

00926

5-898/18

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Notarized that the document is submitted  
for registration, the signature sheets and  
the endorsement sheets attached with  
the document are part of this document

14AB 887904

District Sub-Registrar-IV  
Allpore, South 24-Pgs.

16 FEB 2018

DECLARATION OF BOUNDARY

THIS DEED OF DECLARATION OF BOUNDARY is made this the 7th day of February, 2018 by SRI HARAN NASKAR, Son of Late Satish Naskar, by faith - Hindu, by occupation - Service, residing at Garagachha, Post Office - Garia, Police Station - Sonarpur, Kolkata - 700084, hereinafter called and referred to as the **DECLARANT** (which term or expression shall, unless excluded by or repugnant to the subject or context, be deemed to mean and include his heirs, executors, administrators, successors, legal representatives and/ or assignees) of the

Contd ... P/2.

No. 1213

16-01-18  
Date

Rs. 10

Name:-

Address:-

SANKAR SARKAR  
OUR  
SONAR SUB-REG. OFFICE  
24 PARGANAS (SOUTH)

SATHI KAR  
Advocate  
Barulpur Court



District Sub-Registrar-IV  
Alipore, South 24-Pgs.

16 FEB 2018

Sama Das  
Advocate  
High Court, Calcutta



declaration being represented by his constituted attorney, **SURAKHA CONSTRUCTION (PAN : ACGFS2283P)**, a Partnership firm having its office at Surakha Apartment, Balia Main Road, Post Office - Garia, Police Station - Sonarpur, Kolkata - 700084, represented by its Partners namely (1) **SRI SURATH SARDAR**, son of Sri Mahim Sardar, and (2) **SRI SAMIR SARDAR**, son of Sri Surath Sardar, both by Nationality - Indian, both by faith - Hindu, both by occupation - Business, both presently residing at "Rekhaneer", 37, Nafar Chandra Naskar Road, Post Office - Garia, Police Station - Sonarpur, Kolkata - 700084.

**WHEREAS** the declarant herein got **17 Cottahs 1 Chittaks 00 Sq. ft.** land, be the same a little more or less, lying, situated at and comprised in **R.S. Dag No. 246** appertaining to **R.S. Khatian No. 39** of **Mouza - Garagachha**, J.L. No. 45, Police Station - Sonarpur, District - South 24 Parganas by virtue of a Deed of Partition being No. 11858 for the year 2008 registered in the office of the Additional District Sub-Registrar, Sonarpur, South 24 Parganas and he got mutated his name in the department of BL&LRO, Sonarpur and the said property recorded as L.R. Dag No. 270 appertaining to L.R. Khatian No. 574 of Mouza - Garagachha, J.L. No. 45, P.S. - Sonarpur, Dist. - South 24 Parganas and **he gifted 5 Cottahs 1 Chittak land** to her wife, Smt. Swapna Naskar by virtue of a Deed of Gift being No. 2534 for the year 2009 registered at the office of the A.D.S.R., Sonarpur, South 24 Parganas and since then he has been in possession and enjoyment of the remaining



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**12 Cottahs land** till now without any hindrance and encumbrance and got mutated the said property in the assessment record of the Rajpur - Sonarpur Municipality and he has been paying municipal rates and taxes under **Holding No. 519, GARAGACHA**, Ward No. 01 of the Rajpur - Sonarpur Municipality.

**NOW THIS DEED OF DECLARATION WITNESSETH AND IT IS HEREBY DECLARED** as follows :-

1. That the Declarant herein being the absolute owner of land measuring **12 Cottahs**, be the same a little more or less, at **Holding No. 519, GARAGACHA**, Ward No. 01 of the Rajpur - Sonarpur Municipality comprised in **L.R. Dag No. 270** appertaining to **L.R. Khatian No. 574** corresponding to **R.S. Dag No. 246** appertaining to **R.S. Khatian No. 39** of **Mouza - Garagachha**, J.L. No. 45, Police Station - Sonarpur, District - South 24 Parganas.
2. That upon survey of the aforesaid land, it is found that the area of the property is more or less **12 Cottahs 00 Chittaks 00 Sq. ft.** specifically mentioned in the schedule hereunder written.
3. That the said plot of land is shown in a site plan annexed hereto which is deemed to be a part and parcel of this indenture showing measurement of the four sides shown in the map/ site plan marked by **Red colour** in accordance with the total quantum of land of the declarant.



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Alipore, South 24-Pgs.

16 FEB 2018



4. That the declarant shall be liable for dispute of any kind with the neighbors of this land and indemnify of any legal responsibilities on this account.
5. That there is no suit pending in respect of the said plot of land. The said land is not under the purview of any requisition or acquisition.
6. That the said plot of land is free from all encumbrances.
7. That if any dispute arises regarding the boundary of the said plot of land Rajpur - Sonarpur Municipality has no responsibility and the municipal authority may revoke the sanction of building plan after due hearing and/or the authority may decide whatever is deemed fit and proper.

**SCHEDULE AS ABOVE REFERRED TO :**

ALL THAT **12 Cottahs 00 Chittaks 00 Sq. ft.** land, be the same a little more or less, at **Holding No. 519, Garagachha**, Ward No. 01 of the Rajpur - Sonarpur Municipality comprised in **L.R. Dag No. 270** appertaining to **L.R. Khatian No. 574** corresponding to **R.S. Dag No. 246** appertaining to **R.S. Khatian No. 39** of **Mouza - Garagachha**, J.L. No. 45, Police Station - Sonarpur, District - South 24 Parganas which is butted and bounded by -

On the North : 16'-06" wide Road.

On the South : R.S. Dag No. 245.

On the East : 13'-01" wide Road.

On the West : R.S. Dag No. 246 and 183.



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**IN WITNESS WHEREOF** the declarant hereto has set and subscribed her hands and signature this the day, month and year first above written.

SIGNED AND SEALED

in presence of :

1. *Samar Das*  
Advocate  
High Court, Calcutta

For SURAKHA CONSTRUCTION  
*Surath Saha* *Samin Saha*  
Partner Partner

2. *Subrata Halder*  
Sonarpur, Kol-700150

AS CONSTITUTED ATTORNEY OF  
HARAN NASKAR

---

Signature of the Declarant

Drafted & Prepared by following the  
proforma of the Municipality:

*Samar Das*

**SAMAR DAS,**

Advocate,

High Court, Calcutta.

Enrollment No. WB91/05.



District Sub-Registrar-IV  
Alipore, South 24-Pgs.

16 FEB 2018

SITE PLAN SHOWING BOUNDARY MEASUREMENTS  
AT HOLDING NO - 519 , GARAGACHA, AT MOUZA- GARAGACHA,  
R.S. DAG. NO.-246(P), L.R.DAG. NO.-270 , J.L. NO.- 45,  
R.S. KHATIAN NO.- 39, L.R.KHATIAN NO.-574,  
P.S. - SONARPUR, DIST.- 24 PGS. (S),  
WARD NO.- 1, UNDER RAJPUR SONARPUR MUNICIPALITY.

AREA OF LAND : 12 K.- 00 CH.- 00 SQ.FT. = 802.676 SQM. (M/L)

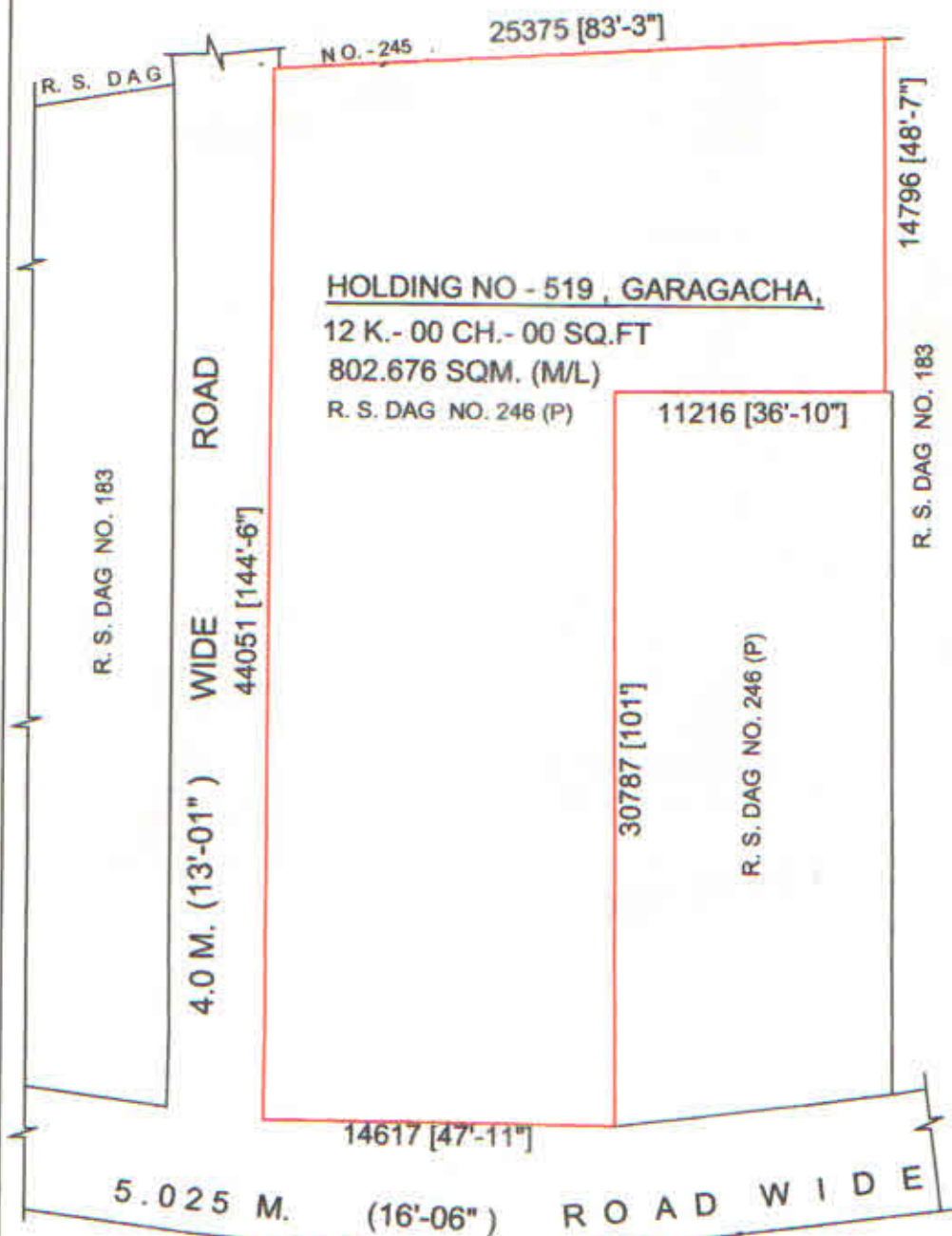
BOUNDARY LINE SHOWN IN RED BORDER



SCALE :-1:300



NORTH



For SURAKHA CONSTRUCTION

*Surath Dash Samir Samal*  
Partner Partner

AS CONSTITUTED ATTORNEY OF  
HARAN NASKAR

SIGNATURE OF OWNER

*Buddhiswar Naskar*  
BUDDHISWAR NASKAR  
Civil Engineer

E.B.S. Class - I

L.C. No. 618

Rajpur-Sonarpur Municipality

DRAWN BY-





District Sub-Registrar-IV  
Alipore, South 24-Pgs.

16 FEB 2018



Left  
Hand

Right  
Hand

Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger

NAME : SRI SURATH SARDAR

SIGNATURE :



Left  
Hand


Right  
Hand

Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger

NAME : SRI SAMIR SARDAR

SIGNATURE :



  
District Sub-Registrar-IV  
Alipore, South 24-Pgs.

16 FEB 2018



  
**ELECTION COMMISSION OF INDIA**  
 ভারতের নির্বাচন কমিশন

IDENTITY CARD- WB / 23 / 109 / 450365  
 পরিচয় পত্র



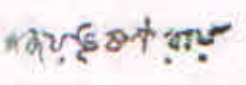
Elector's Name নির্বাচকের নাম	Naskar Haran নস্কর হারান
Father/Mother/ Husband's Name পিতা/মাতা/স্বামীর নাম	Satish সতীশ
Sex লিঙ্গ	M পুং
Age as on 1.1.1995 ১.১.১৯৯৫-এ বয়স	40 ৪০

*Haran Naskar*



Address  
Garagachha East, Ward-22, Sonarpur,  
S.24Pgs.

ঠিকানা  
গড়াগাছা পূর্ব, ওয়ার্ড-২২, সোনারপুর,  
পঃ ২৪পঃ



Facsimile Signature  
Electoral Registration Officer  
নির্বাচকনিবন্ধন অধিকারিক

For 109 -SONARPUR(S.C.)  
Assembly Constituency  
১০৯ -সোনারপুর(উপঃ)  
বিধানসভা নির্বাচন ক্ষেত্র

Place Alipore  
স্থান আলিপুর

Date 17.06.95  
তারিখ ১৭.০৬.৯৫



PERMANENT ACCOUNT NUMBER  
AQQPS5976F



THE NAME  
SURATH SARDAR

THE SIGNATURE OF THE MEMBER'S NAME  
MAHIM CHANDRA SARDAR

THE SIGNATURE OF THE MEMBER  
THE SIGNATURE

*Stalin*

*Surath Sardar*








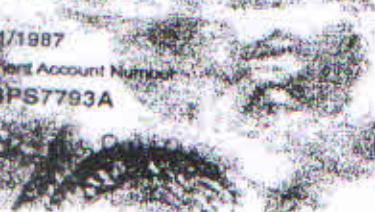
भारत सरकार  
GOVT. OF INDIA

सामर सार्दार  
SAMIR SARDAR  
SURATH SARDAR

25/01/1987

Partnership Account Number  
DOBPS7793A

Signature



Samir Sardar









For SURAKHA CONSTRUCTION

*Surekh Soni* *Samir Sankar*

Partner

Partner





FOR EVIDENCE ONLY

①  
07/02/18



**Government of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Assessment Slip**

Query No / Year	1604-0000197129/2018	Office where deed will be registered
Query Date	07/02/2018 6:32:41 AM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas
Applicant Name, Address & Other Details	Samar Das High Court, Calcutta,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9903423220, Status :Advocate	
Transaction	Additional Transaction	
[0901] Declaration, Declaration relating to Immovable property		
Set Forth value	Market Value	
Rs. 12,00,000/-	Rs. 1,68,00,003/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 10/- (Article:4)	Rs. 39/- (Article:E, M(b), H)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 10/-
Remarks		

**Land Details :**

District: South 24-Parganas, Thana: Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Garia Station Road, Mouza: Garagachha, Ward No: 1, Holding No:519 Pin Code : 700084

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-270	LR-39	Bastu	Bastu	12 Katha	12,00,000/-	1,68,00,003/-	Width of Approach Road: 16 Ft.,
Grand Total :					19.800000000Dec	12,00,000 /-	1,68,00,003 /-	

**Declarant Details :**

SI No	Name & address	Status	Execution Admission Details :
1	Mr Haran Naskar Son of Late Satish Naskar, Garagachha, Post Office: Garia, Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Status :Individual, Executed by: Attorney	Individual	Executed by: Attorney



Query No: 1604-0-000197129 of 2018





**Attorney Details :**

Sl No	Name & Address	Attorney of
1	Mr Surath Sardar Son of Mr Mahim Sardar partner, SURAKHA CONSTRUCTION , Surakha Apartment, Balia Main Road, Post Office: Garia, Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 , Rekhaner, 37, Nafar Chandra Naskar Road, Post Office: Garia, Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084	Mr Haran Naskar
2	Mr Samir Sardar Son of Mr Surath Sardar partner, SURAKHA CONSTRUCTION , Surakha Apartment, Balia Main Road, Post Office: Garia, Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 , Rekhaner, 37, Nafar Chandra Naskar Road, Post Office: Garia, Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084	Mr Haran Naskar

**Identifier Details :**

Name & address
Mr Samar Das Son of Mr S G Das High Court, Calcutta, Post Office: Garia, Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, Identifier Of Mr Surath Sardar, Mr Samir Sardar

**Note:**

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days for e-Payment. Assessed market value & Query is valid for 44 days i.e. upto 23/03/2018 for registration.
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situated in Municipality/Municipal Corporation/Notified Area.



Query No: 1604-0-000197129 of 2018





9.

Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.



Query No: 1604-0-000197129 of 2018



## Major Information of the Deed

Deed No :	I-1604-00898/2018	Date of Registration	16/02/2018
Query No / Year	1604-0000197129/2018	Office where deed is registered	
Query Date	07/02/2018 6:32:41 AM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Samar Das High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9903423220, Status : Advocate		
Transaction		Additional Transaction	
[0901] Declaration, Declaration relating to immovable property			
Set Forth value		Market Value	
Rs. 12,00,000/-		Rs. 1,68,00,003/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 10/- (Article:4)		Rs. 39/- (Article:E, M(b), H)	
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: Garia Station Road, Mouza: Garagachha, Ward No: 1, Holding No:519

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-270	LR-39	Bastu	Bastu	12 Katha	12,00,000/-	1,68,00,003/-	Width of Approach Road: 16 Ft.
<b>Grand Total :</b>					<b>19.8Dec</b>	<b>12,00,000 /-</b>	<b>168,00,003 /-</b>	

### Declarant Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Haran Naskar</b> Son of Late Satish Naskar Garagachha, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Status :Individual, Executed by: Attorney, Executed by: Attorney

### Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Surath Sardar</b> Son of Mr Mahim Sardar Date of Execution - 07/02/2018, , Admitted by: Self, Date of Admission: 16/02/2018, Place of Admission of Execution: Office			
		Feb 16 2018 2:11PM	LTI 16/02/2018	16/02/2018






partner, SURAKHA CONSTRUCTION , Surakha Apartment, Balia Main Road, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 , Rekhaneer, 37, Nafar Chandra Naskar Road, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Attorney, Attorney of : Mr Haran Naskar

2

Name	Photo	Finger Print	Signature
<b>Mr Samir Sardar</b> <b>(Presentant )</b> Son of Mr Surath Sardar Date of Execution - 07/02/2018, , Admitted by: Self, Date of Admission: 16/02/2018, Place of Admission of Execution: Office			
Feb 16 2018 2:10PM	LTI 16/02/2018		16/02/2018

partner, SURAKHA CONSTRUCTION , Surakha Apartment, Balia Main Road, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 , Rekhaneer, 37, Nafar Chandra Naskar Road, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Attorney, Attorney of : Mr Haran Naskar

#### Identifier Details :

Name & address	
Mr Samar Das Son of Mr S G Das High Court, Calcutta, P.O:- Garia, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr Surath Sardar, Mr Samir Sardar	
	16/02/2018

Endorsement For Deed Number : I - 160400898 / 2018

On 16-02-2018

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.

Major Information of the Deed :- I-1604-00898/2018-16/02/2018



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

Presented for registration at 13:42 hrs on 16-02-2018, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr Samir Sardar ,

**Executed by Attorney**

1. Execution by Mr Surath Sardar, partner, SURAKHA CONSTRUCTION (Partnership Firm), Surakha Apartment, Balia Main Road, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 as the constituted attorney of Mr Haran Naskar Garagachha, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084 is admitted by him

Indetified by Mr Samar Das, , Son of Mr S G Das, High Court, Calcutta, P.O: Garia, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

2. Execution by Mr Samir Sardar, partner, SURAKHA CONSTRUCTION (Partnership Firm), Surakha Apartment, Balia Main Road, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 as the constituted attorney of Mr Haran Naskar Garagachha, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084 is admitted by him

Indetified by Mr Samar Das, , Son of Mr S G Das, High Court, Calcutta, P.O: Garia, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate


**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 39/- ( E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 39/-

**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 1213, Amount: Rs.10/-, Date of Purchase: 16/01/2018, Vendor name: Sankar Kumar Sarkar

  
**Pradipta Kishore Guha**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - IV SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2018, Page from 27631 to 27647

being No 160400898 for the year 2018.



*Pradipta*

Digitally signed by PRADIPTA KISHORE  
GUHA

Date: 2018.02.21 19:00:59 +05:30

Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 21/02/2018 19:00:39

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

West Bengal.



(This document is digitally signed.)