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P-1677/15



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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

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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

We, (1) M/S. NEPAL TRADECOM PRIVATE LIMITED, a Private Limited Company, having its registered office at 284/A, B.B. Ganguly Street, P.S. Bowbazar, Kolkata- 700 012, represented by its one of the Director, namely, MR. DINESH SINGH, son of Late Nawal Kishore Singh, by faith- Hindu, by occupation- Business, by Nationality- Indian, presently residing at 217, Hossainpur, P.S. Tiljala, P.O. E.K.T.P.

NO 1812 Date 20-02-15  
Name Mr. Dinesh Singh  
Address 217 Hornainpur, Kat. 107

SANKAR KUMAR SARKAR  
STAMP VENDOR  
SONARPUR A.D.S.R. OFFICE  
SOUTH 24 PARGANAS (SOUTH)

*[Handwritten signature]*





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

2 MAR 2015



*Some math Chakraborty  
to date Dulal Chakraborty  
Alipore A.D.S.R. Office  
at 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. 01836 / 2015, Deed No. (Book - I , 01677/2015)**

**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 - 01677 of 2015**  
**(Serial No. 01836 of 2015 and Query No. 1604L000004476 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: Impresive Rs.- 10/-

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

Presented for registration at 13.11 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. Dinesh Singh D/o Nepal Tradecom Pvt Ltd 2. Sachin Paik D/o  
Ambalika Housing Pvt Ltd 3. Gopa Ganguly D/o Mrittika Builders Pvt Ltd 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



Kolkata- 700 107, (2) **M/S. AMBALIKA HOUSING PRIVATE LIMITED**, a Private Limited Company under the Companies Act, 1956 (as amended), having its registered office at 1216, Madurdaha Hossainpur, P.S. Tiljala, Kolkata- 700 107, represented by its Managing Director, namely **MR. SACHIN PAIK**, son of Late Bimal Paik, by faith- Hindu, by Nationality- Indian, by occupation- Business, presently residing at 62, Hossainpur, P.S. Tiljala, Kolkata- 700 107, (3) **M/S. MRITTIKA BUILDERS PRIVATE LIMITED**, a Private Limited Company under the Companies Act, 1956 (as amended), having its registered office at 597, Laskarhat, Picnic Garden Road, P.S. Tiljala, Kolkata- 700 039, represented by one of the Director **MRS. GOPA GANGULY**, wife of Mr. Tapas Ganguly, by faith- Hindu, by Nationality- Indian, by occupation- Business, presently residing at 597, Laskarhat, Picnic Garden Road, P.S. Tiljala, Kolkata- 700 039, being represented by their constituted Attorney "**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 authorised signatory **SRI BIKASH AGARWAL**, son of Late Rajendra Kumar Agarwal, by faith- Hindu, by Nationality- Indian, by occupation- Business, residing at 26, Mahamaya Mandir Road, Mahamayatala, Garia, P.S. Sonarpur, Kolkata- 700 084 by and under a Power of Attorney which was duly registered on 17/07/2014 before the office of the D.S.R.- IV at Alipore and recorded in Book No. I, CD. Volume No. 31, Pages from 446 to 461, Being No. 05413 for the year 2014, do hereby solemnly affirm and declare as under :-

1. That we are the joint owners of **ALL THAT** piece and parcel of land measuring more or less 85 Cottahs 6 Chattaks 9 Sq.ft. (5711.538 Sqm.) but as per physical



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measurement and in possession the land measuring more or less 5942.462 Sqm. and after releasing the exes land the net land area measuring more or less 85 Cottahs 6 Chattaks 8.98 Sq.ft. (5711.537 Sqm.) lying and situate at Mouza- Rajpur, J.L. No. 55, comprised in R.S. Dag Nos. 51, 52, 53, 54, 56, 57 and 58 under Khatian Nos. 2509, 2510, 60/2, Holding No. 153, School Road, Ward No. 26 under Rajpur-Sonarpur Municipality, P.S. Sonarpur, District South 24-Parganas.

2. That we 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.
4. That we are the joint owners of Holding No. 153, School Road, Police Station-Sonarpur, under Ward No. 26, now within the limits of the Rajpur-Sonarpur Municipality, comprising land area measuring more or less 85 Cottahs 6 Chattaks 8.98 Sq.ft. (5711.537 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. 153, School Road, P.S. Sonarpur, under Ward No. 26, within the limits of



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Rajpur-Sonarpur Municipality, District South 24-Parganas and within the ownership are as follows :-

**ON THE NORTH BY** : 16034 mm (52'-7") + 74719 mm (245'-2") + 12925 mm (42'-5") + 42385 mm (139'-1") length of the side line.

**ON THE SOUTH BY** : 12343 mm (40'-6") + 23478 mm (77'-0") + 8983 mm (29'-6") + 27059 mm (88'-9") + 29786 mm (97'-9") + 7906 mm (25'-11") + 9295 mm (30'-6") + 9350 mm (30'-8") + 2600 mm (8'-6") + 47531 mm (155'-11") length of the side line.

**ON THE EAST BY** : 8188 mm (26'-10") + 2756 mm (9'-1") + 6031 mm (19'-9") + 4039 mm (13'-3") + 5713 mm (18'-9") + 7173 mm (23'-6") + 4382 mm (14'-5") + 5050 mm (16'-7") + 9618 mm (31'-7") + 2078 (6'-10") length of the side line.

**ON THE WEST BY** : 34442 mm (113'-0") + 8719 mm length of the side line then exes land then 10m wide Road.

7. That the enclosed site Plan is also a part of the declaration.
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 85 Cottahs 6 Chattaks 8.98 Sq.ft. (5711.537 Sqm.) be the same a little more or less lying and situate at Mouza- Rajpur, J.L. No. 55, R.S. Dag Nos. 51, 52, 53, 54, 56, 57 and 58 under R.S. Khatian Nos. 2509, 2510, 60/2 under Police Station and Sub-Registration office at Sonarpur, now within the limits of the Rajpur-Sonarpur Municipality under Ward No. 26, being known and numbered as Holding No. 153, School Road, District South 24-Parganas.



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

**WITNESSES :-**

1. Swagata Basu  
Parahmapur  
Garia  
KOL- 84

2. Bidyut Das.  
26, Nakamaya mandir  
Road, Nakamayatala  
Kolkata - 700084,

**RAJWADA GROUP**

*Bidit Agarwal*  
Partner

As Lawfully Constituted Attorney  
Ambalika Housing (P) Ltd.  
Mrittika Builders (P) Ltd.  
Nepal Tradecom (P) Ltd.

**(SIGNATURE OF THE DECLARANT)**

(Being represented by the Constituted Attorney on  
behalf of M/S. NEPAL TRADECOM PRIVATE LIMITED,  
M/S. AMBALIKA HOUSING PRIVATE LIMITED, M/S.  
MRITTIKA BUILDERS PRIVATE LIMITED.

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.

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2 MAR 2015



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Left Hand					
Right Hand					

NAME - BIJASH AGARWAL

SIGNATURE Bijash Agarwal

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NAME - .....

SIGNATURE .....

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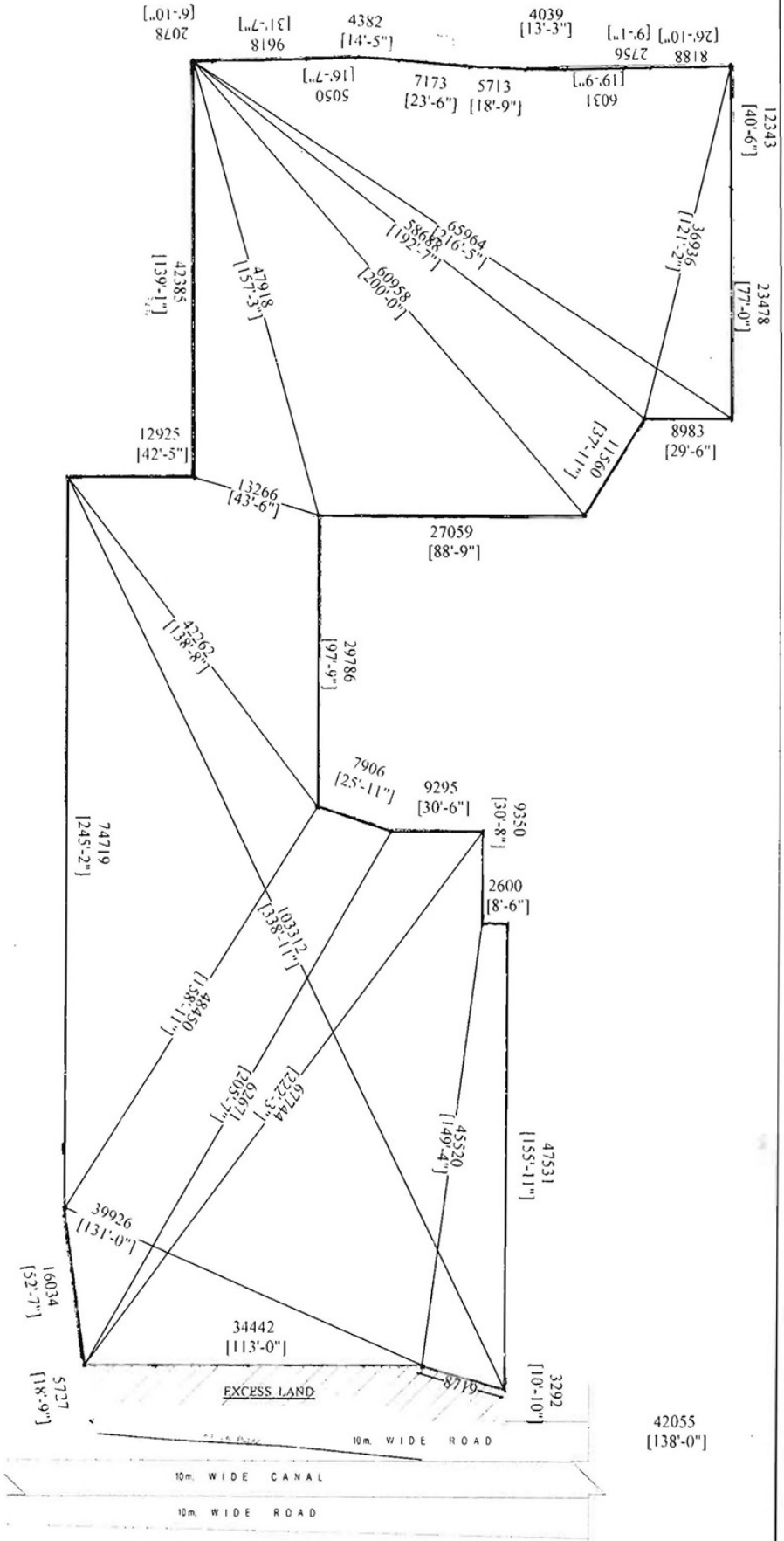


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SITE PLAN AT HOLDING NO. 153 SCHOOL RD. R.S. DAG NO. 51, 52, 53, 54, 56, 57 & 58, R.S. KHATIAN NO. 2509, 2510, 60/2., MOUZA - RAJPUR, J.L. NO 55, WARD NO. 26; P.S. SONARPUR, DIST - 24PGS(S), UNDER RAJPUR SONARPUR MUNICIPALITY.



LAND AREA (AS PER DEED) (85K-06CH-09 SFT)  
= 5711.538 SOM.  
LAND AREA (AS PER PHY.)= 5942.462 SOM.  
EXCESS LAND AREA = 230.925 SOM.  
NET LAND AREA (85K-06CH-8.98SFT)  
= 5711.537 SOM.

BOUNDARY DEMARKATED BY RED BORDER.

**DECLARATION OF E.B.A**

THE SITE IS MEASURED BY ME, AND IT TALLIES WITH THE DEED PLAN AND ACTURAL MEASUREMENT, MENTIONED IN THE PROPOSED PLAN.

SIGNATURE OF E.B.A

**DECLARATION OF OWNER**

THE RED MARKED PORTION OF LAND IS IN MY POSSESSION AND IT IS FREE FROM ALL ENCUMBRANCES.

**RAJWADA GROUP**

*Bikal Agawal*  
Partner

As Lawfully Constituted Attorney of  
Ambalika Housing (P) Ltd.  
Mrittika Builders (P) Ltd.  
Nepal Tradecom (P) Ltd.



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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 6  
Page from 1376 to 1386  
being No 01677 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