

01837

P-1678/15



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

87AA 510910

certified that the document is admitted for registration. the signature sheets and the endorsement sheets attached with this document are part of this document

District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas

- 2 MAR 2015

BOUNDARY DECLARATION OF RAJPUR SONARPUR MUNICIPALITY

M/S. RAJWADA GROUP, a Partnership Firm having its registered office at 26, Mahamaya Mandir Road, Mahamayatala, Garia, P.S. Sonarpur, Kolkata- 700 084, duly represented by its Partners namely, (1) SRI PARVEEN AGARWAL, (2) SRI BIKASH AGARWAL and (3) SRI RAJ KUMAR AGARWAL, all are sons of Late Rajendra Kumar Agarwal, all are by faith Hindu, by nationality – Indian, by occupation – Business, residing at 26, Mahamaya Mandir Road, Mahamayatala,

4494.
1.30.
2/3/15

36942

20 FEB 2015

No.....Rs. 10/- Date.....

Name:-..... **RAJWADA GROUT**

Address:-..... 26, Mahamaya Mandir Road
Mahamaya Tara,
Kolkata-700 064

Vendor:-.....
Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kol - 27





District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas

2 MAR 2015



*Same Nath Chakrabarty
S/o Late Suler Chakrabarty
Alipur D-R-Office
Kol-27
Deed writer*

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the D.S.R. - IV SOUTH 24-PARGANAS, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 01837 / 2015, Deed No. (Book - I , 01678/2015)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Bikash Agarwal 26 Mahamaya Mandir Rd Mahamayatala Garia, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084	 02/03/2015	 LTI 02/03/2015	<i>Bikash Agarwal</i> 2/3/15

II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Bikash Agarwal Address -26 Mahamaya Mandir Rd Mahamayatala Garia, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084	Attorney	 02/03/2015	 LTI 02/03/2015	<i>Bikash Agarwal</i>

Name of Identifier of above Person(s)
Somenath Chakraborty
Alipore D R Office Alp/130, District:-South
24-Parganas, WEST BENGAL, India, Pin :-700027

Signature of Identifier with Date

Somenath Chakraborty
2/3/15



(Md. Shadman)

DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R. - IV SOUTH 24-PARGANAS





Government Of West Bengal
Office Of the D.S.R. - IV SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 01678 of 2015
(Serial No. 01837 of 2015 and Query No. 1604L000004474 of 2015)

On 02/03/2015

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.

Payment of Fees:

Amount By Cash

Rs. 39.00/-, on 02/03/2015

(Under Article : ,E = 7/- ,H = 28/- ,M(b) = 4/- on 02/03/2015)

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.- /-

Certified that the required stamp duty of this document is Rs.- 10 /- and the Stamp duty paid as: Impressive Rs.- 10/-

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 13.10 hrs on :02/03/2015, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Bikash Agarwal ,Executant.

Executed by Attorney

Execution by

1. Bikash Agarwal, Representative of
Authorised Signatory, Rajwada Group, 26 Mahamaya Mandir Rd Mahamayatala Garia,
Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084.
,as the constituted attorney of 1. Parveen Agarwal Partner Of M/s Rajwada Group 2. Raj Kumar
Agarwal Partner Of M/s Rajwada Group is admitted by him.

Identified By Somenath Chakraborty, son of Late Dulal Chakraborty, Alipore D R Office Alp/130,
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700027, By Caste: Hindu, By Profession:
Deed Writer.

(Md. Shadman)
DISTRICT SUB-REGISTRAR-IV



(Md.Shadman)
DISTRICT SUB-REGISTRAR-IV

Garia, P.S. Sonarpur, Kolkata- 700 084 and also at "Narendra Baban", Kamalgazi, P.O. Narendrapur, P.S. Sonarpur, District-South 24-Parganas, Kolkata- 700 103, the Partner No. 1 & 3 i.e. **Sri Parveen Agarwal and Sri Rajkumar Agarwal** represented by said **SRI BIKASH AGARWAL**, the Partner No. 2, by virtue of a General Power of Attorney which was registered on 29/01/2015 before the office of the A.D.S.R. at Garia and recorded in its Book No. IV, CD. Volume No. 1, Pages from 207 to 216, Being No. 00021 for the year 2015, do hereby solemnly affirm and declare as under :-

1. That the said Firm is the owner **ALL THAT** piece and parcel of land measuring more or less 17 Cottahs 8 Chattaks 25 Sq.ft. (1172.891 Sqm.) but as per physical measurement and in possession the said land measuring more or less 15 Cottahs 15 Chattaks 31 Sq.ft. (1068.94 Sqm.) lying and situate at Mouza- Kusumba, J.L. No. 50, comprised in R.S. Dag Nos. 1751, 1806, 1807 & 1808 corresponding to L.R. Dag Nos. 1833, 1892, 1893 & 1894, under R.S. Khatian No. 1097 corresponding to L.R. Khatian No. 3849, being known and numbered as Holding No. 1491, Kusumba, Ward No. 7 under Rajpur-Sonarpur Municipality, P.S. Sonarpur, District South 24-Parganas.
2. That we on behalf of the said Firm 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 we shall be liable for disputes, if arises, with our neighbours in respect of this said land in future. The Rajpur-Sonarpur Municipality will not be liable for any litigations, arises in future where the said land due to false statement and have liberty to revoke the Plan in accordance with law.
3. That we shall submitted the Plan for the construction of a New Building in the same Holding for obtaining sanction vide our application.



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Registration Act 1938
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4. That we are the joint owners of Holding No. 1491, Kusumba, Police Station-Sonarpur, under Ward No. 7, now within the limits of the Rajpur-Sonarpur Municipality, comprising land area measuring more or less 15 Cottahs 15 Chattaks 31 Sq.ft. (1068.94 Sqm.) be the same a little more or less and which is more fully described and delineated in the Plan as annexed hereto and thereon coloured **RED** verge line.
5. 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 revoke the sanction of Building Plan.
6. That measurement of the four sides of the land belongs to Municipal Holding No. 1491, Kusumba, P.S. Sonarpur, under Ward No. 7, within the limits of Rajpur-Sonarpur Municipality, District South 24-Parganas and within the ownership are as follows :-

ON THE NORTH BY : 7508mm (24'-8") + 2323mm (7'-8") + 2910mm (9'-7"), 2184mm (7'-2") + 3935mm (12'-11") + 2729mm (9'-0") + 1238mm (4'-1") + 3631mm (11'-11") + 3333mm (10'-11") + 1083mm (3'-7") length of the side line and 7000mm (23ft.) wide Road.

ON THE SOUTH BY : 3200mm (10'-6") + 3818mm (12'-6") + 12136mm (39'-10") + 7134mm (23'-5") + 3439mm (11'-4") length of the side line..

ON THE EAST BY : 2569mm (11'-9") + 13015mm (42'-9") + 14269mm (46'-10") + 200mm (0'-8") length of the side line.

ON THE WEST BY : 1390mm (4'-7") + 8517mm (28'-0") + 10683mm (35'-1") + 12026mm (39'-6") + 7064mm (23'-2") + 1223mm (0'-4") length of the side line.

7. That the enclosed site Plan is also a part of the declaration.



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8. That the each and every statements made in paragraphs 1 to 7 are true and correct to our knowledge and belief.
9. **SCHEDULE** : **ALL THAT** piece and parcel of land measuring more or less more or less 15 Cottahs 15 Chattaks 31 Sq.ft. (1068.94 Sqm.) lying and situate at Mouza- Kusumba, J.L. No. 50, comprised in R.S. Dag Nos. 1751, 1806, 1807 & 1808 corresponding to L.R. Dag Nos. 1833, 1892, 1893 & 1894, under R.S. Khatian No. 1097 corresponding to L.R. Khatian No. 3849, being known and numbered as Holding No. 1491, Kusumba, Ward No. 7 under Rajpur-Sonarpur Municipality, P.S. Sonarpur, District South 24-Parganas.

sign on this the 2nd day of March, Two Thousand and Fifteen (2015).

WITNESSES :-

1. Swagata Basu
Brahmapur
Garia
K01-84

2. Biswajit Das
26, Mahanayamandir
Road, Mahanayamandir
Kolkata - 700084.

✓ Bilal Agarwal

As Lawfully Self & Constituted
Attorney of :
Rajwada Group Partners
1) Praveen Agarwal
2) Rajkumar Agarwal

(SIGNATURE OF THE DECLARANT)

Drafted by me as per Municipal proforma :-

Somenath Chakraborty

(SOMENATH CHAKRABORTY)
Deed Writer (Alp/130),
Alipore D.R. Office.
Kolkata- 700 027.

Printed by :-

Pradip Baidya

(PRADIP BAIDYA)
Sonarpur.

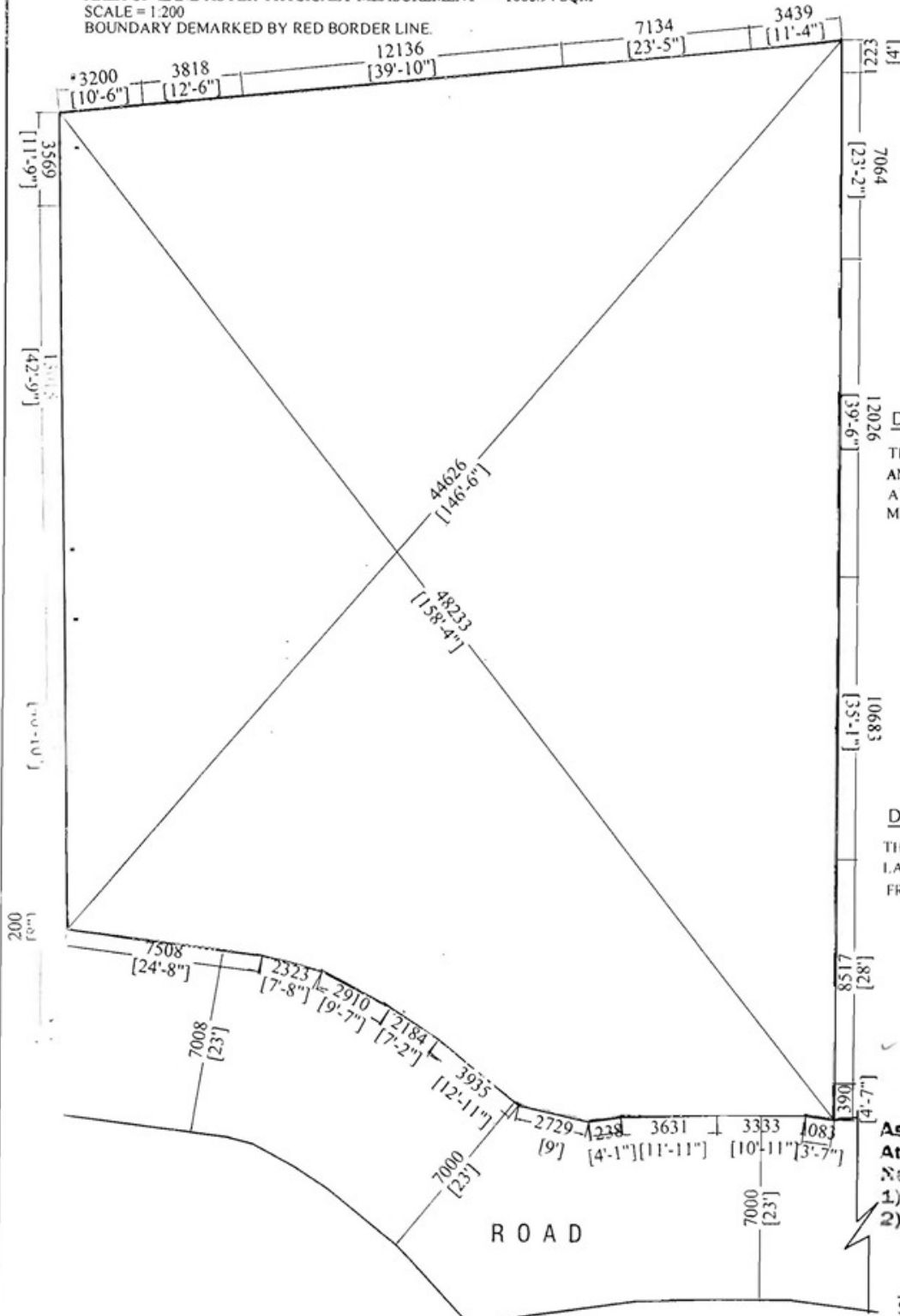


District Sub-Registrar-IV
Registrar U/S 7(2) of
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SITE PLAN AT HOLDING NO. 1491, KUSUMBA. WARD NO.7, R.S.KHATIAN NO.- 1097, L.R. KHATIAN NO.3849. R.S.DAG NO.-1751,1806,1807, 1808, J.L. NO. 50, L.R. DAG NO.- 1833,1892,1893,1894. MOUZA-KUSUMBA, P.S.-SONARPUR, DIST.-24PGS.(S). , UNDER RAJPUR SONARPUR MUNICIPALITY

AREA OF LAND AS PER DEED = 1172.891 SQM (17K-8CH-25 SQFT.)
 AREA OF LAND AS PER PHYSICAL MEASUREMENT = 1068.94 SQM
 SCALE = 1:200
 BOUNDARY DEMARKED BY RED BORDER LINE.



DECLARATION OF E.B.A
 THE SITE IS MEASURED BY ME AND IT TALLIES WITH THE DEED PLAN AND ACTUAL MEASUREMENT MENTIONED IN THE PROPOSED PLAN

SIGNATURE OF E.B.A

DECLARATION OF OWNER
 THE BLACK MARKED PORTION OF LAND IS IN MY POSSESSION AND IT FREE FROM ALL ENCUMBRANCES

Bikal Agarwal

As Lawfully Self & Constituted Attorney of :
 Najwada Group Partners
 1) Praveen Agarwal
 2) Rajkumar Agarwal

SIGNATURE OF OWNER



District Sub-Registrar-IV
Registrar (1/77/202) of
Registration - 108
Alipore, South 24 Parganas

2 MAR 2015



Biv

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME - BIVLASH AGARWAL

SIGNATURE Bivlash Agarwal

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME -

SIGNATURE

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME -

SIGNATURE

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

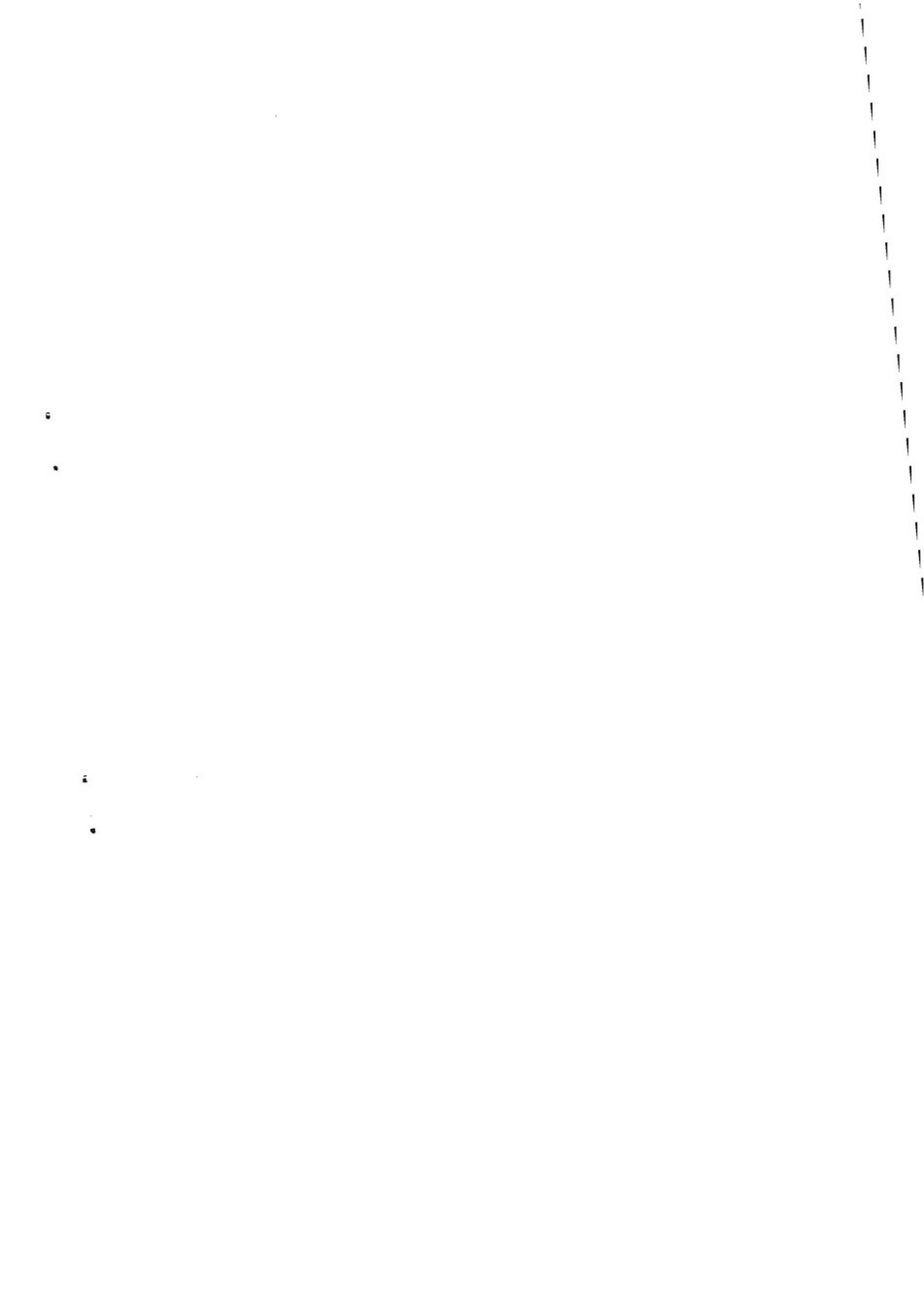
NAME -

SIGNATURE



7
District Sub-Registrar-IV
Registrar 1/5 7(2) of
Registration Act 1908
Alipore, South 24 Parganas

2 MAR 2015



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 6
Page from 1347 to 1356
being No 01678 for the year 2015.



(Tridip Misra) 03-March-2015
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R. - IV SOUTH 24-PARGANAS
West Bengal