

15/5-4362

T-4369/2022



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

73AB 155965

152759/22  
 25/5/22

**R.S.M-BOUNDARY DECLARATION**

I, **SRI SUBHAJIT CHAKRABORTY**(PAN-AJFPC6541A, Aadhaar No.5882

7390 4420),(Ph--9830123445;)son of Late Mohanlal Chakraborty, by faith-Hindu, by Na-

tionality-Indian, by occupation-Business, residing at S.B.Das Road,P.O.Rajpur,

P.S.Sonarpur, Kolkata-700149, presently at Sherwood Estate, 169 N.S.C Bose Road,

P.O.Narendrapur, P.S.Sonarpur, Kolkata-700103,District-South 24-parganas, Constituted

attorney of **SRI RAGHAV DAS MUNDHRA**,(PAN-AIDPM2009G, Aadhaar No.3962

4497 4579) son of Sri Balkrishna Das Mundhra, by occupation-Business, by faith-Hindu,

by Nationality-Indian, residing at 126 Southern Avenue, Sarat Bose Road, P.O.Golpark,

P.S.Lake ,Kolkata-700029, do hereby solemnly declare and affirm:-

that the document is a true and correct copy of the original document and the signature sheet and the attached documents are genuine and correct copies of the original documents.

District Sub-Registrar,  
 South 24 Parganas

25 MAY 2022

No 1980

Date 24-05-2022

Name

Address

T. K Chakraborty  
A. J. 10002  
Barisal Court

SANJIV KUMAR  
OFFICE  
24 PARAGANAS (SOUTH)



*A*

Adl. Dist. Sub Registrar  
Sonarpur  
South 24 Parganas  
25 MAY 2022

Sathe' kal (rel)  
w/o Palank Sarkar  
Barisal civil court

(2)

1) **THAT SRI RAGHAV DAS MUNDHRA** (Delcarant herein) is the Owner of Holding No. 1646 Dwarir Road ,Ward No.25 under Rajpur Sonarpur Municipality containing an area of 2341.137 Sq.Mt equivalent to 35 Cottahs of land as per deed and also assesment records of Rajpur Sonarpur Municipality but as per physical possession also as per site land measures 2313.823 Sq.Mt equivalent more or less 34 Cottahs 9 Chattaks 21 Sq.ft. plot No.B situated and lying at Mouza-Jagaddal, J.L.No.71, comprising in R.S.Dag No.1131, L.R.Dag No.1321 appertaining R.S.Khatian No.693/3, **L.R.Khatian No.2712**, P.S.Sonarpur Kolkata-700151, District-South 24-Parganas fully described in the Schedule hereunder written also shown in the map or plan annexed hereto by RED border by a registered deed of sale executed on 31/03/2005 and completion on 31/03/2006 from from Md. Nasiruddin , Md.Safiuddin, Md.Samsuddin, Md.Jamaluddin, Md. Jaynal Abedin & Md.Giasuddin registered at Sonarpur A.D.S.R. office and recorded in Book No.I, Volume No.67, Pages- 157 to 166B, being No.3264 for the year 2006..

2) **THAT** At my request.E.B.S.Architects through their enabled surveyors have surveyed the aforesaid premises and upon such survey found the area of the property to be to 2313.823 Sq.Mt equivalent 34 Cottahs 9 Chattaks 21 Sq.ft. more or less.

3)**THAT** Particulars of the boundary of the above mentioned premises will appear from the plan hereto annexed and bordered in RED and is a part of this declarations.

4)**THAT** I on behalf of the Declarat herein shall be liable for dispute of any kind with her neighbours of this said land and indemnify Rajpur-Sonarpur Municipality of any legal responsibilities on this account.

5) **THAT** There is no legal suit pending before any Court of Law regarding the premises.

6) **THAT** The foregoing statements are true to my knowledge..

7) THAT If any legal dispute arises regarding the boundary of the site Rajpur-Sonarpur Municipality have no responsibility & Authority may revoke the Plan after due hearing.

8) SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of land measuring 2313.823 Sq.M. equivalent to more or less 34 Cottahs 9 Chattaks 21 sq. ft. situated and lying at Mouza-Jagaddal, J.L.No.71, comprising in R.S.Dag No.1131, L.R.Dag No.1321, R.S.Khatian No.693/3, L.R.Khatian Nos.2712, Holding No.1646 Dwarir Road, Ward No..25, under Rajpur-Sonarpur Municipality, Kolkata-700151 and also shown in the Map or plan annexed hereto by RED border and also measurement of the four site.

On the North :15114, 10277. 8480,14616,3090, 1620,11732 ,604 length of the site line and Declarants' purchased land of Part of R.S.DagNo.1134 & Avg.30 ft wide road

On the South :-71667 length of the site line and Part of R.S.Dag No.1131,Plot No.C

On the East -33831 length of the site line and 12 ft wide Road

On the West :- 30173 & 3297 length of the site line & Part of R.S.Dag No.1131(being plot NoA)


THAT the each and every statements made in paragraphs 1 to 8 are true and correct to my knowledge and belief.

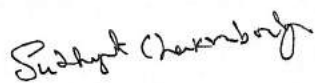
(4)

THIS DECLARATION made on this 25<sup>th</sup> day of May 2022

WITNESSES:-

1. Sathie Kishor  
Baruipur Civil Court

2.   
Baruipur Civil Court



Constituted Attorney of  
SRI RAGHAV DAS MUNDHRA

SIGNATURE OF THE DECLARANT

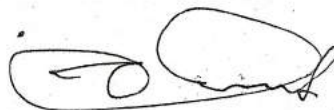
Prepared and Drafted by me :-



TARUN KANTI CHAKRABARTI

Advocate, F.No.No. 853/95', Baruipur Civil Court.

Printed By me :-





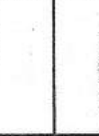







Sonarpur, A.D.S.R. office.

Photo	Laft Hand	Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger
Photo	Right Hand					

Name .....

Signature .....

Photo	Laft Hand	Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger
						
Photo	Right Hand					

Name .....

Signature *Sushod Chakrabarty* .....

Photo	Laft Hand	Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger
Photo	Right Hand					

Name .....

Signature .....

Photo	Laft Hand	Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger
Photo	Right Hand					

Name .....

Signature .....

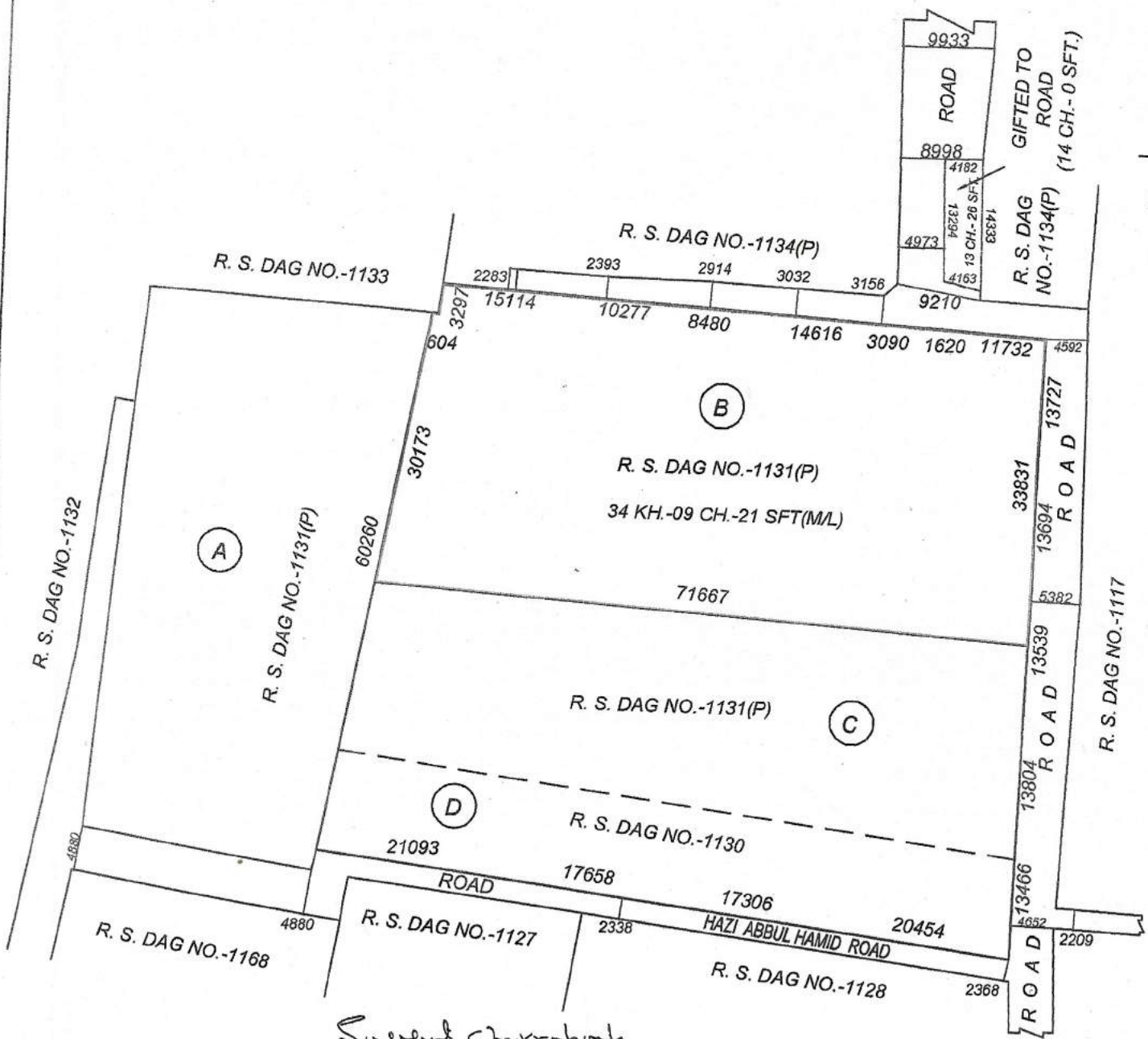
SITE PLAN AT MOUZA- JAGADDAL, J.L.NO.-71, R.S. DAG NO. - 1131, L. R. DAG NO.- 1321,  
 R.S KHATIAN NO. - 696/3, L R KHATIAN NOS. - 2712, HOLDING NO - 1646, DWARIR ROAD,  
 WARD NO -25, P.S.- SONARPUR, DISTRICT :- SOUTH 24 PARGANAS, KOLKATA- 700151.

SCALE - 1 : 650

LAND AREA(AS PER DEED) :- 2341.137 SQ.MT. = 35 KA. 0 CH. 0 SFT.

LAND AREA(PHY. MEASUREMENT) :- 2313.823 SQ.MT. = 34 KA. 9 CH. 21 SFT.

LAND AREA(PHY. MEASUREMENT) SHOWN IN RED BORDER.



Surendra Chakraborty  
 constituted attorney of  
 RAGHAV DAS MUNDHA

Chandan Kumar Jena  
 CHANDAN KUMAR JANA  
 Civil Engineer, E.B.S. (Class-I)  
 Lic. No.-284, Rjpson  
 Rajpur-Sonarpur Municipality

## Major Information of the Deed

Deed No :	I-1608-04369/2022	Date of Registration	25/05/2022
Query No / Year	1608-2001527591/2022	Office where deed is registered	
Query Date	23/05/2022 10:59:33 PM	A.D.S.R. SONARPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	Tarun Kanti Chakrabarti Baruipur Civil Court,Thana : Baruipur, District : South 24-Parganas, WEST BENGAL, PIN - 700144, Mobile No. : 9831595331, Status :Advocate		
Transaction	Additional Transaction		
[0901] Declaration, Declaration relating to immovable property			
Set Forth value	Market Value		
Rs. 1/-	Rs. 2,47,62,245/-		
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 assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Dwarir Road, Mouza: Jagaddal, , Ward No: 25, Holding No:1646 JI No: 71, 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-1321 (RS :-1131 )	LR-2712, (RS:-69313 )	Bastu	Bastu	34 Katha 9 Chatak 21 Sq Ft	1/-	2,47,62,245/-	Width of Approach Road: 30 Ft., ,Last Reference Deed No :1608-I -03264-2006
<b>Grand Total :</b>					<b>57.0763Dec</b>	<b>1/-</b>	<b>247,62,245 /-</b>	

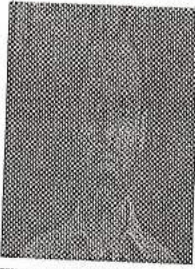


### Declarant Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Raghav Das Mundhra</b> Son of Mr Balkrishna Das Mundhra 126 Southern Avenue, Sarat Bose Road, City:- Not Specified, P.O:- Golpark, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: aixxxxx9g, Aadhaar No: 39xxxxxxxx4579, Status :Individual, Executed by: Attorney, Executed by: Attorney



**Key Details :**

Name,Address,Photo,Finger print and Signature

Name	Photo	Finger Print	Signature
<b>Mr Subhajit Chakraborty</b> (Presentant) Son of Late Mohanlal Chakraborty Date of Execution - 25/05/2022, , Admitted by: Self, Date of Admission: 25/05/2022, Place of Admission of Execution: Office	 May 25 2022 3:15PM	 LTI 25/05/2022	 25/05/2022

Sherwood Estate, 169 N S.  
 C. Bose Rd, City:- Rajpur-sonarpur, P.O:- Narendrapur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India  
 PAN No.:: AJxxxxxx1A, Aadhaar No: 58xxxxxxxx4420 Status : Attorney, Attorney of : Mr Raghav Das Mundhra

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mrs Sathi Kar</b> Wife of Mr Paish Sarkar Baruipur Civil Court, City:- Baruipur, P.O:- Baruipur, P.S:-Baruipur, District:-South 24 -Parganas, West Bengal, India, PIN:- 700144			
Identifier Of Mr Subhajit Chakraborty	25/05/2022	25/05/2022	25/05/2022

**Land Details as per Land Record**

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Dwarir Road, Mouza: Jagaddal, , Ward No: 25, Holding No:1646 JI No: 71, Pin Code : 700151

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1321, LR Khatian No:- 2712		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 160804369 / 2022

25-05-2022

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 13:54 hrs on 25-05-2022, at the Office of the A.D.S.R. SONARPUR by Mr Subhajit Chakraborty ..

Executed by Attorney

Execution by Mr Subhajit Chakraborty, , Son of Late Mohanlal Chakraborty, Sherwood Estate, 169 N S. C. Bose Rd, P.O: Narendrapur, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Hindu, by profession Business as the constituted attorney of Mr Raghav Das Mundhra 126 Southern Avenue, Sarat Bose Road, P.O: Golpark, Thana: Lake, , South 24-Parganas, WEST BENGAL India, PIN - 700029 is admitted by him

Identified by Mrs Sathi Kar, , , Wife of Mr Palash Sarkar, Baruipur Civil Court, P.O: Baruipur, Thana: Baruipur, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by profession Advocate

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 1940, Amount: Rs.10/-, Date of Purchase: 24/05/2022, Vendor name: Sankar Kumar Sarkar



Arindam Chakraborty  
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 1608-2022, Page from 108264 to 108274  
being No 160804369 for the year 2022.



AR

Digitally signed by ARINDAM  
CHAKRABORTY  
Date: 2022.05.25 16:03:50 +05:30  
Reason: Digital Signing of Deed.

(Arindam Chakraborty) 2022/05/25 04:03:50 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SONARPUR  
West Bengal.

(This document is digitally signed.)