

Enrol NO - 4368

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P-31

I-1548/2022



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL Q.No. 2000559911/22

AC 952118

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

Dist. Sub-Registra.
Group, South 24 Parganas

22 FEB 2022

Handwritten signature
22/02/22

BOUNDARY DECLARATION

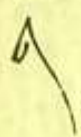
Re: Rajpur-Sonarpur Municipality, Ward No. 25, Mouza - Jagaddal, Police Station - Sonarpur, District - South -24 Parganas.

10 FEB 2022

S.L. No. 1497 Date.....
Name.....
Address.....
Value.....

P. K. Roy (Adv.)
Alipur Judges Court

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



Add. Dist. Sub Registrar
Sonarpur
South 24 Parganas

22 FEB 2022

Identified by me
Surbhishit Ghosh
1159 NSE Budge Rd
Kolkata-103

(1) **SRI PRASHANTA NASKAR (PAN AXYPN5340F)**, (2) **SRI RATIKANTA NASKAR @ SUSHANTA NASKAR (PAN AQZPN7419H)**, both son of Late Mony Mohan Naskar, by religion -Hindu, By Occupation- Others, by nationality- Indian, both residing at Premises No. 278, K.M. Roy Chowdhury Road, Post Office- South Jagaddal, Police Station - Sonarpur, Kolkata-700151, District- South 24 Parganas, West Bengal, being represented by their constituted attorney **RAJWADA DEVELOPER, (PAN- AARFR9646N)**, a Partnership Firm, having its registered office at 26, Mahamaya Mandir Road, Mahamayatala, P.O.-Garia, P.S. Sonarpur, Kolkata - 700084, duly represented by its authorized signatory **SRI BIKASH AGARWAL, (PAN- AHAPA8484B)**, son of Late Rajendra Kumar Agarwal, by faith- Hindu, by Nationality- Indian, by occupation- Business, residing at 26, Mahamaya Mandir Road, Mahamayatala, P.O.-Garia, P.S. Sonarpur, Kolkata- 700 084, by virtue of a Development Power of Attorney dated 29th July, 2015 which was registered in the office of the D.S.R. IV, South 24 Parganas and recorded in its Book No. I, Volume No. 1604-2015, Pages from 77298 to 77321, Being No. 160406991 for the year 2015, (3) **BASANTI LAHA (PAN AKTPL8039K)**, wife of Sanjoy Laha, by occupation- Housewife, by Religion - Hindu, by Nationality - Indian, residing at Jagaddal Laha Para Road, Post Office - South Jagaddal, Police Station - Sonarpur, District - South 24 Parganas, Kolkata 700151, West Bengal, being represented by their constituted attorney **RAJWADA DEVELOPER, (PAN- AARFR9646N)**, a Partnership Firm, having its registered office at 26, Mahamaya Mandir Road, Mahamayatala, P.O.- Garia, P.S. Sonarpur, Kolkata - 700084, duly represented by its authorized signatory **SRI BIKASH AGARWAL, (PAN- AHAPA8484B)**, son of Late Rajendra Kumar Agarwal, by faith- Hindu, by Nationality- Indian, by occupation- Business, residing at 26, Mahamaya Mandir Road, Mahamayatala, P.O.-Garia, P.S. Sonarpur, Kolkata- 700 084, by virtue of a Development



Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

22 FEB 2022

Power of Attorney dated 29th July, 2015 which was registered in the office of the D.S.R. IV, South 24 Parganas and recorded in its Book No. 1, Volume No. 1608-2019, Pages from 95347 to 95366, Being No. 160803812 for the year 2019, hereinafter collectively called and referred to as the "**DECLARANT**" do hereby solemnly affirm and declare as follows:-

- 1) That we are the absolute joint owners of **ALL THAT** the piece or parcel of Bastu land measuring **3216.81 Sq. Mt. equivalents to 48 (Forty) Cottah 1 (One) Chittack 20 (Twenty) sq. ft.** comprised in Mouza Jagaddal, J.L. No. 71, Touzi No. 49, in R.S. Dag No. 3293 corresponding to L.R. Dag No. 3365 under R.S. Khatian No. 480, L.R. Khatian Nos. 894, 1247 and 4126, Post Office- South Jagaddal, Police Station - Sonarpur, District South 24 Parganas, Kolkata - 700151, K.M. Roychowdhury Road, Ward No. 25 within the limits of Rajpur-Sonarpur Municipality, District- South 24 Parganas, hereinafter referred to as the "**Total Land**" morefully described in the **Schedule** and our names have also been recorded in the L.R. record of right and finally published.
- 2) That Declarants herein being the absolute joint owners of the aforesaid property, the Declarant herein are intended to develop to fulfill its commercial interest on the land measuring hereinafter referred to as the "Said Land" morefully described in the **Schedule** and executing this deed of Boundary Declaration and executing this deed of Boundary Declaration and demarcated by **RED** border.
- 3) That Declarants herein have proposed to construct a building on the "said land" morefully described in the **Schedule** and the actual boundary line of the said property which is fully mentioned in the **Schedule** and demarcated by **RED** border and we shall be liable for dispute, if arises, with our neighbors in respect of this said land in future. The Rajpur-Sonarpur Municipality will not liable for any



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litigation, arises in future where the said land due to false statement and have liberty to revoke the Plan in accordance with law.

- 4) That we shall submit the plan for the construction of a new building in the said land for obtaining Sanction Plan.
- 5) That we are the joint owners of **LAND** within the limits of Rajpur-Sonarpur Municipality, Ward No. 25, Mouza - Jagaddal, J. L. No. 71 respectively, Pargana - Magura, Post Office - South Jagaddal, Police Station - Sonarpur, Kolkata - 700151, District - South-24 Parganas, comprising land physically measuring **3216.81 Sq. Mt. equivalents to 48 (Forty) Cottah 1 (One) Chittack 20 (Twenty) sq. ft.**, 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.
- 6) That there is no civil and criminal suit pending against the said property which is free from all encumbrances and if there is any dispute arising over the said land area and boundary, the competent authority, shall have the right/authority to revoke the sanction building plan.
- 7) That the measurement of the four sides of the land belongs within the limits of Rajpur-Sonarpur Municipality, Ward No. 25, Mouza - Jagaddal, J. L. No. 71 respectively, Pargana - Magura, Post Office - South Jagaddal, Police Station - Sonarpur, Kolkata - 700151, District - South-24 Parganas, are as follows:

ON THE NORTH: 27575 meter + 18144 meter + 37107 meter
+ 7666 meter + 7338 meter length of the side line;

ON THE SOUTH: 14964 meter + 29064 meter + 31609 meter
+ 6781 meter length of the side line;

ON THE EAST: 9046 meter + 15313 meter + 12860 meter length
of the side line;

ON THE WEST : 22559 meter + 12651 meter length of the
side line.



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South 24 Parganas

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- 8) That the enclosed Site Plan is also a part of this Declaration.
- 9) That the statements made in paragraph 1 to 9 are true to the best of our knowledge and belief.

SCHEDULE

(Said Land)

ALL THAT the piece or parcel of Bastu land measuring **3216.81 Sq. Mt. equivalents to 48 (Forty) Cottah 1 (One) Chittack 20 (Twenty) sq. ft.** comprised in Mouza Jagaddal, J.L. No. 71, Touzi No. 49, in R.S. Dag No. 3293 corresponding to L.R. Dag No. 3365 under R.S. Khatian No. 480, L.R. Khatian Nos. 894, 1247 and 4126, Post Office- South Jagaddal, Police Station - Sonarpur, District South 24 Parganas, Kolkata - 700151, K.M. Roychowdhury Road, Ward No. 25 within the limits of Rajpur-Sonarpur Municipality, District- South 24 Parganas

The said land is butted and bounded in the manner following that is to say:-

- ON THE NORTH :** by land in R. S. Dag Nos.3291;
- ON THE EAST :** By 50 ft' wide extended E.M. Bypass;
- ON THE SOUTH :** by land of R. S. Dag Nos. 3293;
- ON THE WEST :** By 22 ft' wide School Road;



add. Dist. Sub Registrar
Sonarpur
South 24 Parganas

'22 FEB 2022

SIGNED, SEALED AND DELIVERED ON 22nd Day of February, 2022

IN THE PRESENCE OF :-

WITNESSES :

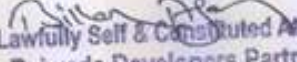
1. Subhisit Ghosh
1159 NSE Bose Rd
Ker-103

2. Angana Pal
1159, NSE Bose Road
Ker 103


As Lawfully Self & Constituted Attorney of
Rajwada Developers Partners.

- 1) Parveen Agarwal
- 2) Rajkumar Agarwal

As lawful Constituted attorney of
BASANTI LAHA


As Lawfully Self & Constituted Attorney of
Rajwada Developers Partners.

- 1) Parveen Agarwal
- 2) Rajkumar Agarwal

As lawful Constituted attorney of
PRASANTA NASKAR
SUSHANTA NASKAR alias RATIKANTA NASKAR

SIGNATURE OF DECLARANT

Drafted by :

Anannya Maitra
(Advocate)
Chennai District Court
Vol-27
F/1627/2011.



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Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

22 FEB 2021



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

NAME

SIGNATURE *Din*

	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

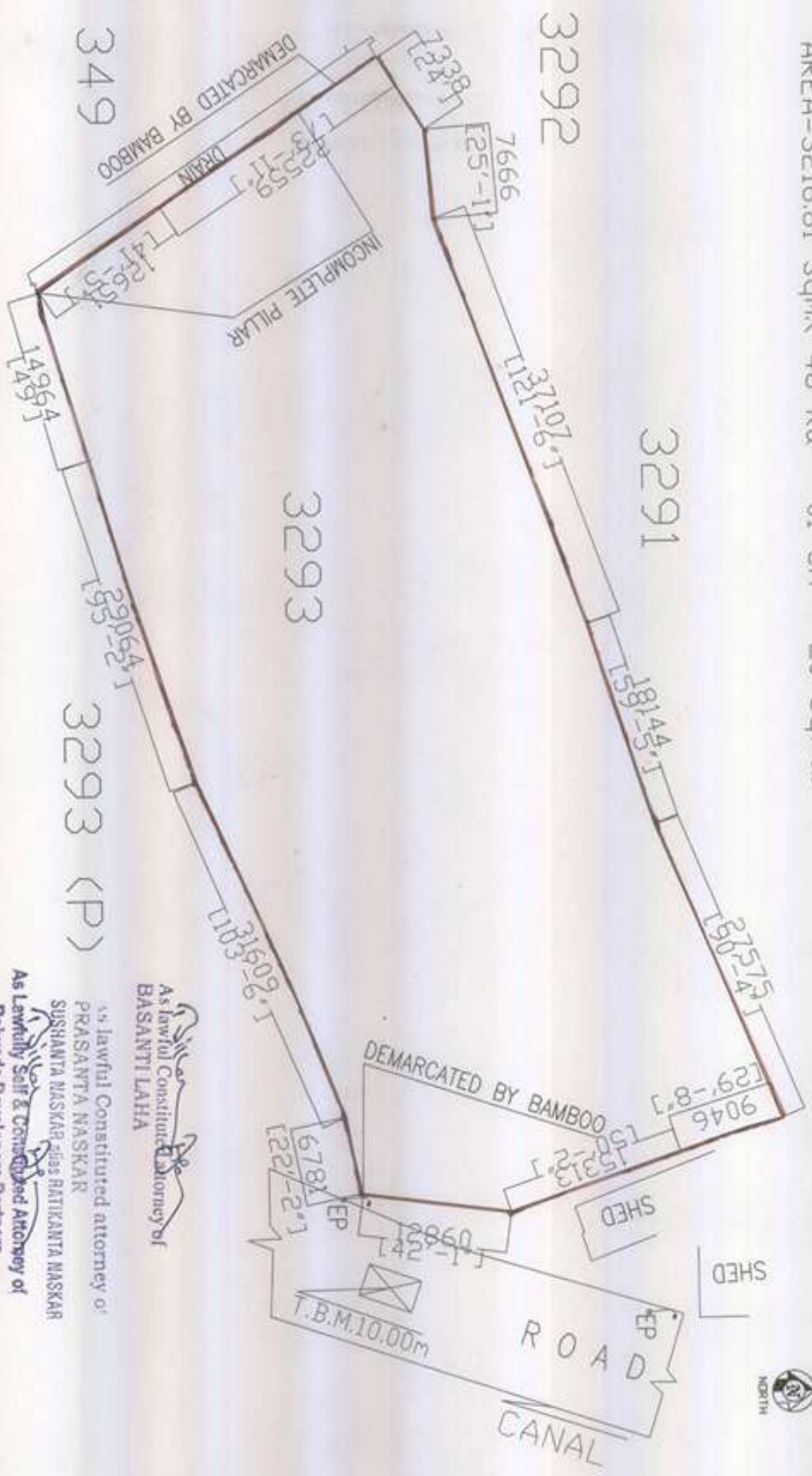
SIGNATURE



Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

22 FEB 2022

SITE PLAN OF R.S. DAG ND-3293, R.S. KHATIAN ND-480, MUZA-JAGADDAL, JL. ND-71
 P.S. SONARPUR, DIST-24PG(S), WARD ND-25, UNDER RAJPUR SONARPUR MUNICIPALITY
 AREA=3216.81 Sqm. (48 Ka - 01 Ch - 20 Sqft.)



As Lawful Constituted Attorney of
 BASANTI LAHA

As Lawful Constituted attorney of
 PRASANTA NASKAR
 SUSANTA NASKAR alias RATIKANTA NASKAR

As Lawfully Self & Constituted Attorney of
 Rajwada Developers Partners.

1) Parveen Agarwal
 2) Rajkumar Agarwal





Adl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

22 FEB 2022



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার শুধুমাত্র সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ঠিকানা: / হাচ্ছেন্ড কুয়ার
আন্দামাওডাল
উইন্সর গ্রীন্স ফ্ল্যাট নং C/3A
মহামায়া মন্দির রোড, মহামায়াতলা
রাজপুর সোনারপুর (M), পশ্চিম
বঙ্গ ২৪ পরগণা, পশ্চিম বঙ্গ,

Address: S/O: Rajendra
Kumar Agarwal, windsor
GREENS FLAT NO C/3A, 26
MAHAMAYA MANDIR
ROAD, MAHAMAYATALA,
Rajpur Sonarpur (M), South
24 Parganas, Garia, West
Bengal, 700084

2723 8304 8531



ভারত সরকার

ভারত সরকার

Unique Identification Authority of India

Government of India

এনআইডি/ইউআইডি/ইআইডি / Enrollment No. : 2010/17519/14469

To
Bikash Agarwal
বিকশ আগরওয়াল
04/04/2014
S/O: Rajendra Kumar Agarwal
windsor GREENS FLAT NO C/3A
26 MAHAMAYA MANDIR ROAD
MAHAMAYATALA
Rajpur Sonarpur (M)
Garia, South 24 Parganas
West Bengal - 700084



KL861308931FT

86130893



আপনার আধার সংখ্যা / Your Aadhaar No. :

2723 8304 8531

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India

বিকশ আগরওয়াল
Bikash Agarwal



জন্মতারিখ/DOB: 30/05/1982
পুং / Male

2723 8304 8531



আয়কর বিভাগ

INCOME TAX DEPARTMENT



BIKASH AGARWAL

পিতার নাম / Father's Name
RAJENDRA KUMAR AGARWAL

জন্মতারিখ / Date of Birth
30/05/1982



ভারত সরকার

GOVT. OF INDIA

স্থায়ী লেখা নম্বর কার্ড
Permanent Account Number Card
AHAPA8484B



স্বাক্ষর / Signature

Bikash Agarwal



[Signature]
As Lawfully Self & Constituted Attorney of
Rajwada Developers Partners.
1) Parveen Agarwal
2) Rajkumar Agarwal



As lawful Constituted attorney of

Basanti Lahia



As lawful Authorized attorney of

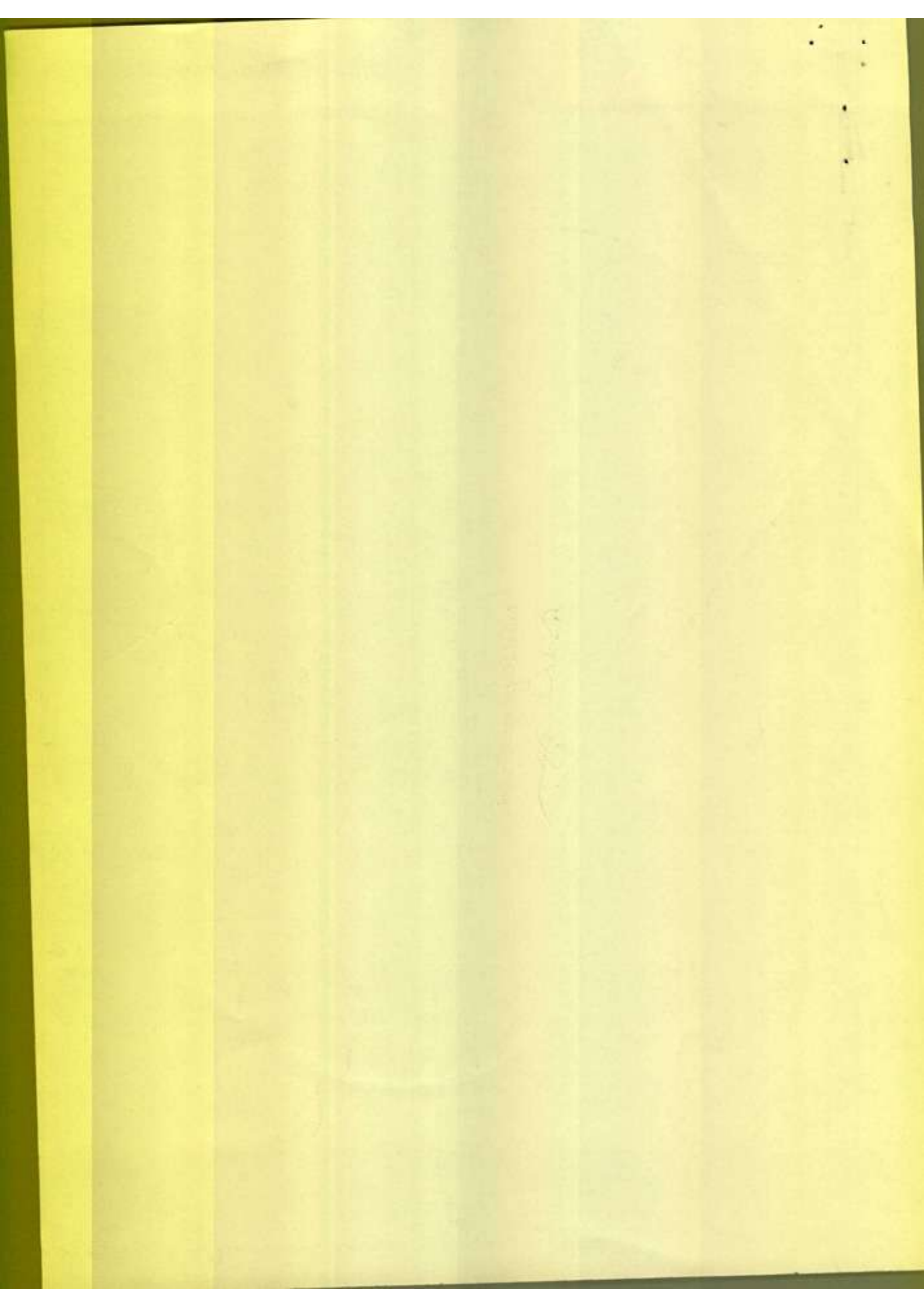
Prashant Nasikar

Handwritten text, possibly a signature or name, located in the center of the page.



As lawful Constituted attorney of

N. Sivan



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

BHTPG3160J



नाम Name

RUSHAJIT GHOSH

पिता का नाम Father's Name

JOYDEB GHOSH

जन्म तिथि Date of Birth

13/12/1995

[Signature]
स्थायी लेखा संख्या कार्ड



आयकर विभाग
Income Tax Department
एन.टी.एस. सेंटर का उपयोग करें
Use NTES Center for PAN Services
सर्वोपयोगी नंबर - 400 014

आयकर विभाग, एन.टी.एस. सेंटर का उपयोग करें
Income Tax Department, NTES Center
सर्वोपयोगी नंबर - 400 014



आयकर विभाग, भारत
Income Tax Department, India
ग्राहक सेवा टोल फ्री नंबर
1551
or
18001212999

Major Information of the Deed

Deed No :	I-1608-01548/2022	Date of Registration	22/02/2022
Query No / Year	1608-2000559911/2022	Office where deed is registered	
Query Date	21/02/2022 11:29:06 AM	A.D.S.R. SONARPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	ASHISH DAS ALIPORE JUDGES COURT, KOLKATA-700027, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8296712493, Status : Advocate		
Transaction	Additional Transaction		
[0901] Declaration, Declaration relating to immovable property			
Set Forth value	Market Value		
Rs. 24/-	Rs. 2,51,78,875/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (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: KALI MOHAN ROYCHOWDHURY ROAD(JAGADDAL), Mouza: Jagaddal, JI No: 71, Pin Code : 700103

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-3365 (RS :-)	LR-894	Bastu	Bastu	48 Katha 1 Chatak 20 Sq Ft	24/-	2,51,78,875/-	Width of Approach Road: 50 Ft.,
Grand Total :					79.349Dec	24 /-	251,78,875 /-	

Declarant Details :




Sl No	Name,Address,Photo,Finger print and Signature
1	Mr PRASHANTA NASKAR Son of Late Mony Mohan Naskar City:- , P.O:- South Jagaddal, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700151 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AXxxxxx0F,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney
2	RAJWADA DEVELOPER 26, Mahamaya Mandir Road, Mahamayatala, City:- , P.O:- NARENDRAPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103 , PAN No.:: AAxxxxxx6N,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative

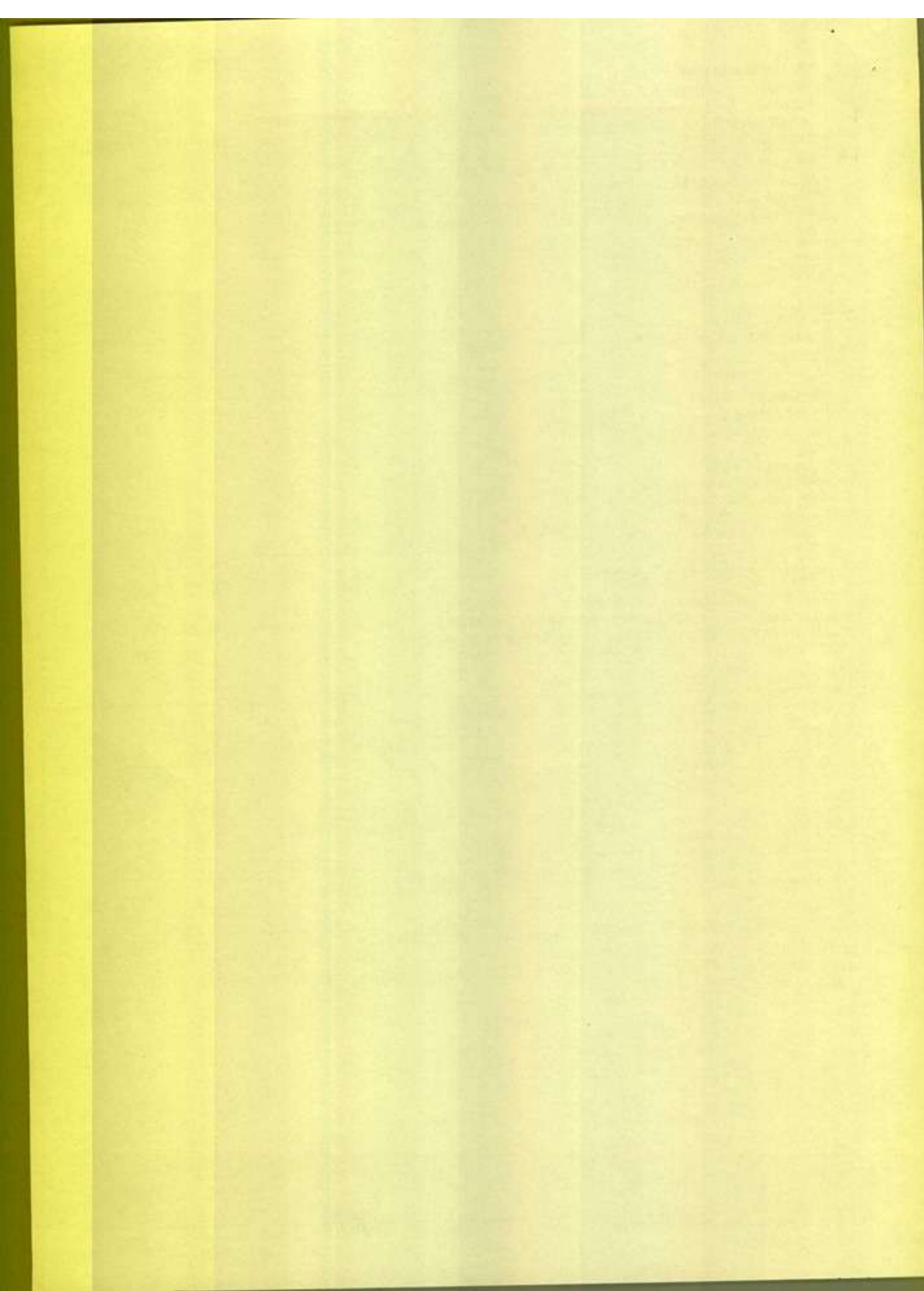
3	Mr BASANTI LAHA Wife of Mr Sanjoy Laha Jagaddal Laha Para, City:- , P.O:- South Jagaddal, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700151 Sex: Male, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AKxxxxx9K,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney
4	Mr SUSHANTA NASKAR, (Alias: Mr RATIKANTA NASKAR) Son of Late Mony Mohan Naskar City:- , P.O:- South Jagaddal, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700151 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AQxxxxx9H,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr BIKASH AGARWAL (Presentant) Son of Late Rajendra Kumar Agarwal Date of Execution - 22/02/2022, , Admitted by: Self, Date of Admission: 22/02/2022, Place of Admission of Execution: Office	 <small>Feb 22 2022 5:54PM</small>	 <small>LTI 22/02/2022</small>	 <small>22/02/2022</small>
City:- , 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.:: AHxxxxx4B,Aadhaar No Not Provided by UIDAI Status : Attorney, Attorney of : Mr PRASHANTA NASKAR, Mr BASANTI LAHA, Mr SUSHANTA NASKAR				

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr BIKASH AGARWAL Son of Late Rajendra Kumar Agarwal Date of Execution - 22/02/2022, , Admitted by: Self, Date of Admission: 22/02/2022, Place of Admission of Execution: Office	 <small>Feb 22 2022 5:34PM</small>	 <small>LTI 22/02/2022</small>	 <small>22/02/2022</small>
City:- , 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.:: AHxxxxx4B,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : RAJWADA DEVELOPER				



Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUBHAJIT GHOSH Son of Mr JOYDIP GHOSH City:- P.O:- NARENDRAPUR, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103			
	22/02/2022	22/02/2022	22/02/2022
Identifier Of Mr BIKASH AGARWAL, Mr BIKASH AGARWAL			

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: KALI MOHAN ROYCHOWDHURY ROAD(JAGADDAL), Mouza: Jagaddal, JI No: 71, Pin Code : 700103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3365, LR Khatian No:- 894		Seller is not the recorded Owner as per Applicant.

On 22-02-2022

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 13:59 hrs on 22-02-2022, at the Office of the A.D.S.R. SONARPUR by Mr BIKASH AGARWAL ..

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

Execution is admitted on 22-02-2022 by Mr BIKASH AGARWAL, CONSTITUTED ATTORNEY, RAJWADA DEVELOPER (Partnership Firm), 26, Mahamaya Mandir Road, Mahamayatala, City:- , P.O:- NARENDRAPUR, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103

Identified by Mr SUBHAJIT GHOSH, , Son of Mr JOYDIP GHOSH, P.O: NARENDRAPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Hindu, by profession Private Service

Executed by Attorney

Execution by Mr BIKASH AGARWAL, , Son of Late Rajendra Kumar Agarwal, P.O: NARENDRAPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Hindu, by profession Business as the constituted attorney of 1. Mr PRASHANTA NASKAR P.O: South Jagaddal, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700151, 2. Mr BASANTI LAHA Jagaddal Laha Para, P.O: South Jagaddal, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700151, 3. Mr SUSHANTA NASKAR , Mr RATIKANTA NASKAR P.O: South Jagaddal, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700151 is admitted by him

Identified by Mr SUBHAJIT GHOSH, , Son of Mr JOYDIP GHOSH, P.O: NARENDRAPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Hindu, by profession Private Service

Payment of Fees

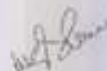
Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 7/-

Payment of Stamp Duty

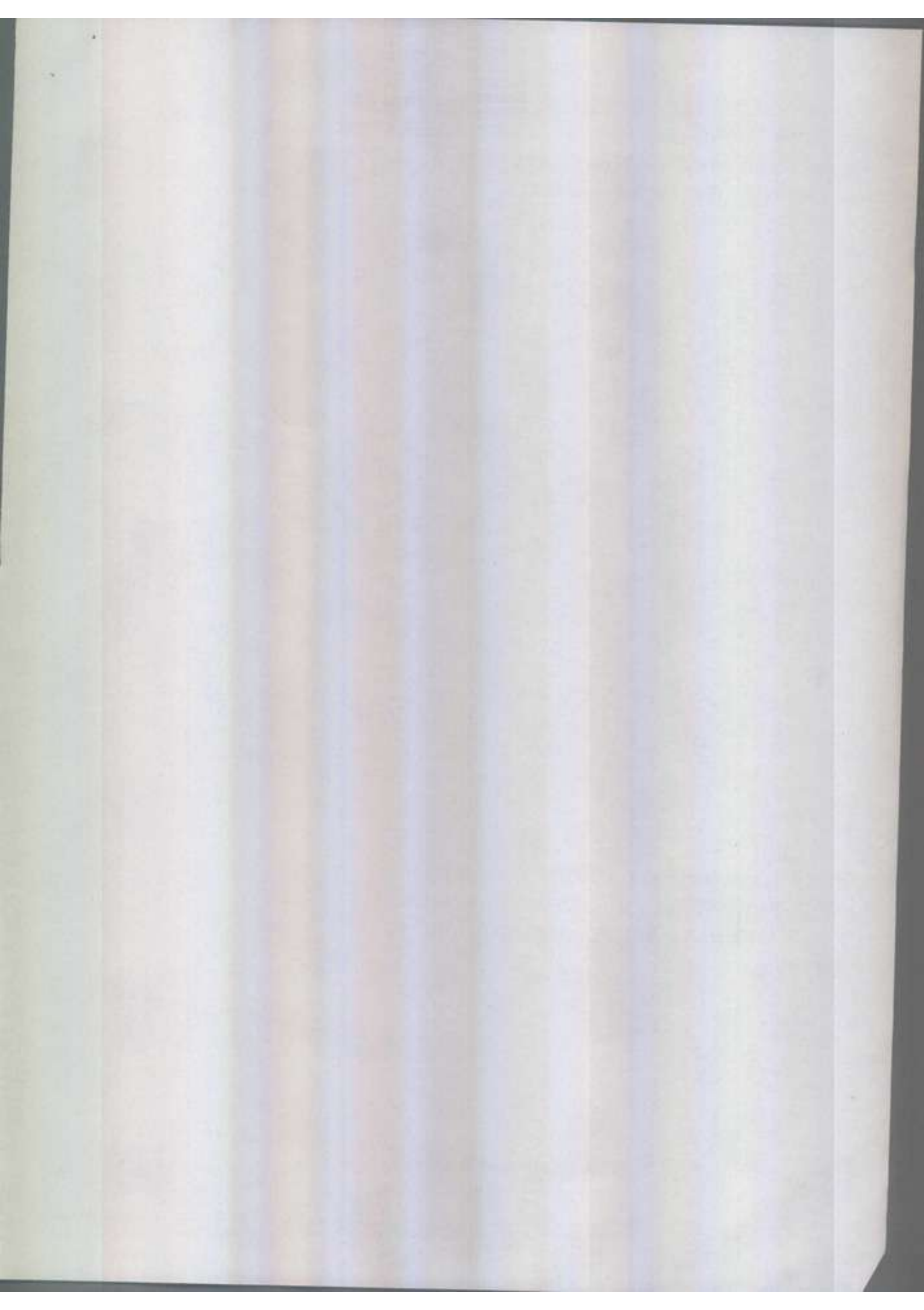
Certified that required Stamp Duty payable for this document is Rs. 10/- and Stamp Duty paid by Stamp Rs 50/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1437, Amount: Rs.50/-, Date of Purchase: 10/02/2022, Vendor name: Sabyasachi Deb



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 1608-2022, Page from 46929 to 46948
being No 160801548 for the year 2022.



Digitally signed by BARUN KUMAR
BHUNIA
Date: 2022.03.04 18:21:34 +05:30
Reason: Digital Signing of Deed.

Barun Kumar Bhunia
(Barun Kumar Bhunia) 2022/03/04 06:21:34 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
West Bengal.

(This document is digitally signed.)