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I-7900/24



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

95AB 699485

certified that the document is admitted to registration. The signature sheets and the endroement sheets attached with the document are the part of this document.

14 MAY 2024

District Sub-Register-III
Alipore. South 24-parganas.

BOUNDARY DECLARATION

THIS DEED OF DECLARATION made this the 14th day of May, 2024 by I, **SRI JNANOTOSH BHANDARY**, (PAN- AEIPB5852P, Aadhaar No. 4772 5618 5256), son of Sri Dulal Bhandary, by faith- Hindu, by nationality- Indian, by occupation- Business, residing at M-243, Baishnabghata Patuli Township, Block- M, Post Office- Patuli, Police Station- Patuli, Kolkata- 700094, District - South 24 Parganas,

X
4/5/2024
P-2-119584A/24

✓

represented by my constituted attorney **TRANS LOG INTEGRATED SERVICES PRIVATE LIMITED (PAN- AADCT9855G)**, a Private Limited Company, having its registered office at 26/1A, Mohini Mohan Road, Post Office- Lala Lajpat Rai Sarani, Police Station- Bhowanipore, Kolkata- 700020, represented by its Directors (1) **SRI JNANOTOSH BHANDARY**, (PAN- AEIPB5852P, Aadhaar No. 4772 5618 5256), son of Sri Dulal Bhandary, by faith- Hindu, by nationality- Indian, by occupation- Business, residing at M-243, Baishnabghata Patuli Township, Block- M, Post Office- Patuli, Police Station- Patuli, Kolkata- 700094, District - South 24 Parganas, (2) **SRI PARITOSH BHANDARY alias P BHANDARY**, (PAN- AKFPB2584B, Aadhaar No. 6472 3536 2242), son of Dulal Bhandary, by faith- Hindu, by nationality- Indian, by occupation- Business, residing at Srabani Complex, Block-B, Rajpur, P.O.- Rajpur, P.S.- Sonarpur, Kolkata- 700149, District - South 24 Parganas (3) **SMT. RAJASREE BHANDARY**, (PAN- AFUPB1872Q, Aadhaar No. 6162 0598 2439), wife of Sri Jnanotosh Bhandary, by faith- Hindu, by nationality- Indian, by occupation- Business, residing at M-243, Baishnabghata Patuli Township, Block- M, Post Office- Patuli, Police Station- Patuli, Kolkata- 700094, District - South 24 Parganas, represented by its authorized signatory **SRI PARITOSH BHANDARY alias P BHANDARY**, (PAN- AKFPB2584B, Aadhaar No. 6472 3536 2242), son of Dulal Bhandary, by faith- Hindu, by nationality- Indian, by occupation- Business, residing at Srabani Complex, Block-B, Rajpur, P.O.- Rajpur, P.S.- Sonarpur, Kolkata- 700149, District - South 24 Parganas, authorized vide board resolution dated **01.04.2022**, do hereby solemnly affirm and declare as follows :-

1. THAT I am the sole and absolute owner of **ALL THAT** piece and parcel of land measuring more or less 4 (Four) Cottahs 0(Zero) Chittak 02 (Two) Square Feet, lying and situate under Mouza Garagacha, J.L. No.45, Pargana Khaspur, Touzi No.56, Revenue Survey No.41, being C.S. Dag No.98, under C.S. Khatian No.48, relating to R.S. Dag No.100, R.S. Khatian No.32, L.R. Dag No. 107, L.R. Khatian No.09, at present L.R. Khatian No 597, Post

Office Garia, under Police Station Sonarpur at present Narendrapur, within the ambits of Rajpur Sonarpur Municipality, Holding No.355, Garagacha, being Ward No.01, Additional District Sub Registry Office at Garia (formerly Sonarpur), District Sub Registry Office at Alipore, in the District of South 24-Parganas, and paid taxes upto date to the authority concern and accordingly possessing and/or enjoying the said property together with all rights attached thereto as free from all encumbrances.

2. I purpose to construct a building in the said property, the actual boundary line of the property which is fully mentioned below and more specifically delineated and demarcated in the site sketch map or plan marked in the **RED** verge lines attached hereto and there is no Civil or Criminal suit pending over the said land which is free from all encumbrances.

SCHEDULE

ALL THAT piece and parcel of land measuring more or less 4 (Four) Cottahs 0(Zero) Chittak 02 (Two) Square Feet, lying and situate under Mouza Garagacha, J.L. No.45, Pargana Khaspur, Touzi No.56, Revenue Survey No.41, being C.S. Dag No.98, under C.S. Khatian No.48, relating to R.S. Dag No.100, R.S. Khatian No.32, L.R. Dag No. 107, L.R. Khatian No.09, at present L.R. Khatian No 597, Post Office Garia, under Police Station Sonarpur at present Narendrapur, within the ambits of Rajpur Sonarpur Municipality, Holding No.355, Garagacha, being Ward No.01, Additional District Sub Registry Office at Garia (formerly Sonarpur), District Sub Registry Office at Alipore, in the District of South 24-Parganas, including all right of ingress and

egress over the Road and all easement rights and all trees on the said land and butted and bounded as follows:

ON THE NORTH : R.S. Dag no. 90.
ON THE SOUTH : 12' feet wide Municipal Road.
ON THE EAST : Part of R.S. Dag no. 100.
ON THE WEST : Part of R.S. Dag no. 100.

That the above statements are true to the best of my knowledge.

WITNESSES :

1. *[Signature]*
 Advocate
 Alipore Judges Court
 Kolkata-700027

2. *[Signature]*
 Alipore J.C. Cor
 Kolkata-700027

[Signature]
 Paritosh Bhandary

As constituted attorney of
JNANOTOSH BHANDARY

DECLARANT

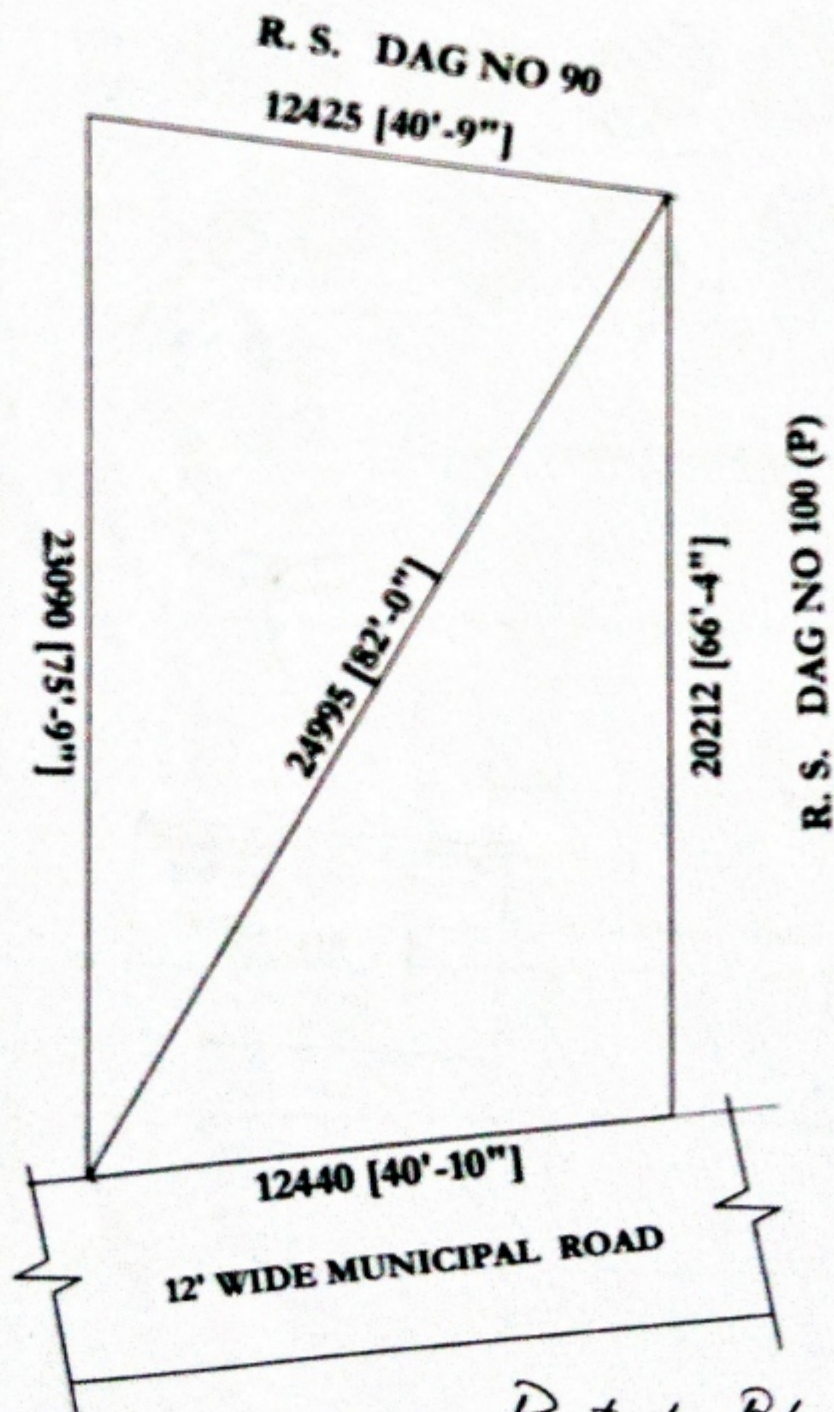
Drafted by:

[Signature]
 Advocate
 Alipore Judges Court F/378/13/30
 Kolkata-700027

**SITE PLAN AT DAG NO R.S-100, L.R.-107 , KHATIAN NO .R.S.32,
L.R.-597, MOYZA - GARAGACHA, J.L. NO. - 45 WARD NO .- 1,
UNDER RAJPUR SONARPUR MUNICIPALITY**

AREA OF LAND AS PER DEED - 4-K-0 CH- 2 SFT

**AREA OF LAND AS PER FIELD - 267.359 M²
(3-K-15 CH.- 43 SFT)**



Pavitosh Bhandary

Thumb 1st Finger Middle Finger Ring finger Small Finger

	Left hand					
	Right hand					

Name

Signature

Thumb 1st finger Middle Finger Ring Finger Small Finger



Left hand					
Right hand					

Name PARITOSH BHANDARY

Signature Paritosh Bhandary

Thumb 1st Finger Middle Finger Ring Finger Small Finger

	Left hand					
	Right hand					

Name

Signature

Thumb 1st Finger Middle Finger Ring Finger Small Finger

	Left hand					
	Right hand					

Name

Signature

Major Information of the Deed

Deed No :	I-1603-07900/2024	Date of Registration	13/05/2024
Query No / Year	1603-2001195844/2024	Office where deed is registered	
Query Date	13/05/2024 8:13:43 PM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	Baidyanath Dolui Alipore, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700024 Mobile No. : 9064896216, Status : Solicitor firm		
Transaction	Additional Transaction		
[9001] Declaration, Declaration relating to immovable property			
Set Forth value	Market Value		
Rs. 1/-	Rs. 61,60,277/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10/- (Article:4)	Rs. 39/- (Article:E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



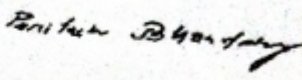
District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Garagachha Road, Mouza: Garagachha, Holding No:355 JI No: 45, Pin Code : 700094

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
1	LR-107 (RS :-)	LR-597	Bastu	Shali	4 Katha 2 Sq Ft	1/-	61,60,277/-	Width of Approach Road: 12 Ft.,
Grand Total :					6.6046Dec	1/-	61,60,277 /-	


Declarant Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr JNANOTOSH BHANDARY Son of DULAL BHANDARY M 243 B P TOWNSHIP, Block/Sector: M, City:- Not Specified, P.O:- PATULI, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700094 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No: 47xxxxxxx5256, Status :Individual, Executed by: Attorney, Executed by: Attorney

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr PARITOSH BHANDARY (Presentant) Son of DULAL BHANDARY Date of Execution - 14/05/2024, , Admitted by: Self, Date of Admission: 14/05/2024, Place of Admission of Execution: Office	Photo  May 14 2024 12:48PM	Finger Print  Captured LTI 14/05/2024	 14/05/2024
AUTHORISED SIGNATORY, TRANS LOG INTEGRATED SERVICES PRIVATE LIMITED , 26/1A MOHINI MOHAN ROAD, City:- Not Specified, P.O:- L R SARANI, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 , SRABANI COMPLEX, Block/Sector: B, City:- Not Specified, P.O:- RAJPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700149, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 64xxxxxxxx2242 Status : Attorney, Attorney of : Mr JNANOTOSH BHANDARY				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr BAIDYANATH DOLUI Son of Late B DOLUI ALIPUR POLICE COURT, City:- Not Specified, P.O:- ALIPUR, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 14/05/2024	 Captured 14/05/2024	 14/05/2024
Identifier Of Mr PARITOSH BHANDARY			

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Garagachha Road, Mouza: Garagachha, , Holding No:355 JI No: 45, Pin Code : 700094

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 107, LR Khatian No:- 597	Owner:ব্রাহ্মজ্যোতিষ ভাঙ্গারী, Gurdian:দুলাল ভাঙ্গারী, Address:মিড Classification:নগর, Area:0.07000000 Acre,	Mr JNANOTOSH BHANDARY

Endorsement For Deed Number : I - 160307900 / 2024

On 14-05-2024

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 12:41 hrs on 14-05-2024, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr PARITOSH BHANDARY ..

Executed by Attorney

Execution by Mr PARITOSH BHANDARY, AUTHORISED SIGNATORY, TRANS LOG INTEGRATED SERVICES PRIVATE LIMITED (Private Limited Company), 26/1A MOHINI MOHAN ROAD, City:- Not Specified, P.O:- L R SARANI, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 as constituted attorney for Mr JNANOTOSH BHANDARY M 243 B P TOWNSHIP, Sector: M, P.O: PATULI, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700094 is admitted by him

Identified by Mr BAIDYANATH DOLUI, , Son of Late B DOLUI, ALIPUR POLICE COURT, P.O: ALIPUR, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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 4075, Amount: Rs.10.00/-, Date of Purchase: 29/04/2024, Vendor name: W Gazi



Debasish 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 1603-2024, Page from 197227 to 197237
being No 160307900 for the year 2024.



Dhar

Digitally signed by Debasish Dhar
Date: 2024.05.14 14:29:40 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 14/05/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.