

2581/2021

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पश्चिमबंगाल पश्चिम बंगाल WEST BENGAL



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Certified that the Document is admitted to Registration. The Stamp and the endorsement above affixed to the Document are the part of the document.

Additional Registrar
 of Assurances-IV, Kolkata

9 MAR 2021

DEED OF DEMARCATION

KNOW ALL MEN BY THESE PRESENTS that we, EDEN REALTY VENTURES PRIVATE LIMITED (PAN No. AAACL9697H), a private limited company incorporated under the Companies Act, 1956, having its registered office at Metropolitan Building, No. 7, Jawaharlal Nehru Road, P.O Esplanade, P.S. New Market, Kolkata- 700013, represented by its Director Sri Arya Sumant (PAN No. BYMPS8656P) son of Sri Sachchidanand Rai, residing at Flat No. 7, National Court, 3rd Floor, No.13, U. N Bramhachari Street (Loudon Street) P.O. Beekbagan P.S.

158851

Sl. No.....

Name: S. C. SAHA, Advocate

Address: Sealdan Police Court, Kolkata-14

Rs. :-

Kolkata Cantonment

11, Nejadi Subhas Rd.

Kolkata-1

Date.....

15 JAN 2021

[Handwritten Signature]
S. C. Saha
Licensed Stamp
Vendor



[Handwritten Signature]
ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

19 MAR 2021

Identified by me
Sanjay Bhattacharya
10, K.S. Ray Road
Kot-1
Advocate

Shakespeare Sarani, Kolkata-700017(hereinafter referred to as the “Declarant”) SEND GREETINGS:-

WHEREAS:-

- A. By virtue of a Lease Deed dated 18th September, 2014 registered in Book No.I, C.D. Volume No. 57, Pages 3966 to 3984 being Deed No.11873 for the year 2014 at the office of the Additional Registrar of Assurances-II, Kolkata, we, Messieurs Eden Realty Ventures Private Limited , the Declarant herein, became the Lessee under the State of West Bengal through the Refugee Relief & Rehabilitation Department, in respect of All That the pieces or parcels of Land in aggregate measuring 12.20 Acres, out of which land measuring 10.82 Acres comprised within Mouza- Noapara and the remaining land measuring 1.38 Acres comprised within Mouza- Palpara; being a portion of Municipal Premises No.561, Bonhooghly Arable Land, Lakeview Park Road, Holding No.4, Ward No.15, Baranagar Municipality, P.S. Baranagar, Kolkata- 700108 and the same is shown and delineated in RED borders in the map or plan marked “A” annexed hereto, more fully described in the First Schedule hereunder written (hereinafter referred to as the “Demised Premises”) at the lease rent and on the terms and conditions recorded therein.
- B. By a Development Agreement dated 8th May, 2015 registered in Book No. I, Volume no. 1902, Pages 30071 to 30115, Being No. 190206516 for the year 2015 at the office of the Additional Registrar of Assurances -II, Kolkata, we, Messieurs Eden Realty Ventures Private Limited , the Declarant herein, collaborated with Messieurs Siddha Real Estate Development Private Limited, having Office at Siddha Park, 99A, Park Street Kolkata-700016 (hereinafter referred to as the “Developer”) for development of portions of the said “demised Premises” being All That the pieces or parcels of Land in aggregate measuring 11.29 Acres, out of which land measuring 10.82 Acres comprised within Mouza- Noapara and the remaining land measuring 0.47 Acres comprised within Mouza- Palpara; bearing Municipal Premises No.561/A, Bonhooghly Arable Land, Lakeview Park Road, Holding No.4, Ward No.15, Baranagar Municipality, P.S. Baranagar, Kolkata- 700108 more fully described in the *Second Schedule* hereunder written (hereinafter referred to as the “Larger Property”) and the same also shown and delineated in BLUE borders in the map or plan marked “A” annexed hereto.
- C. Thereafter out of the Demised Property by way of Deed of Demarcation dated 22.07.2017 registered in Book No. I, Volume no. 1904, Pages 282640 to 282662, Being No. 190407473 for the year 2017 at the office of the Additional Registrar of Assurances -IV, Kolkata , we the Declarant herein demarcated and separated an area admeasuring 0.91 acres comprised within Mouza- Palpara, being a portion of Municipal Premises No.561, Bonhooghly Arable Land, Lakeview Park Road, Holding No.4, Ward No.15, Baranagar Municipality, P.S. Baranagar, Kolkata- 700108 and the same is shown and filled in YELLOW colour in the map or plan marked “A” annexed hereto, more fully

described in the Part I and Part II of the Third Schedule hereunder written, herein referred to as the "Demarcated Premises".

- D. After having entrusted to the Developer, the development of the "Larger Property" by virtue of the said registered Development Agreement dated 8th May, 2015 as hereinbefore stated, we the said Messieurs Eden Realty Private Limited, the Declarant herein entered into a Supplementary Agreement dated 02nd February, 2021 registered in Book I, Vol. No. 1902-2021, pages 63129 to 63201 being No. 190200848 for the year 2021 at the office of the Additional Registrar of Assurances-II, Kolkata with Messieurs Siddha Real Estate Development Private Limited, for reduction and demarcation of the area of the "Larger Property" to All That the pieces or parcels of the Plots of Land in aggregate measuring 6.773 Acres, out of which land measuring 6.303 (six point three zero three) Acre equivalent to 25507.336 (twenty five thousand five hundred and seven point three three six) Sq. Mt. comprised within Mouza- Noapara and the remaining land measuring 0.47 (Zero point four seven) Acre equivalent to 1902.02 (one thousand nine hundred two point zero two) Sq. Mt. comprised within Mouza- Palpara; being a portion of Municipal Premises No.561/A, Bonhooghly Arable Land, Lakeview Park Road, Holding No.4, Ward No.15, Baranagar Municipality, P.S. Baranagar, Kolkata- 700108 more fully described in the *Fourth Schedule* hereunder written (hereinafter referred to as the "Project Property") and the same is also shown in GREEN colour hatch shade in the map or plan marked "A" annexed hereto.
- E. That in furtherance of aforesaid Supplementary Agreement we the Declarant herein have retained, occupied and possessed the balance remaining area of the Larger Property being All That the pieces or parcels of the Plots of Land in aggregate measuring 4.517 Acres, into two parts namely "Part A" admeasuring 3.937 (Three point Nine Three Seven) Acre equivalent to 15932.47 (Fifteen Thousand Nine Hundred Thirty Two Point Four Seven) Sq. Mt and "Part B" admeasuring 0.58 (Zero point Five Eight) Acre equivalent to 2347.17 (Two Thousand Three Hundred Forty Seven point One Seven) Sq. Mt., both comprised within Mouza- Noapara being a portion of Municipal Premises No. 561/A, Bonhooghly Arable Land, Lakeview Park Road, Holding No. 4, Ward No. 15, Baranagar Municipality, Police Station Baranagar, Kolkata- 700108, more fully described in the *Fifth Schedule* hereunder written (Part A & Part B are collectively hereinafter referred to as the "Separated Property") and the same also shown in ORANGE colour hatch shade in the map or plan marked "A" annexed hereto.

NOW KNOW ALL MEN BY THESE PRESENTS that we, the said Messieurs Eden Realty Ventures Private Limited, the Declarant herein, doth hereby record, declare and confirm that we shall continue to be in exclusive possession and retain the "Part A of the Separated Property" described in the Part -A of Fifth Schedule hereunder written and ALSO THAT we, the Declarant herein have since decided to undertake and carry out development of the

Said part of the Separated Property, described in the Part A of Fifth Schedule, demarcated out of the Said Larger Property described in the Second Schedule.

It is hereby declared and confirmed that **no Title has been transferred** by this Deed of Demarcation.

First Schedule

Demised Property

All that the pieces and parcels of plots of lands in aggregate measuring 12.20 Acres out of which land measuring 10.82 Acres comprised in Mouza- Noapara and the remaining land measuring 1.38 Acres comprised within Mouza- Palpara, being a portion of Municipal Premises No. 561, Bonhooghly Arable Land, Lake View Park Road, Holding No. 4, Ward No. 15, Baranagar Municipality, P.S. Baranagar, Kolkata- 700 108 and the same is shown and delineated in RED borders in the Map or plan marked "A" annexed hereto.

Mouza- Noapara, I.L. No.9, P.S. Baranagar

Sl. No.	R.S. Nos.	Dag	Portion	Area in acre
1.	36		South & Middle Portion	0.13
2.	39		North & Middle Portion	0.45
3.	43		Southern Portion	0.09
4.	47		Southern Portion	0.16
5.	48		Southern Portion	0.04
6.	49		Full	0.23
7.	50		Full	0.33
8.	51		Full	0.54
9.	52		Full	0.3
10.	53		Full	0.52
11.	54		Full	0.22
12.	55		Ex Northern Portion	0.69
13.	56		Full	0.61
14.	57		Full	0.43
15.	58		Full	0.3
16.	59		Full	0.59
17.	60		Full	0.4
18.	61		Southern Portion	0.03
19.	62		Western Portion	0.17
20.	63		Full	0.04
21.	64		Western Portion	0.15
22.	65		Western Portion	0.47

23.	66	Northern Portion	0.15
24.	67	Northern & South Western Corner	0.18
25.	72	Full	0.43
26.	73	Northern Portion	0.57
27.	74	Full	0.28
28.	75	Full	0.3
29.	76	Northern Portion	0.3
30.	129	North West Corner	0.13
31.	133	North East Corner	0.03
32.	136	Eastern Corner	0.03
33.	146	Ex Northern & South West Corner	0.7
34.	147	South West Corner	0.02
35.	148	Western Portion	0.17
36.	149	Full	0.07
37.	150	North West Corner	0.09
38.	549	Full	0.24
39.	553	Full	0.12
40.	554	Western Portion	0.04
41.	555	Western Portion	0.07
42.	556	North East Corner	0.01
		Total	10.82

Mouza- Palpara, J.L. No. 7, P.S. Baranagar

Sl. No.	R.S. Dag No.	Portion	Area in acre
1.	32	Eastern Portion	0.14
2.	35	Eastern Portion	0.21
3.	38	Full	0.74
4.	42	Eastern Portion	0.01
5.	47	Eastern Portion	0.12
6.	224	Western Portion	0.16
		Total	1.38

Total of Mouza Noapara and Palpara = 12.20 Acres

Second Schedule

Larger Property

All that the pieces and parcels of plots of lands in aggregate measuring 11.29 Acres out of which land measuring about 9.21 Acres comprised in Mouza- Noapara and land measuring about 0.47 Acres comprised in Mouza- Palpara, both shown herein below in tabulated form marked as Part-I of this Schedule AND land measuring about 0.58 Acres comprised in Mouza- Noapara and shown herein below in tabulated form marked as Part-II of this Schedule AND land measuring about 1.03 Acres comprised in Mouza- Noapara and shown herein below in tabulated form marked as Part-III of this Schedule being divided and demarcated portion of the said Municipal Premises No. 561/A (Previously 561), Bonhooghly Arable Land , Lake View Park Road, Holding No. 4, Ward No. 15, Baranagar Municipality, P.S. Baranagar, Kolkata- 700 108 and the same is shown and delineated in BLUE borders in the Map or plan marked "A" annexed hereto.

Part- I

Mouza- Noapara, J.L. No.9, P.S. Baranagar

Sl. No.	R.S. Dag No.	Portion	Area in acre
1.	43	Southern Portion	0.09
2.	47	Southern Portion	0.16
3.	48	Southern Portion	0.04
4.	49	Full	0.23
5.	50	Full	0.33
6.	51	Full	0.54
7.	52	Full	0.3
8.	53	Full	0.52
9.	54	Full	0.22
10.	55	Ex Northern Portion	0.69
11.	56	Full	0.61
12.	57	Full	0.43
13.	58	Full	0.3
14.	59	Full	0.59
15.	60	Full	0.4
16.	61	Southern Portion	0.03
17.	62	Western Portion	0.17
18.	63	Full	0.04
19.	64	Western Portion	0.15
20.	65	Western Portion	0.47

21.	66	Northern Portion	0.15
22.	67	Northern & South Western Corner	0.18
23.	72	Full	0.43
24.	73	Northern Portion	0.57
25.	74	Full	0.28
26.	75	Full	0.3
27.	76	Northern Portion	0.3
28.	129	North West Corner	0.13
29.	133	North East Corner	0.03
30.	136	Eastern Corner	0.03
31.	147	South West Corner	0.02
32.	549	Full	0.24
33.	553	Full	0.12
34.	554	Western Portion	0.04
35.	555	Western Portion	0.07
36.	556	North East Corner	0.01
		Total	9.21

Mouza Palpara, J.L. No. 7, P.S. Baranagar

Sl. No.	R.S. Dag No.	Portion	Area in acre
1.	32 (Part)	Eastern Portion	0.14
2.	35 (Part)	Eastern Portion	0.21
3	47 (Part)	Eastern Portion	0.12
		Total	0.47

The above plot of land is butted and bounded by in the manner following:-

On the North : By Approx 50 Ft. wide Lake View Park Road

On the South : By 25 Ft. wide Matamuni Road

On the East : Partly by playground and partly by Premises No. D-1, D-2/1 and D-9, Lake View Park Road.

On the West : By 20 Ft. wide Bazaar Road.

Total of Part- I Mouza Noapara and Palpara = 9.68 Acres

Part- II

Mouza- Noapara, J.L. No. 9, P.S. Baranagar

Sl. No.	R.S. Dag No.	Portion	Area in acre
1.	36	South & Middle Portion	0.13
2.	39	Nort & Middle Portion	0.45
		Total	0.58

The above plot of land is butted and bounded by in the manner following:-

On the North : By Land of Ananda Ashram Sarada Silpapeth

On the South : By Approx. 50 Ft. wide Lake View Park Road

On the East : By 15 Ft. wide Lake View Park Road

On the West : By 19 Ft. wide Lake View Park Road.

Part- III

Mouza- Noapara, J.L. No. 9, P.S. Baranagar

Sl. No.	R.S. Dag No.	Portion	Area in acre
1.	146	Ex Norther & South West Corner	0.7
2.	148	Western Portion	0.17
3.	149	Full	0.07
4.	150	North West Corner	0.09
		Total	1.03

The above plot of land is butted and bounded by in the manner following:-

On the North : By 32 Ft. wide RIC Bazaar Road

On the South : By Approx. 13 Ft. wide passage

On the East : By 27 Ft. wide Denmark Industries Road

On the West : Partly by 31 Ft. wide Lake View Park Road and Partly by 49 Ft. wide RIC Bazaar Road.

Third Schedule

All That the piece and parcel of Plot of Land measuring about 0.91 acres comprised in Mouza - Palpara being the divided and demarcated portion of the Municipal Premises Municipal Premises No. 561, Bonhooghly Arable Land , Lake View Park Road, Holding No. 4, Ward No. 15, Baranagar Municipality, P.S. Baranagar, Kolkata- 700 108 and the same is shown and filled in YELLOW colour in the Map or plan marked "A" annexed hereto.

Part - I

Solaris Bonhooghly (Phase I)

Mouza - Palpara, J.L. No. 7, P.S. - Baranagar

Sl. No.	Dag No.	Portion	Area in Acre
1	38	Full	0.74
2	224	Western Portion	0.16
		Total	0.90

Butted and Bounded by:

On the North : By Dag No. 37 & 279 of mouza Palpara

On the South : By Dag no. 42 of mouza Palpara.

On the East : By 6 meter wide internal road.

On the West : By Dag nos. 283, 284, 285 & 286 of mouza Palpara

Part -II

Mouza - Palpara, J.L. No. 7, P.S. - Baranagar

Sl No.	Dag No.	Portion	Area in acre
1	42	Eastern Portion	0.01
		Total	0.01

Butted and Bounded by:

On the North : By Dag No. 38 of mouza Palpara

On the South : By Dag no. 1003 of mouza Palpara.

On the East : By 6 meter wide internal road.

On the West : By Portion of Dag no. 42 of mouza Palpara.

Fourth Schedule

Project Property

All That the piece and parcel of Plot of Land measuring about 6.773 (Six point seven seven three) acre equivalent to 27409.35 (twenty seven thousand four hundred and nine point three five) Sq. Mt. which is comprising of land measuring 0.47 (Zero point four seven) Acre equivalents to 1902.02 (one thousand nine hundred two point zero two) Sq. Mt., comprised in various dags mentioned in the table below of Mouza Palpara, J. L. No. 7, recorded in LR Khatian No. 2 AND land measuring 6.303 (six point three zero three) Acre equivalent to 25507.336 (twenty five thousand five hundred and seven point three three six) Sq. Mt. comprising in various dags mentioned in the table below of Mouza Noapara, J.L. No. 9, recorded in LR Khatian No. 98; both being a demarcated portion of Municipal Premises No. 561/A (previously 561), Bonhooghly Arable Land, Lake View Park Road, Holding No. 4 of Baranagar Municipality, Police Station Baranagar, Kolkata-700108 within Ward No. 15 of Baranagar Municipality, Sub-Registration Office Cossipore Dum Dum, District North 24 Parganas, and the same also shown in GREEN colour hatch shade in the map or plan marked "A" annexed hereto.

Sl No.	RS Dag Nos.	Area Involved Partly/Fully	Mouza	Area in Acre
1	51	Full	Noapara	0.5400
2	50	Full	Noapara	0.3300
3	49	Full	Noapara	0.2300
4	43	Part	Noapara	0.0900
5	47	Part	Noapara	0.1600
6	48	Part	Noapara	0.0400
7	54	Full	Noapara	0.2200
8	55	Part	Noapara	0.0230
9	56	Part	Noapara	0.4570
10	53	Full	Noapara	0.5200
11	52	Full	Noapara	0.3000
12	549	Full	Noapara	0.2400
13	75	Full	Noapara	0.3000
14	74	Full	Noapara	0.2800
15	72	Full	Noapara	0.4300

16	57	Part	Noapara	0.1700
17	67	Part	Noapara	0.0300
18	58	Part	Noapara	0.0430
19	73	Part	Noapara	0.5700
20	76	Part	Noapara	0.3000
21	146	Part	Noapara	0.7000
22	148	Part	Noapara	0.1700
23	149	Full	Noapara	0.0700
24	150	Part	Noapara	0.0900
25	35	Part	Palpara	0.2100
26	47	Part	Palpara	0.1200
27	32	Part	Palpara	0.1400
	Total			6.773

Fifth Schedule

Separated Property

Part -A

All That the piece and parcel of Plot of Land measuring about 3.937 (Three point Nine Three Seven) acre equivalent to 15932.47 (Fifteen Thousand Nine Hundred Thirty Two Point Four Seven) Sq. Mt. comprising in various dags mentioned in the table below of Mouza Noapara, J.L. No. 9, being a demarcated portion of Municipal Premises No. 561/A (previously 561), Lake View Park Road, Bonhooghly Arable Land, Holding No. 4 of Baranagar Municipality, Police Station Baranagar, Kolkata-700108 within Ward No. 15 of Baranagar Municipality, Sub-Registration District Cossipore Dum Dum, District North 24 Parganas, recorded in LR Khatian No. 98 and the same is shown in ORANGE colour hatch shade and marked as PART- A in the Map or plan marked "A" annexed hereto.

SL. No.	RS DAG NO	Area involved Partly/Fully	MOUZA	Area in Acre
1	55	PART	NOAPARA	0.667
2	56	PART	NOAPARA	0.153
3	58	PART	NOAPARA	0.257
4	57	PART	NOAPARA	0.26
5	67	PART	NOAPARA	0.15
6	66	PART	NOAPARA	0.15

7	129	PART	NOAPARA	0.13
8	59	FULL	NOAPARA	0.59
9	65	PART	NOAPARA	0.47
10	60	FULL	NOAPARA	0.4
11	64	PART	NOAPARA	0.15
12	553	FULL	NOAPARA	0.12
13	63	FULL	NOAPARA	0.04
14	555	PART	NOAPARA	0.07
15	554	PART	NOAPARA	0.04
16	133	PART	NOAPARA	0.03
17	136	PART	NOAPARA	0.03
18	147	PART	NOAPARA	0.02
19	556	PART	NOAPARA	0.01
20	61	PART	NOAPARA	0.03
21	62	PART	NOAPARA	0.17
TOTAL				3.937

The above plot of land is butted and bounded by in the manner following:-

On the North : By Approx. 50 Ft. wide Lake View Park Road

On the South : By 25 Ft. wide Matamuni Road

On the East : Partly by playground and partly by Premises No. D-1, D-2/1 and D-9, Lake View Park Road.

On the West : By Western Part of dag nos. 56 & 72 of mouza Noapara.

Part -B

All That the piece and parcel of Plot of Land measuring about 0.58 (Zero point Five Eight) acre equivalent to 2347.17 (Two Thousand Three Hundred Forty Seven) Sq. Mt. comprising in various dags mentioned in the table below of Mouza Noapara, J.L. No. 9, being a demarcated portion of Municipal Premises No. 561/A (previously 561), , Lake View Park Road, Bonhooghly Arable Land Holding No. 4 of Baranagar Municipality, Police Station Baranagar, Kolkata-700108 within Ward No. 15 of Baranagar Municipality, Sub-Registration District Cossipore Dum Dum, District North 24 Parganas, recorded in LR Khatian No. 98 and the same is shown in ORANGE colour hatch shade and marked as PART- B in the Map or plan marked "A" annexed hereto.

SL. No.	RS DAG NO	Area involved Partly/Fully	MOUZA	Area in Acre
1	36	PART	NOAPARA	0.13
2	39	PART	NOAPARA	0.45
TOTAL				0.58

The above plot of land is butted and bounded by in the manner following:-

On the North : By Land of Ananda Ashram Sarada Silpapeth

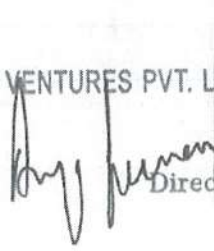
On the South : By Approx. 50 Ft. wide Lake View Park Road

On the East : By 15 Ft. wide Lake View Park Road

On the West : By 19 Ft. wide Lake View Park Road.

In Witness Whereof the Declarant has executed and delivered this Presents on 16th March, 2021 at Kolkata.

EDEN REALTY VENTURES PVT. LTD.


Director

Drafted by me:

Vivek Sharma

[Declarant]

Advocate, High Court
at Calcutta

Regn: WB 223
2005

Witnesses:

Signature Soham Sur

Name Soham Sur

Father's Name Subir Kumar Sur

Address 7, J.L. Nehru Road, Kol-700013

Signature Sumit Koley

Name SUMIT KOLEY

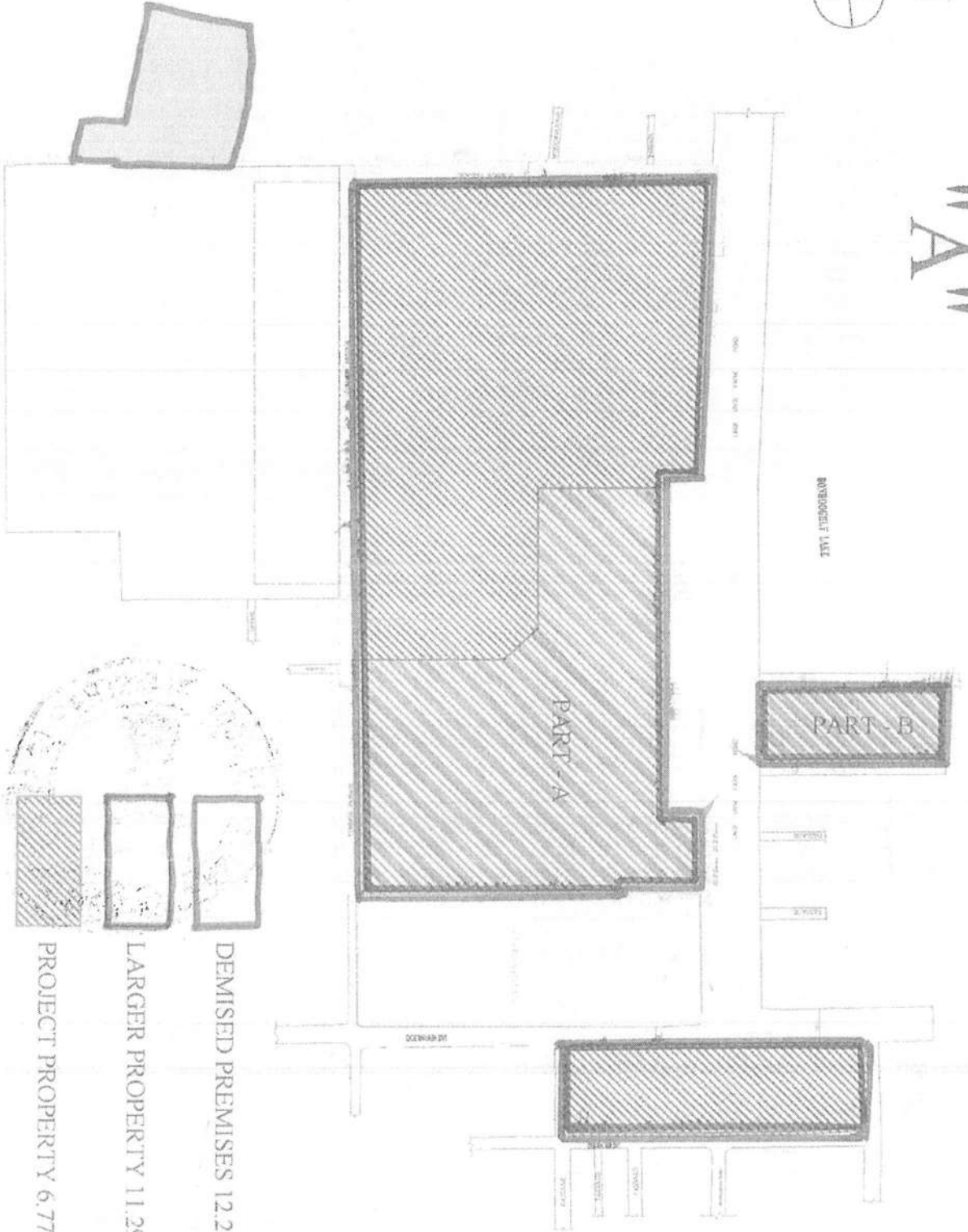
Father's Name Asit Koley

Address 7, J.L. Nehru Road

Kolkata - 700013



"A"



EDEN REALTY VENTURES PVT. LTD.

[Signature]
Director

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

EDEN REALTY VENTURES PRIVATE
LIMITED



21/02/2003

Permanent Account Number

AAACL9697H

16072012

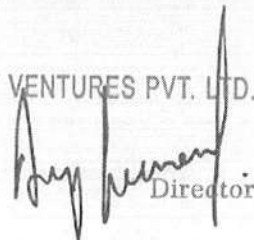
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EDEN REALTY VENTURES PVT. LTD.


Director

आयकर विभाग

INCOME TAX DEPARTMENT



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स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

BYMPS8656P



नाम / Name
ARYA SUMANT

पिता का नाम / Father's Name
SACHCHIDANAND RAI



जन्म की तारीख / Date of Birth
11/07/1987

Arya Sumant
हस्ताक्षर / Signature

Arya Sumant

(3)

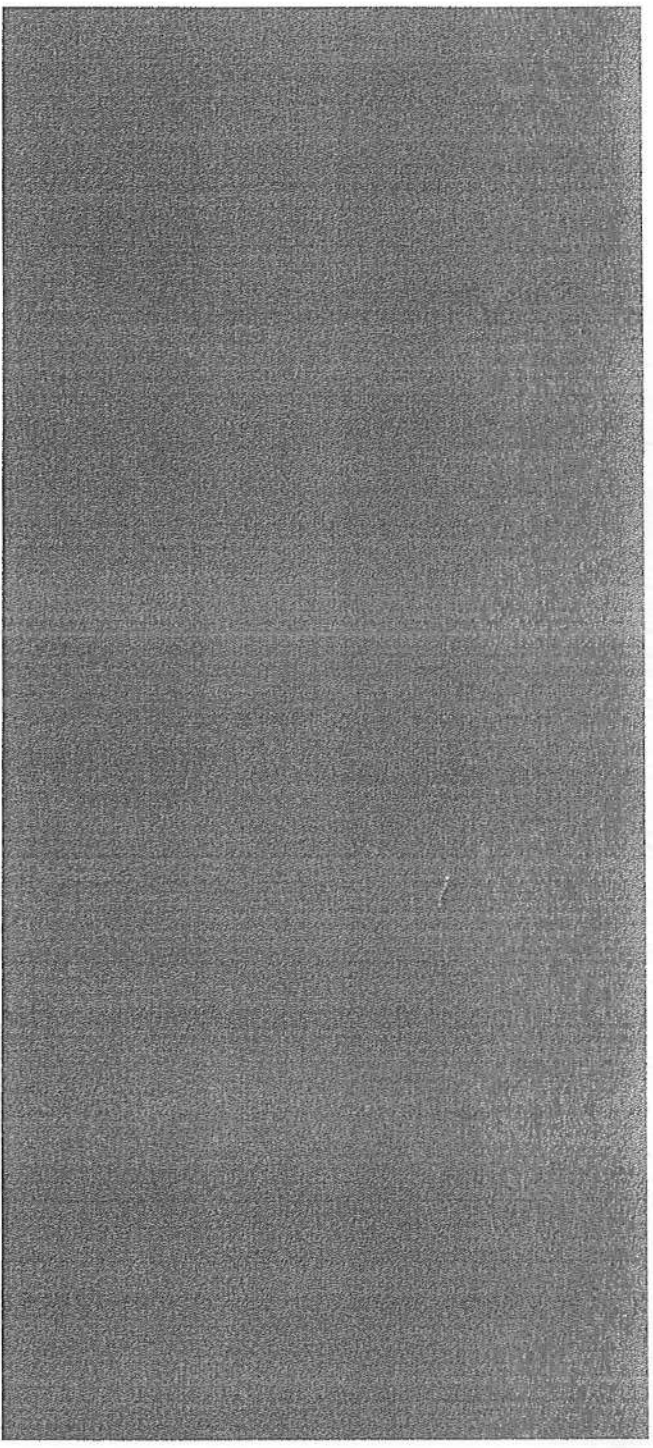
Completion & Digitally Signing of Deed by R.O.(V4.0.0)

Query No 1904 2000358981
Serial No / Year 1904002485 / 2021
Name of Presentant Mr Netaji Chandra Basu
Date of Execution 15-03-2021
Remarks

Query Year 2021
Deed No / Year I - 190402551 / 2021
Presentation At Office
Date of Presentation 15-03-2021
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Completion of Deed

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(2)



Directorate of Registration and Stamp Revenue

Finance (Revenue) Department, Government of West Bengal

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- Market Value Management
- MISC
- Advance Utilities
- User Management
- FAQ
- Logout

Using Keyboard Using BarCode Scanner

Query No. *	
Query Year *	

Windows Internet Explorer

MID Creation Problem. Please report this Error.

OK

Activate Windows
Go to Settings to activate Windows.

1

SPECIMEN FORM FOR FINGER PRINTS

Sr. No. Signature of the executants and/or purchaser Presentants



May Kumar

May Kumar

Little	Ring	Middle	Fore	Thumb
Thumb	Fore	Middle	Ring	Little
Little	Ring	Middle	Fore	Thumb
Thumb	Fore	Middle	Ring	Little
Little	Ring	Middle	Fore	Thumb
Thumb	Fore	Middle	Ring	Little



भारतीय विशिष्ट पहचान आधिकारण

भारत सरकार
Unique Identification Authority of India
Government of India

Enrolment No.: 1325/13507/45730

Download Date: 09/09/2017

To
Arya Sumant
S/O: Sachchidanand Rai
Flat - 7 , 3rd Floor
13, Loudon Street
National Court
Circus Avenue
Kolkata Circus Avenue
West Bengal - 700017
9051613111

Generation Date: 21/04/2017

Signature Invalid
DUPLICATE
REISSUE
AUTHORITY
DATE 22/04/2017
BY



आपका आधार क्रमांक / Your Aadhaar No. :

4138 7452 7253

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Arya Sumant

DOB: 11/07/1987
MALE



4138 7452 7253

मेरा आधार, मेरी पहचान



Government of India

AADHAAR

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं |
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें |
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है |

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधार देश भर में मान्य है ।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा ।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .



भारतीय विशिष्ट पहचान आधिकारण
Unique Identification Authority of India

Address:

S/O: Sachchidanand Rai, Flat - 7
, 3rd Floor, 13, Loudon Street,
National Court, Circus Avenue,
Kolkata,
West Bengal - 700017

4138 7452 7253

1047

help@uidai.gov.in

www.uidai.gov.in

Arya Sumant

Major Information of the Deed

Deed No :	I-1904-02762/2021	Date of Registration	19/03/2021
Query No / Year	1904-2000580842/2021	Office where deed is registered	
Query Date	15/03/2021 2:25:10 PM	1904-2000580842/2021	
Applicant Name, Address & Other Details	Sanjay Bhattacharya 10 K S Roy Road, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8442968273, Status : Advocate		
Transaction	Additional Transaction		
[0901] Declaration, Declaration relating to immovable property	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 31,49,60,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:4)	Rs. 101/- (Article:E, E, M(a), M(b), I)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Baranagar, Municipality: BARANAGAR, Road: Lake View Park, Mouza: Noapara, Premises No: 561/A, , Ward No: 15 JI No: 0, Pin Code : 700108



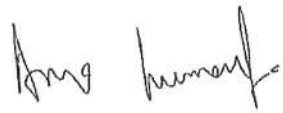
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-55 (RS :-)	LR-98	Bastu	Bastu	0.667 Acre		5,33,60,000/-	Property is on Road
L2	LR-56 (RS :-)	LR-98	Bastu	Bastu	0.153 Acre		1,22,40,000/-	Property is on Road
L3	LR-58 (RS :-)	LR-98	Bastu	Bastu	0.257 Acre		2,05,60,000/-	Property is on Road
L4	LR-57 (RS :-)	LR-98	Bastu	Bastu	0.26 Acre		2,08,00,000/-	Property is on Road
L5	LR-67 (RS :-)	LR-98	Bastu	Bastu	0.15 Acre		1,20,00,000/-	Property is on Road
L6	LR-66 (RS :-)	LR-98	Bastu	Bastu	0.15 Acre		1,20,00,000/-	Property is on Road
L7	LR-129 (RS :-)	LR-98	Bastu	Bastu	0.13 Acre		1,04,00,000/-	Property is on Road
L8	LR-59 (RS :-)	LR-98	Bastu	Bastu	0.59 Acre		4,72,00,000/-	Property is on Road
L9	LR-65 (RS :-)	LR-98	Bastu	Bastu	0.47 Acre		3,76,00,000/-	Property is on Road
L10	LR-60 (RS :-)	LR-98	Bastu	Bastu	0.4 Acre		3,20,00,000/-	Property is on Road
L11	LR-64 (RS :-)	LR-98	Bastu	Bastu	0.15 Acre		1,20,00,000/-	Property is on Road
L12	RS-553	RS-98	Bastu	Bastu	0.12 Acre		96,00,000/-	Property is on Road
L13	LR-63 (RS :-)	LR-98	Bastu	Bastu	0.04 Acre		32,00,000/-	Property is on Road

L14	RS-555	RS-98	Bastu	Bastu	0.07 Acre		56,00,000/-	Property is on Road
L15	RS-554	RS-98	Bastu	Bastu	0.04 Acre		32,00,000/-	Property is on Road
L16	LR-133 (RS :-)	LR-98	Bastu	Bastu	0.03 Acre		24,00,000/-	Property is on Road
L17	LR-136 (RS :-)	LR-98	Bastu	Bastu	0.03 Acre		24,00,000/-	Property is on Road
L18	LR-147 (RS :-)	LR-98	Bastu	Bastu	0.02 Acre		16,00,000/-	Property is on Road
L19	RS-556	RS-98	Bastu	Bastu	0.01 Acre		8,00,000/-	Property is on Road
L20	LR-61 (RS :-)	LR-98	Bastu	Bastu	0.03 Acre		24,00,000/-	Property is on Road
L21	LR-62 (RS :-)	LR-98	Bastu	Bastu	0.17 Acre		1,36,00,000/-	Property is on Road
		TOTAL :			393.7Dec	0 /-	3149,60,000 /-	
		Grand Total :			393.7Dec	0 /-	3149,60,000 /-	




Declarant Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	EDEN REALTY VENTURES PRIVATE LIMITED 7, Jawaharlal Nehru Road, P.O:- Esplanade, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700013 , PAN No.:: AAxxxxx7H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Arya Sumant (Presentant) Son of Mr Sachchidanand Rai Date of Execution - 16/03/2021, , Admitted by: Self, Date of Admission: 16/03/2021, Place of Admission of Execution: Office	 <small>Mar 16 2021 4:36PM</small>	 <small>LTI 16/03/2021</small>	 <small>16/03/2021</small>
	Flat No. 7, National Court, 3rd Floor, No.13, U. N Bramhachari Street, P.O:- Beckbagan, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700017, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BYxxxxxx6P,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : EDEN REALTY VENTURES PRIVATE LIMITED (as Director)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sanjay Bhattacharya Son of Mr Sanjit Bhattacharya 10 K S Roy Road, P.O:- Gpo, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001			
	16/03/2021	16/03/2021	16/03/2021
Identifier Of Mr Arya Sumant			

Land Details as per Land Record

District: North 24-Parganas, P.S:- Baranagar, Municipality: BARANAGAR, Road: Lake View Park, Mouza: Noapara, Premises No: 561/A, , Ward No: 15 JI No: 0, Pin Code : 700108

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 55, LR Khatian No:- 98	Owner:উদ্বালু গ্রাম ও পূনর বাসনদপ্তর, Gurdian:পঃবঃ সরকার, Address:রাইটার্স বিডিং, কল-১ , Classification:শালি, Area:0.73000000 Acre,	EDEN REALTY VENTURES PRIVATE LIMITED
L2	LR Plot No:- 56, LR Khatian No:- 98		Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 58, LR Khatian No:- 98	Owner:উদ্বালু গ্রাম ও পূনর বাসনদপ্তর, Gurdian:পঃবঃ সরকার, Address:রাইটার্স বিডিং, কল-১ , Classification:শালি, Area:0.30000000 Acre,	EDEN REALTY VENTURES PRIVATE LIMITED
L4	LR Plot No:- 57, LR Khatian No:- 98	Owner:উদ্বালু গ্রাম ও পূনর বাসনদপ্তর, Gurdian:পঃবঃ সরকার, Address:রাইটার্স বিডিং, কল-১ , Classification:শালি, Area:0.43000000 Acre,	EDEN REALTY VENTURES PRIVATE LIMITED
L5	LR Plot No:- 67, LR Khatian No:- 98	Owner:উদ্বালু গ্রাম ও পূনর বাসনদপ্তর, Gurdian:পঃবঃ সরকার, Address:রাইটার্স বিডিং, কল-১ , Classification:শালি, Area:0.73000000 Acre,	EDEN REALTY VENTURES PRIVATE LIMITED
L6	LR Plot No:- 66, LR Khatian No:- 98	Owner:উদ্বালু গ্রাম ও পূনর বাসনদপ্তর, Gurdian:পঃবঃ সরকার, Address:রাইটার্স বিডিং, কল-১ , Classification:শালি, Area:0.50000000 Acre,	EDEN REALTY VENTURES PRIVATE LIMITED
L7	LR Plot No:- 129, LR Khatian No:- 98	Owner:উদ্বালু গ্রাম ও পূনর বাসনদপ্তর, Gurdian:পঃবঃ সরকার, Address:রাইটার্স বিডিং, কল-১ , Classification:শালি, Area:1.58000000 Acre,	EDEN REALTY VENTURES PRIVATE LIMITED
L8	LR Plot No:- 59, LR Khatian No:- 98	Owner:উদ্বালু গ্রাম ও পূনর বাসনদপ্তর, Gurdian:পঃবঃ সরকার, Address:রাইটার্স বিডিং, কল-১ , Classification:শালি, Area:0.59000000 Acre,	EDEN REALTY VENTURES PRIVATE LIMITED

L9	LR Plot No:- 65, LR Khatian No:- 98	Owner:উদ্বাস্তু ত্রাণ ও পুনর বাসনদপ্তর, Gurdian:পঃবঃ সরকার, Address:রাইটার্স বিভিঃ, কল-১ , Classification:শালি, Area:0.64000000 Acre,	EDEN REALTY VENTURES PRIVATE LIMITED
L10	LR Plot No:- 60, LR Khatian No:- 98	Owner:উদ্বাস্তু ত্রাণ ও পুনর বাসনদপ্তর, Gurdian:পঃবঃ সরকার, Address:রাইটার্স বিভিঃ, কল-১ , Classification:শালি, Area:0.40000000 Acre,	EDEN REALTY VENTURES PRIVATE LIMITED
L11	LR Plot No:- 64, LR Khatian No:- 98	Owner:উদ্বাস্তু ত্রাণ ও পুনর বাসনদপ্তর, Gurdian:পঃবঃ সরকার, Address:রাইটার্স বিভিঃ, কল-১ , Classification:শালি, Area:0.17000000 Acre,	EDEN REALTY VENTURES PRIVATE LIMITED
L12	RS Plot No:- 553, RS Khatian No:- 98		EDEN REALTY VENTURES PRIVATE LIMITED
L13	LR Plot No:- 63, LR Khatian No:- 98	Owner:উদ্বাস্তু ত্রাণ ও পুনর বাসনদপ্তর, Gurdian:পঃবঃ সরকার, Address:রাইটার্স বিভিঃ, কল-১ , Classification:শালি, Area:0.04000000 Acre,	EDEN REALTY VENTURES PRIVATE LIMITED
L14	RS Plot No:- 555, RS Khatian No:- 98		EDEN REALTY VENTURES PRIVATE LIMITED
L15	RS Plot No:- 554, RS Khatian No:- 98		EDEN REALTY VENTURES PRIVATE LIMITED
L16	LR Plot No:- 133, LR Khatian No:- 98	Owner:উদ্বাস্তু ত্রাণ ও পুনর বাসনদপ্তর, Gurdian:পঃবঃ সরকার, Address:রাইটার্স বিভিঃ, কল-১ , Classification:ভাঙ্গা, Area:0.48000000 Acre,	EDEN REALTY VENTURES PRIVATE LIMITED
L17	LR Plot No:- 136, LR Khatian No:- 98	Owner:উদ্বাস্তু ত্রাণ ও পুনর বাসনদপ্তর, Gurdian:পঃবঃ সরকার, Address:রাইটার্স বিভিঃ, কল-১ , Classification:শালি, Area:0.60000000 Acre,	EDEN REALTY VENTURES PRIVATE LIMITED
L18	LR Plot No:- 147, LR Khatian No:- 98	Owner:উদ্বাস্তু ত্রাণ ও পুনর বাসনদপ্তর, Gurdian:পঃবঃ সরকার, Address:রাইটার্স বিভিঃ, কল-১ , Classification:শালি, Area:1.53000000 Acre,	EDEN REALTY VENTURES PRIVATE LIMITED
L19	RS Plot No:- 556, RS Khatian No:- 98		EDEN REALTY VENTURES PRIVATE LIMITED
L20	LR Plot No:- 61, LR Khatian No:- 98	Owner:উদ্বাস্তু ত্রাণ ও পুনর বাসনদপ্তর, Gurdian:পঃবঃ সরকার, Address:রাইটার্স বিভিঃ, কল-১ , Classification:শালি, Area:0.48000000 Acre,	EDEN REALTY VENTURES PRIVATE LIMITED
L21	LR Plot No:- 62, LR Khatian No:- 98	Owner:উদ্বাস্তু ত্রাণ ও পুনর বাসনদপ্তর, Gurdian:পঃবঃ সরকার, Address:রাইটার্স বিভিঃ, কল-১ , Classification:শালি, Area:0.49000000 Acre,	EDEN REALTY VENTURES PRIVATE LIMITED

Endorsement For Deed Number : I - 190402762 / 2021

On 16-03-2021

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

Presented for registration at 15:58 hrs on 16-03-2021, at the Office of the A.R.A. - IV KOLKATA by Mr Arya Sumant ,

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

Execution is admitted on 16-03-2021 by Mr Arya Sumant , Director, EDEN REALTY VENTURES PRIVATE LIMITED (Private Limited Company), 7, Jawaharlal Nehru Road, P.O:- Esplanade, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700013

Identified by Mr Sanjay Bhattacharya, , Son of Mr Sanjit Bhattacharya, 10 K S Roy Road, P.O: Gpo, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate



Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 19-03-2021

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.

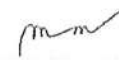
Payment of Fees

Certified that required Registration Fees payable for this document is Rs 101/- (E = Rs 21/- ,I = Rs 55/- ,M(a) = Rs 21/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 101/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 30/- and Stamp Duty paid by Stamp Rs 50/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 158851, Amount: Rs.50/-, Date of Purchase: 15/01/2021, Vendor name: A K Saha



Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2021, Page from 140784 to 140812
being No 190402762 for the year 2021.



mm

Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2021.03.31 11:29:03 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2021/03/31 11:29:03 AM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)

