

3291/19

D-3022/19



पश्चिम बंगाल WEST BENGAL

30AB 324125

Certified that the document is admitted to registration. The signature sheet/s and the endorsement sheets attached with this document are the part of this document

Adml. Dist. Sub-Registrar
Alipore, South 24 Parganas

28 MAY 2019

BOUNDARY DECLARATION TO K.M.C.

Ref: Premises No.121, Shyama Prosad Mukherjee Road, P.S. Tollygunge, Ward No.87, Br.-VIII, Kolkata-700 026.

I, MR. SAGAR MAL NAHATA, son of Indar Chand Nahata, by faith Hindu, by occupation-Business, residing at 118, Southern Avenue, P.O. Sarat Bose Road, P.S. Lake, Kolkata-700029, am the Director of M/S. RITESH HOTEL AND HOMES PVT. LTD., having its registered office at 6, Brabourne Road, P.S. Hare Street, P.O.-GPO, Kolkata-700 001, do hereby declare and undertake as follows:-

1. That the Company is the owner of as per deed land measuring 6 Cottah 5 Chittak 21 sq.ft. (424.19sqm.) and as per physical measuring 6 Cottah 5 Chittak 20.927 sq.ft. (424.185sqm.) be the same a more or




28.5.19
16.05.2019
27/2/2019

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15 MAY 2019

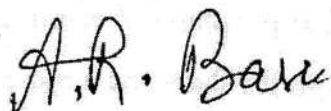
S. No. _____ Date _____
S. CHAKRABORTY
Advocate, Alipore Judges Court
of _____
Kolkata - 27
Rupees _____


S. Chakraborty
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kol-27



Addl. Dist. Sub-Registrar
Alipore
28 MAY 2019
South 24 Parganas
Kolkata-700027




A.R. Basu
S/o Late Tarapada Basu
Alipore Police Court
Kol-27

less, being Premises No.121, Shyama Prosad Mukherjee Road, P.S. Tollygunge, Ward No.87, Br.-VIII, Kolkata-700 026, Dist. South 24-Parganas.

2. That I propose to construct a building on the said land. The actual boundary line of the property which is fully mentioned below and demarcated by Red border and the I shall be liable for dispute of any with neighbours of this said land in future. The Kolkata Municipal Corporation or the L.B.A. of the K.M.C. will not be liable for any litigation over the said land.
3. That we shall submit the application for construction of said land vide our application.
4. That I am the representative of owner of as per deed land measuring 6 Cottah 5 Chittak 21 sq.ft. (424.19sqm.) and as per physical measuring 6 Cottah 5 Chittak 20.927 sq.ft.(424.185sqm.) be the same a more or less, being Premises No.121, Shyama Prosad Mukherjee Road, P.S. Tollygunge, Ward No.87, Br.-VIII, Kolkata-700026,Dist. South 24-Parganas, more fully described and delineated in the plan annexed hereto.
5. That there is no civil or criminal suit pending against the said land.
6. That the said land is free from all encumbrances.
7. That the measurement of the four sides of as per deed land measuring 6 Cottah 5 Chittak 21 sq.ft. (424.19sqm.) and as per physical measuring 6 Cottah 5 Chittak 20.927 sq.ft. (424.185sqm.)be the same a more or less, being Premises No.121, Shyama Prosad Mukherjee Road, P.S. Tollygunge, Ward No.87, Br.-VIII, Kolkata-700 026, Dist. South 24-Parganas, is as follows :-

North : 17339,16501,4528,1673,2617,2574,mm





Addl. Dist. Sub-Registrar
Alipore
28 MAY 2019
South 24 Parganas
Kolkata-700027



South : 4270,4760,2809,5412,2491,2478,2728,7298,12233mm

East : 9186,6514,51,3138 mm,

West : 3524, 1566,6496,7178 mm.

8. That the Boundary of site is :-

North : 115 & 119, S.P. Mukherjee Road,

South: 123, S.P. Mukherjee Road,

East : 10, Raja Basanta Roy Road & unknown Premises,

West : S.P. Mukherjee Road,

9. That the enclosed site plan is also a part of Declaration.

SCHEDULE

ALL THAT as per deed land measuring 6 Cottah 5 Chittak 21 sq.ft. (424.19sqm.) and as per physical measuring 6 Cottah 5 Chittak 20.927 sq.ft. (424.185sqm.) be the same a more or less, being Premises No.121, Shyama Prosad Mukherjee Road, P.S. Tollygunge, Ward No.87, Br.-VIII, Kolkata-700 026, Dist. South 24-Parganas.

IN WITNESS WHEREOF, We the Declarants herein, have hereunto set and subscribed our signatures on the 28th day of May 2019.

WITNESSES:-

1. *Pradip Achikany*
Alipur Court
Kol-27

M/S. RITESH HOTEL AND HOMES PVT. LTD.

2. *Alak Ranjan Basu*
ALAK RANJAN BASU
Deed Writer L. No.-123
Alipur Police Court
Kol-27
Drafted by me as per
K.M.C. Proforma.

OWNERS

Directors

Alak Ranjan Basu
ALAK RANJAN BASU
Deed Writer L. No.-123
Alipur Police Court
Kol-27





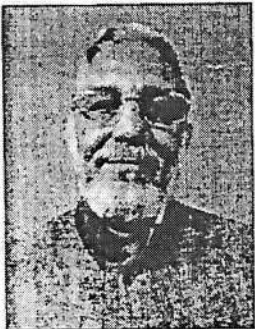









Addl. Dist. Sub-Registrar
Airpore
28 MAY 2019
South 24 Parganas
Kolkata-700027



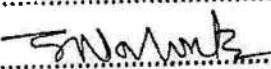
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| PHOTO | left hand | | | | | |
| | right hand | | | | | |

Name.....

Signature.....

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| | right hand |  |  |  |  | |

Name.....

Signature..... 

| | | Thumb | 1st finger | middle finger | ring finger | small finger |
|-------|------------|-------|------------|---------------|-------------|--------------|
| PHOTO | left hand | | | | | |
| | right hand | | | | | |

Name.....

Signature.....





Addl. Dist. Sub-Registrar
Alipore
28 MAY 2019
South 24 Parganas
Kolkata-700027

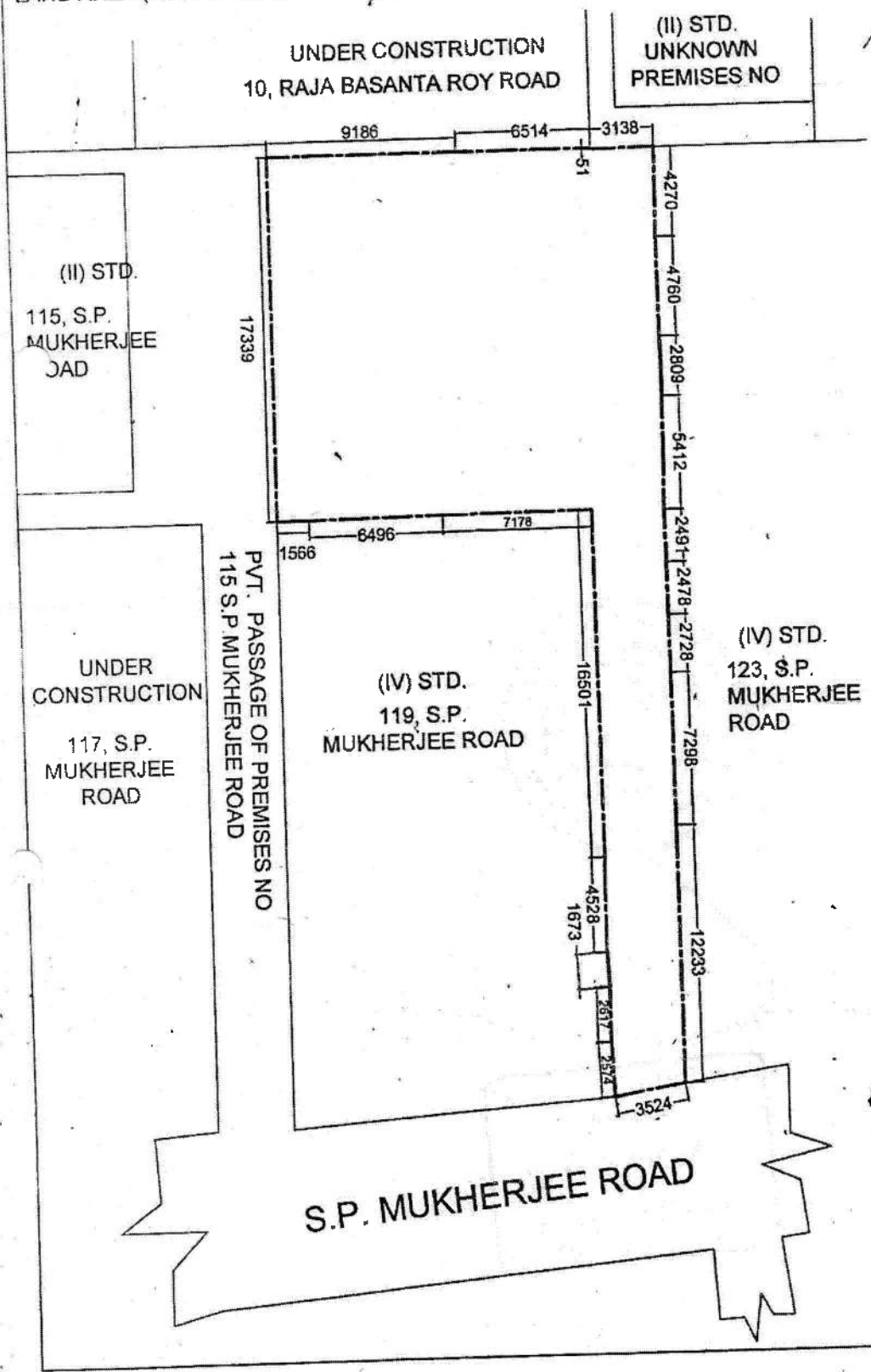


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SITE PLAN OF PREMISES NO: 121, SHYAMA PROSAD MUKHERJEE ROAD, WARD NO: 87,
BR- VIII, P.S-TOLLYUNGE, KOLKATA- 700 026.



LAND AREA (AS PER DEED) : 424.19 SQ.M. (06K- 5Ch- 21Sq.ft)
LAND AREA (AS PER PHYSICAL MEASUREMENT) : 424.185 SQ.M. (06K- 5Ch- 20.927Sq.ft)



RITESH HOTEL & HOMES PVT. LTD.
[Signature]
Director





Wajaj

Addl. Dist. Sub-Registrar
Alipore
28 MAY 2019
South 24 Parganas
Kolkata-700027

CC-AN-0849958 THE KOLKATA MUNICIPAL CORPORATION

DEPARTMENT ASSESSMENT COLLECTION
 UNIT/ZONE/BOROUGH:
 WARD: 087
 PARTICULARS: PROPERTY TAX
 (PD) PAYMENT

RECEIPT 039116
 DATE: 5/6/2019 TIME: 11:31 AM
 OPERATOR: 6027
 SHYAMAL MITRA COUNTER:
 COLLECTION CENTRE 1 (H-D (DIST - III))

Assessee No: 110872500595
 Premises and Street: 121, SHYAMA PRASAD MUKHERJEE ROAD
 Mailing Address: 15, BRABOURNE ROAD
 ROOM NO. B-002
 KOLKATA-700001
 Pin Code: 700001
 Owner: RITESH HOTEL AND HOMES PVT. LTD.

| Qtr | Rebate (RS.) |
|-------------------|---------------|
| 1/2018-2019 | 0.00 |
| 2/2018-2019 | 0.00 |
| 3/2018-2019 | 0.00 |
| 4/2018-2019 | 0.00 |
| TOTAL AMOUNT PAID | Rs. 24438.00 |
| AMOUNT IN WORDS | Rupees Twenty |

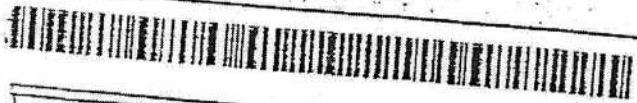
| Equality (RS.) | Interest (RS.) | Payable (RS.) |
|---|----------------|---------------|
| 799.05 | 390.65 | 6517.00 |
| 799.05 | 247.45 | 5370.00 |
| 799.05 | 97.55 | 5224.00 |
| 0.00 | 0.00 | 5327.00 |
| Total: Four Thousand Four Hundred Thirty Eight Only | | |

Mode: Chq/DD No Chq/DD Date Bank Name Branch Name
 CASH

Amount (Rs.)
 24438.00

TREASURER

E. and D.E.
 SIGNATURE OF OPERATOR



Do not fold & put any mark on BARCODE



Copy

Major Information of the Deed

| | | | |
|---|---|---|------------|
| Deed No : | I-1605-03022/2019 | Date of Registration | 28/05/2019 |
| Query No / Year | 1605-0000777976/2019 | Office where deed is registered | |
| Query Date | 20/05/2019 2:00:50 PM | A.D.S.R. ALIPORE, District: South 24-Parganas | |
| Applicant Name, Address & Other Details | A R BASU ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. 9830169673, Status : Deed Writer | | |
| Transaction | [0901] Declaration, Declaration relating to immovable property | | |
| Set Forth value | Additional Transaction | | |
| Rs 1/- | Market Value | | |
| Stampduty Paid(SD) | Rs. 3,93,78,263/- | | |
| Rs 10/- (Article.4) | Registration Fee Paid | | |
| Remarks | Rs. 7/- (Article:E) | | |
| | Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area) | | |

Land Details :

District: South 24-Parganas, P.S:- Tollygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Shyama Prasad Mukherjee Road, Premises No: 121, , Ward No: 087 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 | | | Bastu | 6 Katha 5 Chatak 21 Sq Ft | 1/- | 3,93,78,263/- | Property is on Road |
| Grand Total : | | | | 10.4638Dec | 1 /- | 393,78,263 /- | |


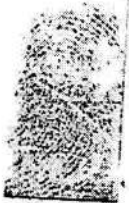
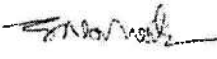
Declarant Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | RITESH HOTEL AND HOMES PVT LTD 6, BRABOURNE ROAD, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 Status :Organization, Executed by: Representative, Executed by: Representative |




Major Information of the Deed :- I-1605-03022/2019-28/05/2019

Representative Details :

| SI No | Name,Address,Photo,Finger print and Signature | | | |
|--|--|--|--|---|
| 1 | Name Mr SAGAR MAL NAHATA (Presentant) Son of Mr INDAR CHAND NAHATA Date of Execution - 28/05/2019, , Admitted by: Self, Date of Admission: 28/05/2019, Place of Admission of Execution: Office | Photo  May 28 2019 11:54AM | Finger Print  LTI 28/05/2019 | Signature  28/05/2019 |
| 118, SOUTHERN AVENUE, P.O:- SARAT BOSE ROAD, P.S:- Lake, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700029, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, Status : Representative, Representative of : RITESH HOTEL AND HOMES PVT LTD (as DIRECTOR) | | | | |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|--|--|---|---|
| A R BASU Son of Late T P BASU ALIPORE POLICE COURT, P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027 |  28/05/2019 |  28/05/2019 |  28/05/2019 |
| Identifier Of Mr SAGAR MAL NAHATA | | | |

Endorsement For Deed Number : I - 160503022 / 2019

On 28-05-2019

Certificate of Admissibility(Rule 43,W.B. Registratiön Rules 1962)

Admissible under rule 21 of West Bengal Registratiön 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. Registratiön Rules,1962)

Presented for registratiön at 11:35 hrs on 28-05-2019, at the Office of the A.D.S.R. ALIPORE by Mr SAGAR MAL NAHATA.

Admission of Execution (Under Section 58, W.B. Registratiön Rules, 1962) [Representative]

Execution is admitted on 28-05-2019 by Mr SAGAR MAL NAHATA, DIRECTOR, RITESH HOTEL AND HOMES PVT LTD (Private Limited Company), 6, BRABOURNE ROAD, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001

Major Information of the Deed :- I-1605-03022/2019-28/05/2019



Identified by A R BASU, , Son of Late T P BASU, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , Sou
24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer

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 10/-
Description of Stamp

1 Stamp Type: Impressed, Serial no 7317, Amount: Rs.10/-, Date of Purchase: 15/05/2019, Vendor name: Samiran
Das

Sukanya Talukdar

Sukanya Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal



Wijay

Major Information of the Deed :- I-1605-03022/2019-28/05/2019

28/05/2019 Query No.-16050000777976 / 2019 Deed No :- I - 160503022 / 2019, Document is digitally signed.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2019, Page from 103679 to 103689
being No 160503022 for the year 2019.



Sukanya Talukdar

Digitally signed by SUKANYA
TALUKDAR
Date: 2019.05.28 15:15:09 +05:30
Reason: Digital Signing of Deed.

(Sukanya Talukdar) 28/05/2019 15:14:48
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.



(This document is digitally signed.)