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T. 4260/2021.

भारतीय गैर न्यायिक

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TEN  
RUPEES  
Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Q. No. 2001392187/21

49AB 382387

certified that the document is admitted to  
registration. The Signature sheet and the  
endorsement sheet attached with this  
document are the part of this document.

add. District Sub-Registrar,  
Sonarpur, South 24 Parganas

10 AUG 2021

-- : BOUNDARY DECLARATION : --

I, SRI ANUP CHATTERJEE, PAN ACBPC4410H, Son of Late  
Kalipada Chatterjee, by faith - Hindu, by Nationality - Indian, by  
Occupation - Business, Residing at - Natunpally Middle Road, P.O. &  
P.S. - Sonarpur, Kolkata - 700150, District - South 24 Parganas, the sole  
proprietor of "CHATTERJEE CONSTRUCTION", a Proprietorship

aforsaid Bastu land measuring Bastu land measuring 9 Cottahs or more  
or less 14.85 Decimals comprised in R.S. Dag Nos. 1525, 1526, 1540 (area of

No. 1387 Date 04/08/2021  
Name Sri Anup Chatterjee  
Address Netaji Park Middle Road  
Village KOL Post P.S. - Sonarpur  
KOL-150

Govt. Stamp Vender  
SABYASACHI DEB  
Sonarpur A.D.S.R.O., Kol-150



Amit Mondal  
S/O - Babul Mondal  
Vill - Harna pur. Po + P.S. Sonarpur  
Kol-150

1  
Add. Dist. - Suti Registrar  
Sonarpur  
South 24 Parganas  
10 AUG 2021

Firm, having its registered office at - Natunpally Middle Road, P.O. & P.S. - Sonarpur, Kolkata - 700150, District South 24 Parganas, do hereby solemnly affirm and declare as under :-

1. That **CHATTERJEE CONSTRUCTION**, purchased ALL THAT piece and parcel of Bastu land measuring Bastu land measuring 9 Cottahs or more or less 14.85 Decimals comprised in R.S. Dag Nos. 1525, 1526, 1540 (area of land measuring 3 Cottahs in C.S. & R.S. Dag No. 1525, 03 Cottahs in C.S. & R.S. Dag No. 1526 and 3 Cottahs in C.S. Dag No. 1538 Corresponding R.S. Dag No. 1540) pertaining to C.S. Khatian No. 783/1, R.S. Khatian No. 887 at Mouza - Sonarpur, under Rajpur - Sonarpur Municipality, Ward No. 12, Holding No. 152, A. P. Nagar Purba, J. L. No. 39, R.S. No. 109, Touzi No. 3051, P.S. - Sonarpur, District - South 24 Parganas, by and under a Deed of Sale from the then lawful owner Smt. Dolly Ghosh which was duly registered on 19.04.2021 before the office of the D.S.R. IV, at Alipore and recorded in its Book No. 1, Volume No. 1604-2021, Pages from 125095 to 125123, Being No. 160403095, for the year 2021.

2. That after purchasing the aforesaid property **CHATTERJEE CONSTRUCTION** became the sole and absolute owner of the aforesaid Bastu land measuring Bastu land measuring 9 Cottahs or more or less 14.85 Decimals comprised in R.S. Dag Nos. 1525, 1526, 1540 (area of



Addl. Dist.-Sub Registrar  
Sonarpur  
South 24 Parganas

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land measuring 3 Cottahs in C.S. & R.S. Dag No. 1525, 03 Cottahs in C.S. & R.S. Dag No. 1526 and 3 Cottahs in C.S. Dag No. 1538 Corresponding R.S. Dag No. 1540) pertaining to C.S. Khatian No. 783/1, R.S. Khatian No. 887 at Mouza - Sonarpur, under Rajpur - Sonarpur Municipality, Ward No. 12, Holding No. 152, A. P. Nagar Purba, J. L. No. 39, R.S. No. 109, Touzi No. 3051, P.S. - Sonarpur, District - South 24 Parganas and started enjoying the same free from all encumbrances.

6. That I, on behalf of CHATTERJEE CONSTRUCTION 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 I shall be liable for disputes, if arises, with the neighbours in respect of this said land in future. The Rajpur - Sonarpur Municipality will not be liable for any litigations, arises in future regarding the said land due to false statement and have liberty to revoke the Holding or plan in accordance with law.

7. That I shall submit the plan for the construction of a New Building in the aforesaid landed property for obtaining sanction vide my application.

8. That Chatterjee Construction is the absolute owner of the Bastu land measuring Bastu land measuring 9 Cottahs or more or less 14.85



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Decimals comprised in R.S. Dag Nos. 1525, 1526, 1540 (area of land measuring 3 Cottahs in C.S. & R.S. Dag No. 1525, 03 Cottahs in C.S. & R.S. Dag No. 1526 and 3 Cottahs in C.S. Dag No. 1538 Corresponding R.S. Dag No. 1540) pertaining to C.S. Khatian No. 783/1, R.S. Khatian No. 887 at Mouza - Sonarpur, under Rajpur - Sonarpur Municipality, Ward No. 12, Holding No. 152, A. P. Nagar Purba, J. L. No. 39, R.S. No. 109, Touzi No. 3051, P.S. - Sonarpur, District - South 24 Parganas, which is morefully described and delineated in the Plan as annexed hereto and thereon coloured RED vere line.

9. That there is no civil or criminal suit pending against the said land, the said land is free from all encumbrances, if any disputes arises regarding the boundary, the Rajpur - Sonarpur Municipality shall retain power to revoke the sanction of Building Plan and or Holding itself.

10. That measurment of the four sides of the said land within the ownership are as follows :-

ON THE NORTH : 45'-6''+21'-10''  
ON THE SOUTH : 65'-4''  
ON THE EAST : 104'-0''  
ON THE WEST : 17'-8''+88'-0''



↑  
Addl. Dist.-Sub Registrar  
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South 24 Parganas

10 AUG 2011



11. That boundary of the four sides of the said within the ownership are as follows :-

ON THE NORTH : 80' Feet Wide Narayanpur Road.  
ON THE SOUTH : Scheme Plot No. 75.  
ON THE EAST : 15' Feet Wide A P Nagar Road.  
ON THE WEST : Scheme Plot No. 62 & 63.

12. That the enclosed site plan is also a part of the declaration.

13. That the each and every statement made in paragraphs 1 to 12 are true and correct to my knowledge and belief.

14. **SCHEDULE : ALL THAT** piece and parcel of Bastu land measuring Bastu land measuring 9 Cottahs or more or less 14.85 Decimals comprised in R.S. Dag Nos. 1525, 1526, 1540 (area of land measuring 3 Cottahs in C.S. & R.S. Dag No. 1525, 03 Cottahs in C.S. & R.S. Dag No. 1526 and 3 Cottahs in C.S. Dag No. 1538 Corresponding R.S. Dag No. 1540) pertaining to C.S. Khatian No. 783/1, R.S. Khatian No. 887 at Mouza - Sonarpur, under Rajpur - Sonarpur Municipality, Ward No. 12, Holding No. 152, A. P. Nagar Purba, J. L. No. 39, R.S. No. 109, Touzi No. 3051, P.S. - Sonarpur, District - South 24 Parganas.



Add. Dist.-Sub Registrar  
Sonarpur  
South 24 Parganas

10 AUG 2022

Sign on this 10<sup>th</sup> day of August, Two Thousand Twenty One  
(2021).

WITNESSES :-

1. Amit Mondal

CHATTERJEE CONSTRUCTION

  
Proprietor

2. Dube Banerjee

SIGNATURE OF THE DECLARANT

Drafted By Me :-

Dube Banerjee (Adv)  
High Court at Calcutta.  
Bar Association Room No-4.

F - 1649/08.

Typed By Me :-

SubhadEEP Mukherjee.

Sonarpur Sub Registry Office.



Adl. Dist.-Sub Registrar  
Sonarpur  
South 24 Parganas

10 AUG 2021

স্বাক্ষরিত  
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স্বাক্ষরিত

VENDOR/PRESENTANT/EXECUTANT/CLAIMANT



	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					
LEFT HAND					

NAME ANUP CHATTERJEE

SIGNATURE Anup Chatterjee

VENDOR/PRESENTANT/EXECUTANT/CLAIMANT

PHOTO

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					
LEFT HAND					

NAME

SIGNATURE

VENDOR/PRESENTANT/EXECUTANT/CLAIMANT

PHOTO

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PHOTO

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					
LEFT HAND					

NAME

SIGNATURE

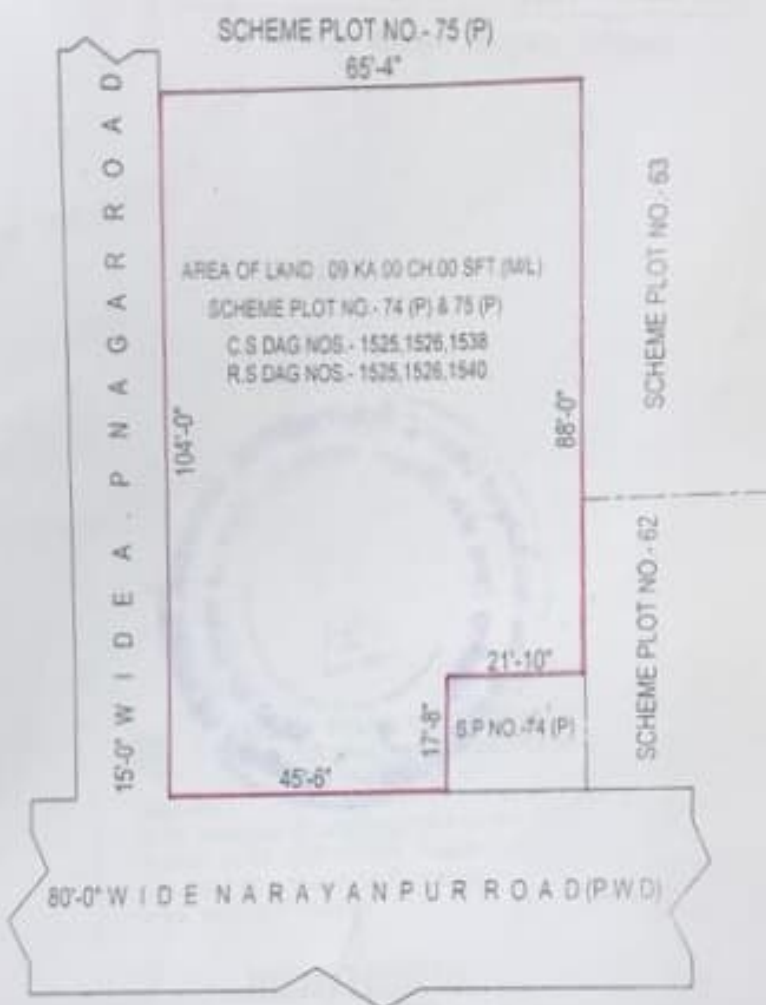


Addl. Dist.-Sub Registrar  
Sonarpur  
South 24 Parganas

17 0 AUG 2017

PLAN SHOWING THE LAND FOR BOUNDARY DECLARATION UNDER SONARPUR  
 MILITA UDBASTU KRISHI SAMABAYA SAMITY LTD. PLOT NOS. - 74 (P), & 75 (P)  
 AT C.S DAG NOS. - 1525, 1526, 1538, R.S DAG NOS. - 1525, 1526, 1540, C.S  
 KHATIAN NO. -  $\frac{783}{1}$ , R.S KHATIAN NO. - 887, MOUZA - SONARPUR, J.L NO. - 39,  
 WARD NO. - 12 UNDER RAJPUR - SONARPUR MUNICIPALITY, P.S - SONARPUR,  
 DIST. - SOUTH 24 PARGANAS, KOL. - 700150, SCALE : 24 FT. = 1 INCH.

AREA OF LAND FOR BOUNDARY DECLARATION : 09 KA.00 CH.00 SFT.(ML) SHOWN BY RED BORDER



CHATTERJEE CONSTRUCTION

*Signature of Declarant*

Signature of Declarant

*Signature* 26-07-2021

ARUNAVA CHOWDHURY

Enlisted Civil Engineer  
 Rajpur-Sonarpur Municipality  
 LIC No. - EBS095  
 Deshbandhupark Sonarpur  
 Kolkata-700150

SIGNATURE OF VENDOR

SIGNATURE OF VENDEE

SIGNATURE OF ENGINEER



↖  
Addl. Dist.-Sub Registrar  
Sonarpur  
South 24 Parganas

10 AUG 2021



### Major Information of the Deed

Deed No :	I-1608-04260/2021	Date of Registration	10/08/2021
Query No / Year	1608-2001392187/2021	Office where deed is registered	
Query Date	05/08/2021 4:28:03 PM	1608-2001392187/2021	
Applicant Name, Address & Other Details	Duke Banerjee Sonarpur, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 700150, Mobile No. : 9875663434, Status : Advocate		
Transaction	Additional Transaction		
<b>[0901] Declaration, Declaration relating to immovable property</b>			
Set Forth value	Market Value		
Rs. 15,00,000/-	Rs. 1,51,87,506/-		
Stampduty 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 assment slip. (Urban area)		

### Land Details :



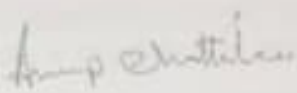
District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Naranpur Road, Mouza: Sonarpur, JI No: 39, Pin Code : 700150

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	RS-1525	RS-887	Bastu	Bastu	3 Katha	5,00,000/-	50,62,502/-	Width of Approach Road: 80 Ft., Adjacent to Metal Road.
L2	RS-1526	RS-887	Bastu	Bastu	3 Katha	5,00,000/-	50,62,502/-	Width of Approach Road: 80 Ft., Adjacent to Metal Road.
L3	RS-1540	RS-887	Bastu	Bastu	3 Katha	5,00,000/-	50,62,502/-	Width of Approach Road: 80 Ft., Adjacent to Metal Road.
<b>TOTAL :</b>					14.85Dec	15,00,000 /-	151,87,506 /-	
<b>Grand Total :</b>					14.85Dec	15,00,000 /-	151,87,506 /-	

### Declarant Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Chatterjee Construction</b> Natan Pally Middle Road, City:- , P.O:- Sonarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150 , PAN No. : CAxxxxxx0H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Anup Chatterjee (Presentant )</b> Son of Late Kalipada Chatterjee Date of Execution - 10/08/2021, , Admitted by: Self, Date of Admission: 10/08/2021, Place of Admission of Execution: Office	 <small>Aug 10 2021 12:07PM</small>	 <small>L/R 10/08/2021</small>	 <small>10/08/2021</small>
Natun Pally Middle Road, City:- , P.O:- Sonarpur, P.S:-Sonarpur, District-South 24-Parganas, West Bengal, India, PIN:- 700150, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx0H, Aadhaar No: 75xxxxxxxx8850 Status : Representative, Representative of : Chatterjee Construction (as Proprietor)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Amit Mondal</b> Son of Mr Badal Mondal Hasanpur, City:- , P.O:- Sonarpur, P.S:- Sonarpur, District-South 24-Parganas, West Bengal, India, PIN:- 700150			
	10/08/2021	10/08/2021	10/08/2021
Identifier Of Mr Anup Chatterjee			

Endorsement For Deed Number : I - 160804260 / 2021

On 10-08-2021

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 11:40 hrs on 10-08-2021, at the Office of the A.D.S.R. SONARPUR by Mr Anup Chatterjee .

Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 ) [Representative]

Execution is admitted on 10-08-2021 by Mr Anup Chatterjee, Proprietor, Chatterjee Construction (Sole Proprietorship), Natun Pally Middle Road, City:- , P.O:- Sonarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150

Identified by Mr Amit Mondal, . . Son of Mr Badal Mondal, Hasanpur, P.O: Sonarpur, Thana: Sonarpur, . South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Business

Payment of Fees

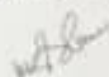
Certified that required Registration Fees payable for this document is Rs 7/- ( E = Rs 7/- ) and Registration Fees paid by Cash Rs 7/-

Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1387, Amount: Rs.10/-, Date of Purchase: 04/08/2021, Vendor name: Sab



Barun Kumar Bhunia  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SONARPUR  
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1608-2021, Page from 125704 to 125718  
being No 160804260 for the year 2021.



*Barun Kumar Bhunia*  
Digitally signed by BARUN KUMAR  
BHUNIA  
Date: 2021.08.10 17:55:15 +05:30  
Reason: Digital Signing of Deed.

(Barun Kumar Bhunia) 2021/08/10 05:55:15 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SONARPUR  
West Bengal.

(This document is digitally signed.)