

1697/2022

VC 252/2022

I-01615/2022



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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

60AB 170697

Handwritten notes: 20/1/22, 20/1/22, 20/1/22, Ce - 2/14762L

DEED OF BOUNDARY DECLARATION

District Sub-Register-III

Alipore, South 24-parganas

01 FEB 2022

Re: Premises. No. 15/2, Priyanath Mullick Road, Post Office-Kalighat and Police Station- Bhowanipore, Ward No.72, Borough- VIII, Kolkata 700 026.

(1) **SUNRISE BUILDERS AND FINANCE PRIVATE LIMITED**, having PAN AAHCS7635P, CIN No.U70101WB1987PTC041889, a company duly incorporated under the Companies Act, 1956, having its registered office at Plot No. 26, 11/1/C, East Topsia Road, Kolkata-700 046, AND (2) **URVASHI DISTRIBUTORS PRIVATE LIMITED**, having PAN AABCU0786D, CIN No.U52100WB2009PTC134992, a company duly incorporated under the Companies Act, 1956, having its registered office at 11/1/C, East Topsia Road, Plot No. 26, Kolkata - 700 046, both the Companies is being represented by its Director Sri. Vikash Agarwal, Son of Sri



016114

25 NOV 2021

Date
To
of
Address

S. CHAKRABORTY
Advocate, Alipore Judges Court
Kolkata - 27

S. Das
Sanjan Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kolt

S. Chakraborty



410

For Santisa Builders & Finance Pvt. Ltd.

S. Chakraborty
Director



410



For BRASHEE DISTRIBUTORS PVT. LTD.

S. Chakraborty
DIRECTOR



411

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
20 JAN 2022

(Sourmyajit Gupta)
SOURMYAJIT GUPTA
AS PARTNER OF
UTOPIA DEVELOPERS
AND AS CONSTITUTED
ATTORNEY OF
BISWESWAR CHOWDHURY
CHANDA CHOWDHURY
(Alias Chhanda Chowdhury)



411

S. Chakraborty

Gokul Chand Agarwal, PAN - ACYPA6431H & AADHAR- 7903 7838 5781, residing at premises no. 11A/1, Sunny Park, Police Station - Ballygunge, Kolkata-700 019, (3) **BISWESWAR CHOWDHURY**, Son of the Late Dhruva Jyoti Chowdhury (Alias Late Jyoti Ranjan Chowdhury), by faith Hindu, by occupation-Engineer, having PAN- AKZPC7582N & AADHAR - 7649 9828 2728 AND (4) **SMT. CHANDA CHOWDHURY (Alias CHHANDA CHOWDHURY)**, Wife of Bisweswar Chowdhuri, by faith Hindu, by occupation-Housewife, having PAN - ALZPC4281D & AADHAR- 6220 9865 8434, both residing at 15/1A, Priyanath Mullick Road, Post Office- Kalighat and Police Station- Bhowanipore, Kolkata-700 026, hereinafter jointly referred to as the **OWNERS** (which expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators and legal representatives) being represented by our **Constituted Attorney** namely **MR. SOUMYAJIT GUPTA, (PAN NO: AJAPG9130E and AADHAR NO 4474 9191 3448)** Son of Sri Indrajit Gupta, by faith Hindu, by occupation Business, residing at Premises no. 87A, Sarat Bose Road, P.O. Sarat Bose Road, P.S. Bhowanipore, Kolkata- 700 026 by faith Hindu, by occupation Business, of the **ONE PART**

1. That we are the Owners in respect of **Premises. No. 15/2, Priyanath Mullick Road, Post Office-Kalighat and Police Station- Bhowanipore, Ward No.72, Borough- VIII, Kolkata 700 026, having a land area measuring 12 Cottahs 12 (Chittacks) 25 (Sq.ft) or 855.165 Sqm (As per Deed).**
2. That we propose to have a building constructed on the aforesaid premises. The actual boundary line of the property is mentioned below and demarcated by **"RED"**. We shall be liable for dispute, if any, with our neighbours of the said land in future. That the Kolkata Municipal Corporation shall not be held liable for any litigation over the said land.
3. That we shall submit the plan for construction of a building in the said premises for sanction to the Kolkata Municipal Corporation.
4. That the Premises No. 15/2, Priyanath Mullick Road, Post Office-Kalighat and Police Station- Bhowanipore, Ward No.72, Borough- VIII, Kolkata 700 026, having a land area measuring 12 Cottahs 12 (Chittacks) 25 (Sq.ft) or 855.165 Sqm (As per Deed) be the same a little (more or less) more fully described and delineated in the plan annexed hereto and coloured **"RED"** verge line.
5. That the said land is free from all encumbrances and that there are no civil suits or criminal cases pending in respect of the said land.





DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
20 JAN 2022



SCHEDULE - "A"

6. That the measurements of the four sides of the land in respect of **Premises. No. 15/2, Priyanath Mullick Road, Post Office-Kalighat and Police Station- Bhowanipore, Ward No.72, Borough- VIII, Kolkata 700 026, having a land area measuring 12 Cottahs 12 (Chittacks) 25 (Sq.ft) or 855.165 Sqm (As per Deed).**

N O R T H: 14800 M, 7913 M, 4088 M, 7333 M, 2675 M, 2540 M, 7802 M, 1379 M, 3359 M & 7440 M

S O U T H: 7037 M, 10652 M, 12273 M, 200 M, 12206 M & 2462 M,

E A S T: 22855 M & 9044 M

W E S T: 1153 M, 1465 M, 9054 M, 2162 M, & 3711 M,

SCHEDULE - "B"

7. That the Premises. No. 15/2, Priyanath Mullick Road, Post Office-Kalighat and Police Station- Bhowanipore, Ward No.72, Borough- VIII, Kolkata 700 026, having a land area measuring 12 Cottahs 12 (Chittacks) 25 (Sq.ft) or 855.165 Sqm (As per Deed).

ON THE N O R T H : By Premises No. 15A, Priyanath Mullick Road and Partly by Premises No. 15B, Priyanath Mullick Road, Kolkata ;

ON THE S O U T H: By Premises No. 15/3, Priyanath Mullick Road, Partly by Premises No. 4/1 , Nafar Kundu Road and Partly by Premises No. 4/2A , Nafar Kundu Road
Kolkata ;

ON THE E A S T: By Premises No. 98, Beltala Road, Kolkata ;

ON THE W E S T : By KMC Road known as Priyanath Mullick Road,
Kolkata ;

8. That the enclosed site plan is also a part of this Deed of Boundary Declaration
9. That we shall make construction as per plan sanctioned by the Kolkata Municipal Corporation.



That the statements made in the above paragraphs are true to the best of our knowledge and belief.

Signed this 20th Day of January, 2022

WITNESSES:

- 1) *Ankur Kumar*
(ANKURSH MUKHERJEE)
47A/1, L. G. Rd. Kol 40
- 2) *Dipankar Jaisankar*
1/55 Jodavgerh, Pe-Halty
Kolkata-700078

Pranab Kumar
as per above
for
Sanrise Builders & Finance Pvt. Ltd.
Kolkata
20/01/22

For Sanrise Builders & Finance Pvt. Ltd.

Sanjay
Director

For UTOPIA DEVELOPERS PVT. LTD.

Sanjay
DIRECTOR

[DECLARANT]

Soumyajit Gupta
(SOUMYAJIT GUPTA)

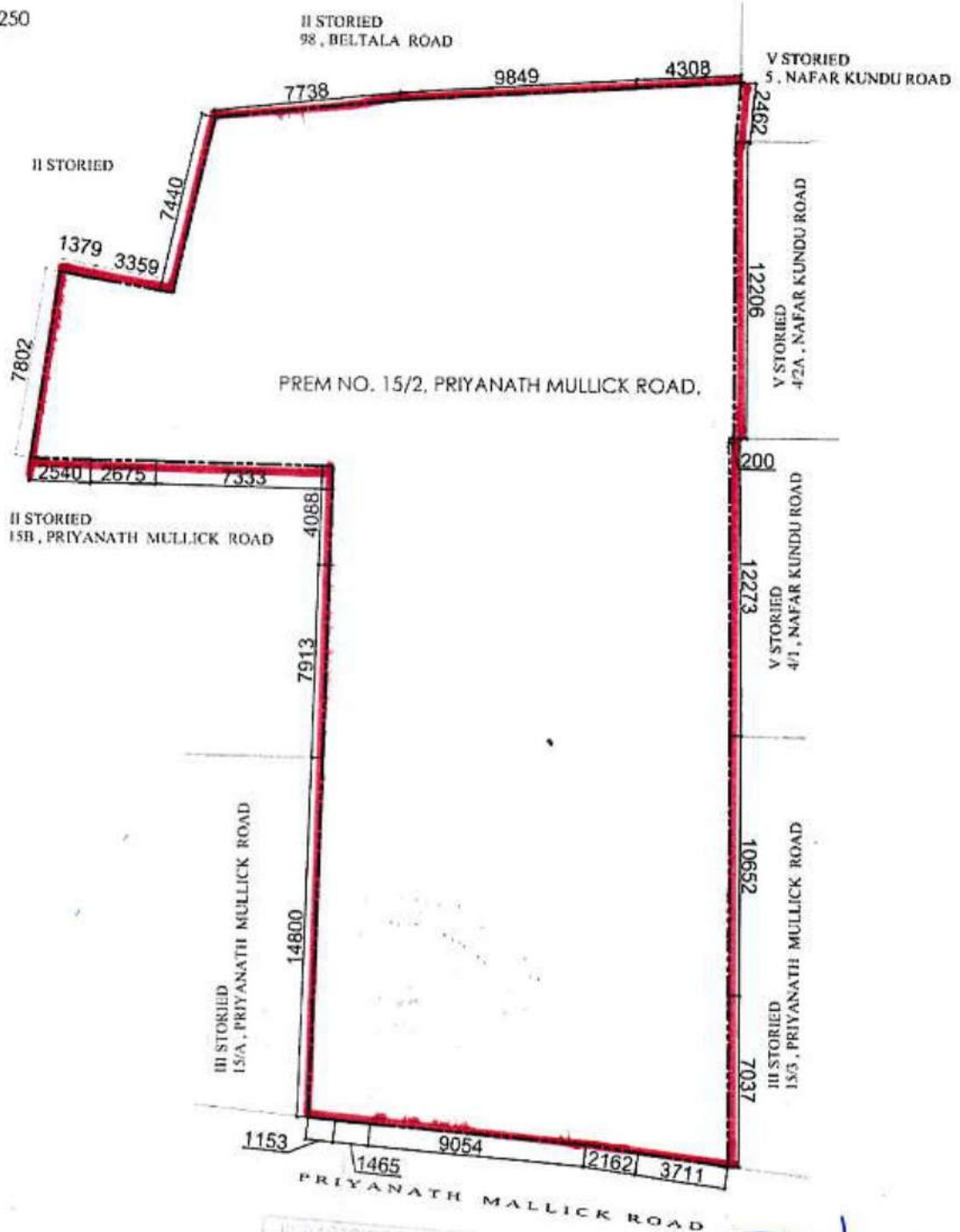
SOUMYAJIT GUPTA
AS PARTNER OF
UTOPIA DEVELOPERS
AND AS CONSTITUTED
ATTORNEY OF
BISWESWAR CHOWDHURY
CHANDA CHOWDHURY
(Asst. Chhanda Chowdhury)



SITE PLAN OF
 PREM NO. 15/2, PRIYANATH MULLICK ROAD,
 KOL-700 026, WARD NO.- 72 , BR.- VIII , P.S.- BHOWANIPORE
 LAND AREA = 12K-12CH.-25 SQ.FT./ 855.165 SQ.M.(AS PER DEED)

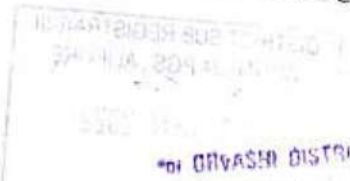


SCALE = 1:250



For Sunrise Builders & Finance Pvt. Ltd.

(Signature)
 Director



SOUMYAJIT GUPTA
 AS PARTNER OF
 UTOPIA DEVELOPERS
 AND AS CONSTITUTED
 ATTORNEY OF

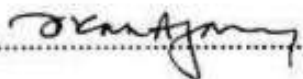
(Signature)












SIGNATURE OF OWNER
 CHOWDHURY




		Small finger	Ring finger	Middle finger	1 st Finger	Thumb
	Left hand					
	Right hand					



Name..... VIKASH AGARWAL

Signature..... 

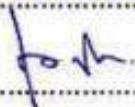
		Small finger	Ring finger	Middle finger	1 st Finger	Thumb
	Left hand					
	Right hand					

Name..... SOUMYAJIT GUPTA

Signature..... 

		Small finger	Ring finger	Middle finger	1 st Finger	Thumb
	Left hand					
	Right hand					

Name..... BAPI DAS

Signature..... 



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

URVASHI DISTRIBUTORS PRIVATE
LIMITED

07/05/2009
Permanent Account Number
AABCU0786D

18062009



Handwritten signature



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUNRISE BUILDERS AND FINANCE
PRIVATE LIMITED



13/02/1987
Permanent Account Number

AAHCS7635P

1983201

Handwritten signature



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BISWESWAR CHOWDHURY

JYOTI RANJAN CHOWDHURY

30/11/1959

Permanent Account Number

AKZPG7582N

Bhowdhury
Signature



12122008





ভারত সরকার
 Unique Identification Authority of India
 Government of India

তালিকাভুক্তির আই ডি: Enrollment No.: 1040/20045/05787

To
 বিষ্ণু চৌধুরী
 Bisweswar Chowdhury
 15/1 A P N M ROAD
 Kalighat S O
 Kalighat Kolkata
 West Bengal 700026

15522374



MN155223742DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

7649 9828 2728

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
 GOVERNMENT OF INDIA



বিষ্ণু চৌধুরী
 Bisweswar Chowdhury
 পিতা : ধ্রুব জ্যোতি চৌধুরী
 Father : DHRUBA JYOTI CHOWDHURY
 জন্ম তারিখ : Year of Birth : 1964
 লিঙ্গ : Male



7649 9828 2728

আধার - সাধারণ মানুষের অধিকার



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

CHANDA CHOWDHURY

MAHADEV MAZUMDAR

03/02/1968

Permanent Account Number

ALZPC4281D

Chanda Chowdhury

Signature



00023050





ভারত সরকার
 Unique Identification Authority of India
 Government of India

ভালিকাঙ্কিত অধি ডি/Enrollment No.: 1040/20045/05789

To
 চন্দা চৌধুরী
 Chanda Chowdhury
 15 A P, MRDAD
 Kalyani S C
 Kalyani, Nadia
 West Bengal 700026

Y00003

 MN155214595DF



আপনার অধার সংখ্যা/ Your Aadhaar No. :

6220 9865 8434

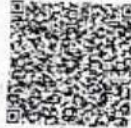
অধার - সাধারণ মানুষের অধিকার



ভারত সরকার
 GOVERNMENT OF INDIA



চন্দা চৌধুরী
 Chanda Chowdhury
 পিতা : মহাদেব মজুমদার
 Father : MAHADEB MAJUMDER
 জন্ম তারিখ : Year of Birth 1966
 লিঙ্গ : Female



6220 9865 8434

অধার - সাধারণ মানুষের অধিকার



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SOUMYAJIT GUPTA
INDRAJIT GUPTA

12/03/1977
 Permanent Account Number
AJAPG9130E


 Signature





280921005

Soumyajit Gupta

इस कार्ड के खोने / खाने पर कृपया सूचित करें / लौटाने -
 आयकर सेवा सेवा यूनिट, एन एस डी एल
 तीसरी मंजिल, सफ़ायर चेंबर,
 बानेर टेलिफोन एक्सचेंज के नजदीक,
 बानेर, पुणे - 411 045

*If this card is lost / someone's lost card is found,
 please inform / return to :-*
 Income Tax PAN Services Unit, NSDL,
 3rd Floor, Saffire Chambers,
 Near Baneer Telephone Exchange,
 Baneer, Pune - 411 045

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
 e-mail: tininfo@nsdl.co.in





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

সনিকায়িত হই ডি / Enrollment No : 1178/39270/04638

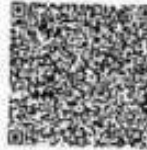
30/03/2017

To
Soumyajit Gupta
পৌনঃস্ট্রীং, ৩৪
S/O: Indrajit Gupta
67A, FI-3A
Sarat Bose Road
Kalighat
Kalighat,Circus Avenue,Kolkata,
West Bengal - 700026
9831021960



KA159145484FH

15914548



আপনার আধার সংখ্যা / Your Aadhaar No. :

4474 9191 3448

আমার আধার, আমার পরিচয়



ভারত সরকার

Government of India

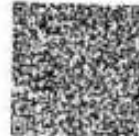


পৌনঃস্ট্রীং, ৩৪
Soumyajit Gupta

জন্মতারিখ / DOB: 12/03/1977

পুংস / Male

4474 9191 3448



আমার আধার, আমার পরিচয়





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 ভবিষ্যতে 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.



জাতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা: ১৪/১: ইন্ড্রজিত গুপ্ত,
৪৭১, ৪-৩১, সারৎ বোস রোড,
কালিঘাট, কলিকাতা, পশ্চিম বঙ্গ,
৭০০০২৬

Address: S/O: Indrajit Gupta,
৪৭১, FI-3A, Sarat Bose Road,
Kallighat, Kallighat, Kolkata,
Circus Avenue, West Bengal,
700026

4474 9191 3448



1947



help@uidai.gov.in



www.uidai.gov.in





ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

KNH6583660



নির্বাচকের নাম : বপি ডাস

Elector's Name : Bapi Das

পিতার নাম : সুনীল ডাস

Father's Name : Sunil Das

লিঙ্গ/Sex : পুং / M

জন্ম তারিখ : 24/11/1974

Date of Birth

KNH6583660

Address:

127 শরৎ শাসি গার্ডেন রোড, প্রো. নং
১২০ ১৩০৬, কালকাতা মিউনিসিপাল
কর্পোরেশন, কাসবা, কলকাতা-700031

Address:

127 SARAT GHOSH GARDEN ROAD, PR NO
120 1306 P.M.C. KASBA, KOLKATA-700031

Date: 26/11/2019

149 কাসবা নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
আধিকারিকের স্বাক্ষরের অনুকৃতি

Facsimile Signature of the Electoral
Registration Officer for

149 - Kasba Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার লিষ্টে নাম
কোলা ও একই নামের নতুন সচিব পরিচয়পত্র পাওয়ার
জন্য নির্দিষ্ট ফর্ম এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।

In case of change in address mention this Card No.
in the relevant form for including your name in the
roll at the changed address and to obtain the card
with same number.

146 / 132



Major Information of the Deed

Deed No :	I-1603-01615/2022	Date of Registration	01/02/2022
Query No / Year	1603-2000147632/2022	Office where deed is registered	
Query Date	17/01/2022 9:05:36 AM	1603-2000147632/2022	
Applicant Name, Address & Other Details	Bapi Das Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9836980696, Status : Advocate		
Transaction	Additional Transaction		
[0901] Declaration, Declaration relating to immovable property			
Set Forth value	Market Value		
	Rs. 7,20,70,544/-		
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:- Bhawanipore, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Priyanath Mallick Road, , Premises No: 15/2, , Ward No: 072 Pin Code : 700026

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	12 Katha 12 Chatak 25 Sq Ft		7,20,70,544/-	Property is on Road
Grand Total :				21.0948Dec	0 /-	720,70,544 /-	



Declarant Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SUNRISE BUILDERS AND FINANCE PRIVATE LIMITED 26, 11/1/C, East Topsia Road,, City:- , P.O:- GOBINDA KHATICK ROAD, P.S:-Topsia, District:-South 24-Parganas, West Bengal, India, PIN:- 700046 , PAN No.:: AAxxxxxx5P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	URVASHI DISTRIBUTORS PRIVATE LIMITED 11/1/C, East Topsia Road, Plot No. 26,, City:- , P.O:- GOBINDA KHATICK ROAD, P.S:-Topsia, District:-South 24-Parganas, West Bengal, India, PIN:- 700046 , PAN No.:: AAxxxxxx6D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
3	Mr BISWESWAR CHOWDHURY Son of Late DHRBA JYOTI CHOWDHURY 15/1A, PRIYANATH MULLICK ROAD, City:- , P.O:- KALIGHAT, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AKxxxxxx2N, Aadhaar No: 76xxxxxxx2728, Status :Individual, Executed by: Attorney, Executed by: Attorney
4	Mrs CHANDA CHOWDHURY, (Alias: Mrs CHHANDA CHOWDHURY) Wife of Mr BISWESWAR CHOWDHURY 15/1A, PRIYANATH MULLICK ROAD, City:- , P.O:- KALIGHAT, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ALxxxxxx1D, Aadhaar No: 62xxxxxxx8434, Status :Individual, Executed by: Attorney, Executed by: Attorney

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr SOUMYAJIT GUPTA Son of Mr INDRAJIT GUPTA 87A, SARAT BOSE ROAD, City:- , P.O:- SARAT BOSE ROAD, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700026, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx0E, Aadhaar No: 44xxxxxxxx3448 Status : Attorney, Attorney of : Mr BISWESWAR CHOWDHURY, Mrs CHANDA CHOWDHURY

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Vikash Agarwal (Presentant) Son of Mr Gokul Chand Agarwal 11A/1, Sunny Park,, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx1H, Aadhaar No: 79xxxxxxxx5781 Status : Representative, Representative of : SUNRISE BUILDERS AND FINANCE PRIVATE LIMITED (as DIRECTOR), URVASHI DISTRIBUTORS PRIVATE LIMITED (as DIRECTOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr BAPI DAS Son of Late SUNIL DAS ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027			
Identifier Of Mr Vikash Agarwal, Mr SOUMYAJIT GUPTA			

