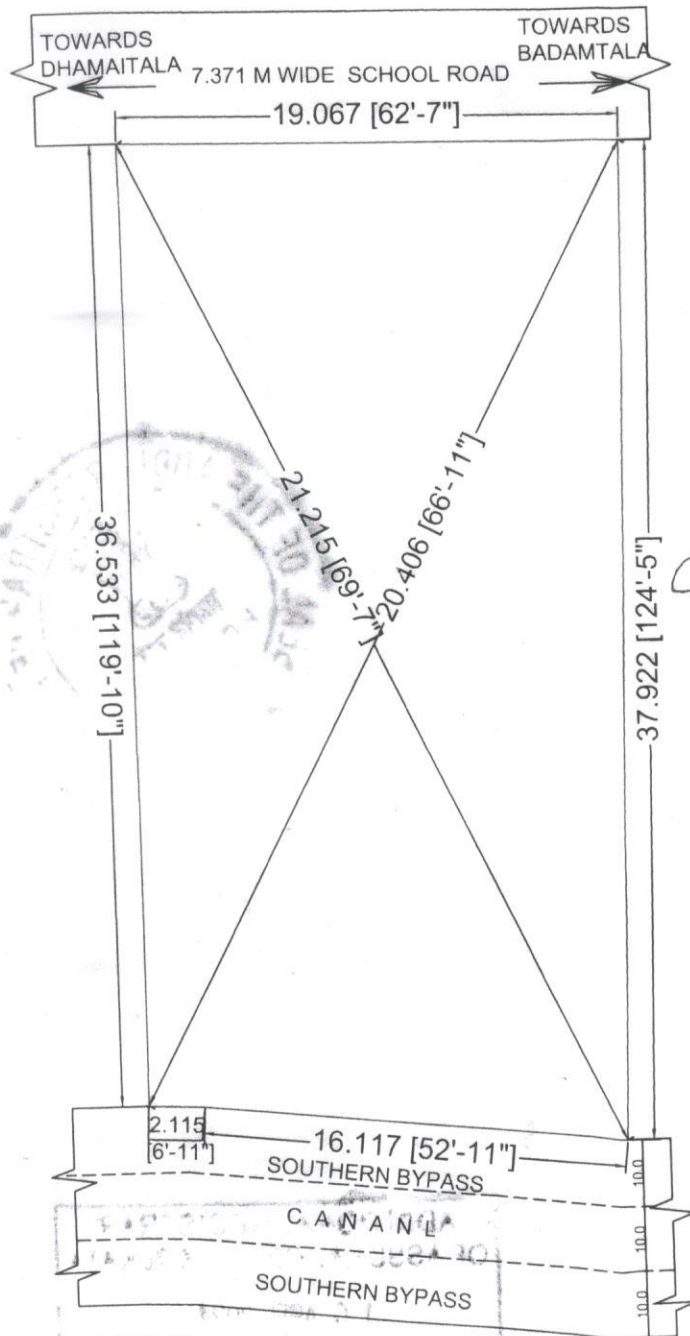
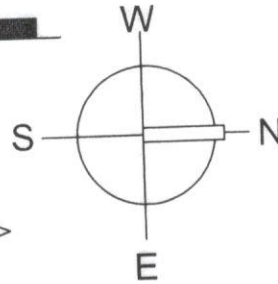
**SITE PLAN SHOWING THE BOUNDARY OF R.S. DAG NO.- 389; L.R. DAG. NO.- 375; R.S. KHATIAN NO.- 94; L.R. KHATIAN NO.- 1469, 1470; MOUZA - DHAMAITALA; J.L. NO.-75; HOLDING NO 199, SCHOOL ROAD; WARD NO.25 UNDER RAJPUR SONARPUR MUNICIPALITY P.S.-SONARPUR; DIST- 24 PARGANAS(SOUTH)**

LAND AREA ( AS PER DEED ) = 10 K - 00 CH - 00 SFT. = 668.896 SQ.M.

LAND AREA (AS PER PHYSICAL MEASUREMENT) = 10 K - 05 CH - 16 SFT. = 691.273 SQ.M.

LAND AREA (AS PER PHYSICAL MEASUREMENT) SHOWN IN RED BORDER ■■■■

SCALE - 1 : 2



SURVEYED & DRAWN BY.-

TUHIN MUKHERJEE

MOBILE NO - 8961410916  
9748870534

SIGN. OF OWNERS.

### Major Information of the Deed




|  |  |  |            |
|--|--|--|------------|
| Deed No :  | I-1904-05164/2024  | Date of Registration                   | 10/04/2024 |
| Query No / Year  | 1904-2000896405/2024   | Office where deed is registered        |            |
| Query Date   | 08/04/2024 2:12:12 PM  | A.R.A. - IV KOLKATA, District: Kolkata |            |
| Applicant Name, Address & Other Details                        | AMARNATH CHOWDHURY<br>High Court, Calcutta,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8013526695, Status :Advocate |  |            |
| Transaction  | Additional Transaction   |  |            |
| [0901] Declaration, Declaration relating to immovable property | [4305] Other than Immovable Property, Declaration [No of Declaration : 2]  |  |            |
| Set Forth value  | Market Value   |  |            |
|  | Rs. 49,00,500/-  |  |            |
| Stampduty Paid(SD)   | Registration Fee Paid  |  |            |
| Rs. 50/- (Article:4)   | Rs. 101/- (Article:E, 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: SCHOOL ROAD (CHOWHATI), Mouza: Dhamaitala, , Ward No: 025, Holding No:199 JI No: 75, Pin Code : 700151



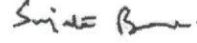
| Sch No | Plot Number          | Khatian Number       | Land Proposed | Use ROR | Area of Land   | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details       |
|--------|----------------------|----------------------|---------------|---------|----------------|-------------------------|-----------------------|---------------------|
| L1     | LR-375 (RS :-389 )   | LR-1469, (RS:-94\0 ) | Bastu         | Bastu   | 6 Katha        |                         | 29,40,300/-           | Property is on Road |
| L2     | LR-375 (RS :-389 )   | LR-1470, (RS:-94\0 ) | Bastu         | Bastu   | 4 Katha        |                         | 19,60,200/-           | Property is on Road |
|        |                      | <b>TOTAL :</b>       |               |         | <b>16.5Dec</b> | <b>0 /-</b>             | <b>49,00,500 /-</b>   |                     |
|        | <b>Grand Total :</b> |                      |               |         | <b>16.5Dec</b> | <b>0 /-</b>             | <b>49,00,500 /-</b>   |                     |

### Declarant Details :

| SI No | Name,Address,Photo,Finger print and Signature   |   |   |   |
|-------|---|---|---|---|
| 1     | Name  | Photo   | Finger Print  | Signature   |
|       | <b>Mr Subir Kumar Basu</b><br><b>(Presentant )</b><br>Son of S M Basu<br>Executed by: Self, Date of Execution: 10/04/2024<br>, Admitted by: Self, Date of Admission: 10/04/2024 ,Place : Office |  | <br>Captured |  |
|       |   | 10/04/2024  | LTI<br>10/04/2024   | 10/04/2024  |



,,4, Broad Street, City:- Not Specified, P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India , PAN No.:: aexxxxxx6k, Aadhaar No: 21xxxxxxx0911, Status :Individual, Executed by: Self, Date of Execution: 10/04/2024 , Admitted by: Self, Date of Admission: 10/04/2024 ,Place : Office

| 2 | Name   | Photo   | Finger Print   | Signature   |
|---|--|---|--|---|
|   | <b>Mrs Sujata Basu</b><br>Wife of Mr Subir Kumar Basu<br>Executed by: Self, Date of Execution: 10/04/2024<br>, Admitted by: Self, Date of Admission: 10/04/2024 ,Place : Office  | <br>10/04/2024 | <br>Captured<br>LTI<br>10/04/2024 | <br>10/04/2024 |
|   | <p>,,4, Broad Street,, City:- Not Specified, P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.:: aexxxxxx1j, Aadhaar No: 44xxxxxxx7744, Status :Individual, Executed by: Self, Date of Execution: 10/04/2024 , Admitted by: Self, Date of Admission: 10/04/2024 ,Place : Office</p> |   |  |   |

#### Identifier Details :

| Name  | Photo   | Finger Print  | Signature  |
|---|---|---|--|
| <b>Mr Biswadeep Ganguly</b><br>Son of Late Priyabrata Ganguly<br>Raja Basanta Roy Road ,, City:- Not Specified, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 | <br>10/04/2024 | <br>Captured<br>10/04/2024 | <br>10/04/2024 |
| Identifier Of Mr Subir Kumar Basu , Mrs Sujata Basu   |   |   |  |

#### Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: SCHOOL ROAD (CHOWHATI), Mouza: Dhamaitala, , Ward No: 025, Holding No:199 JI No: 75, Pin Code : 700151

| Sch No | Plot & Khatian Number                  | Details Of Land   | Owner name in English as selected by Applicant |
|--------|--|---|--|
| L1     | LR Plot No:- 375, LR Khatian No:- 1469 | Owner:সুবীর কুমার বসু, Gurdian:সত্যেন্দ্র নাথ বসু, Address:নিজ , Classification:শালি, Area:0.09000000 Acre, | Mr Subir Kumar Basu                            |
| L2     | LR Plot No:- 375, LR Khatian No:- 1470 | Owner:সুজাতা বসু, Gurdian:সুবীর কুমার বসু, Address:নিজ , Classification:শালি, Area:0.06000000 Acre,         | Mrs Sujata Basu                                |



**Endorsement For Deed Number : I - 190405164 / 2024**

**On 10-04-2024**

**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 12:48 hrs on 10-04-2024, at the Office of the A.R.A. - IV KOLKATA by Mr Subir Kumar Basu , one of the Executants.

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

Execution is admitted on 10/04/2024 by 1. Mr Subir Kumar Basu , Son of S M Basu , ,,4, Broad Street, P.O: Ballygunge, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Others, 2. Mrs Sujata Basu , Wife of Mr Subir Kumar Basu , ,,4, Broad Street,, P.O: Ballygunge, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession House wife Identified by Mr Biswadeep Ganguly , , , Son of Late Priyabrata Ganguly , Raja Basanta Roy Road ,, P.O: Kalighat, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 101.00/- ( E = Rs 21.00/- ,I = Rs 55.00/- ,M(a) = Rs 21.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 101.00/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 30/- and Stamp Duty paid by Stamp Rs 50.00/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 115, Amount: Rs.50.00/-, Date of Purchase: 01/02/2024, Vendor name: G Pramanik



**Mohul Mukhopadhyay**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - IV KOLKATA**  
**Kolkata, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2024, Page from 274525 to 274539  
being No 190405164 for the year 2024.



*mm*

Digitally signed by MOHUL MUKHOPADHYAY  
Date: 2024.04.19 18:12:17 +05:30  
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 19/04/2024  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.