

BEFORE THE NOTARY
ALIPORE JUDGES' COURT
KOLKATA-700027

S.No. 2705/01/2024



Notarial Certificate

To all to whom these presents Shall Come.
I Malay Sengupta duly appointed by the Govt. of West Bengal
as a Notary and practising throughout the city of Calcutta
(West Bengal), Union of India, do hereby certify that the
paper writing, collectively marked 'A' annexed hereto,
hereinafter called the Paper Writing 'A' are presented before
by the executant's.

Nature of Document Power of Attorney / Partnership / Will /
Agreement / Declaration & these South City Projects
Executed by (Kolkata) Limited, regd. off. at South City
Parsipansan, Suit no. 711, 7th Floor, at- 770, Anandapur,
P.O- East Kolkata Township, P.S- Anandapur, Kolkata- 700107,
and others as per the same.
'And others'

hereinafter referred as the executant/s on this
the 05 JAN 2024 day of 05 JAN 2024 in the year 2024
The executant's having admitted the execution of the
Paper Writing 'A' and satisfied as to the identity of the
executant I have attested the execution. of the executant (S)

IN FAITH AND TESTIMONY WHERE OF
MALAY SENGUPTA the said Notary, have herewith
set and subscribed my name and affixed my Seal of
Office this 05 JAN 2024
day of 05 JAN 2024 in the year 2024



BEFORE THE NOTARY
ALIPORE JUDGES' COURT
KOLKATA-700027



M. SENGUPTA
Notary
Regd. No. 446 /19
Court /Alipur
10/10, Alipore Judges' Court
Kolkata - 700 027

Malay Sengupta
Notary

Govt. of West Bengal
Regd. No. 446/19
C.M.C Court &
Alipore Judges' Court
West Bengal
M:- 98319 17672

05 JAN 2024



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

91AB 081422

BEFORE THE NOTARY
ALIPORE JUDGES COURT
KOLKATA-700027

BOUNDARY DECLARATION



Reg: Proposed Residential & Commercial Projects namely "SOUTH CITY RETREAT Phase-III " on Basanti High Way, at mouza – Bairampur and Kharamba, JL No – 41 and 34, within the jurisdiction of Bhngore Block – I, Gram Panchayet – Narayanpur, Police Station – Bhngore, District – South 24 Parganas.



We, 1) SOUTH CITY PROJECTS (KOLKATA) LIMITED, a limited company within the meaning of companies Act 1956 having its registered office at South City Businesspark, Suit No.711, 7th Floor at 770 Anandapur, Post. Office – East Kolkata Township, Police Station – Anandapur, Kolkata – 700107, having PAN AAACD8933A at present Represented by its authorized signatory BALLAV DAGA son of Late Suraj Narayan Daga, having place of working at South City Businesspark, Suits No.711, 7th floor, 770 Anandapur, Post Office – East Kolkata Township, Police Station – Anandapur, Kolkata – 700107, 2) BASERA LAND PRIVATE LIMITED, a private limited company within the meaning of companies Act 1956 having its registered office at 1, Grastin Place, Police Station – Hare Street, Kolkata – 700001 having PAN AABC89021C at present Represented by its authorised signatory SAFIUL HAQUE MALLIK son of Mr. Jiad Mallik, having place of working at 1, Grastin Place, Police Station – Hare Street, Kolkata – 700001.

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3) **MANOR VYAPAAR PRIVATE LIMITED**, a private limited company within the meaning of Companies Act 1956 having its registered office at Acropolis, 5th floor, 1858 Rajdanga Main Road, Kolkata-700107 having PAN **A AFCM6955E** at present Represented by its authorised signatory **UMESH RUNGTA** son of Late Kailash Chandra Rungta, by faith - Hindu, by Nationality - Indian, by occupation - Service having place of working at Acropolis, 5th floor, 1858 Rajdanga Main Road, Kolkata-700107.

4) **SAMPAT DEALERS PRIVATE LIMITED**, a private limited company within the meaning of companies Act 1956 having its registered office at 19A, Sarat Bose Road, Post Office - Lala Lajpat Rai Sarani, Police Station - Bhowanipur, Kolkata - 700020 having PAN **AAGCS5373K** at present Represented by its Director **KAUSHIK BANERJEE** son of Mr. Sanat Kumar Banerjee, by faith Hindu, by Nationality - Indian, by occupation - Service, having place of working at 19A, Sarat Bose Road, Post Office - Lala Lajpat Rai Sarani, Police Station - Bhowanipur, Kolkata - 700020

5) **SHIVANGAN DEVELOPERS PRIVATE LIMITED**, (PAN No. **AAMCS1385F**) a company within the meaning of the Companies Act 1956 having its registered office situated at Shrachi Tower, 686, Anandapur, E M Bypass, R B Connector Junction, Kolkata-700 107 at present Represented by its authorised signatory **ANIL KUMAR KEDIA**, son of Late Shambu Nath Kedia, having place of working at Shrachi Tower, 686, Anandapur, E M Bypass, R B Connector Junction, Kolkata-700 107 do hereby solemnly affirm and declare as follows:-

That the plan submitted herewith may kindly be accepted for record as final boundary plan of Proposed Residential & Commercial Projects namely "SOUTH CITY RETREAT" Phase-III, on Basanti High Way, at Mouza - Bairampur and Kharamba, JL No - 41 and 34, under R.S&L.R. Dag No - 12, 14, 16, 30/640, 112-115, 117, 118, 163, 178, 803-805, within the jurisdiction of Bhangore Block - I, Gram Panchayet - Narayanpur, Police Station - Bhargore, District - South 24 Parganas.

That, we are the absolute owners of the demarcated sanctioned area, under mouza - Bairampur and Kharamba, JL No - 41 and 34, under R.S&L.R. Dag No - 12, 14, 16, 30/640, 112-115, 117, 118, 163, 178, 803-805, within the jurisdiction of Bhargore Block - I, Gram Panchayet - Narayanpur, Police Station - Bhargore, District - South 24 Parganas, the boundary of which has now been surveyed and duly shown in the enclosed site plan.

That the area of sanctioned Plan measuring more or less 6.87 acre i.e. 27,801.906 Sq.m.

That we propose to construct a Project in the aforesaid Premises. The actual boundary line of the property which is fully mentioned below and demarcated by Red line and we shall be liable for dispute of any with our neighbors of this said land in future. The Government authority will not be liable for any litigation over the said land, and is at liberty to take the necessary action if any discrepancy arises and initiate action in accordance with the law.

ALL THAT piece and parcel of land having an area 6.87 acre i.e. 27,801.906 Sq.m. (more or less) under R.S&L.R. Dag No - 12, 14, 16, 30/640, 112-115, 117, 118, 163, 178, 803-805 under mouza - Bairampur and Kharamba, JL No - 41 & 34, within the jurisdiction of Bhargore Block - I, Gram Panchayet - Narayanpur, Police Station - Bhargore, District - South 24 Parganas, delineated in the Map or Plan hereto annexed and coloured "RED" and buttressed and bounded in the manner following that is to say :-

On the North : Basanti Highway & Dag No. 641, 31, 32, 35 and others
On the South : Dag No. 132, 133, 134, 158, 160, 164, 165 and others
On the East : Dag No. 792, 793, 802, 814, 815 and others
On the west : Dag No. 111, 110, 115, 177, 179, 180, and others

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5. That the aforesaid Boundary Declaration will be binding on any/all heirs, executors, representatives and assigns.

6. That the above statements are true to the best of our knowledge and belief.

Signed this the 5th day of January, 2024.

Witnesses:

1. [Signature]
375 P. Ashok Rd wot-68

South City Projects (Kolkata) Ltd.

[Signature]
Authorised Signatory

2. [Signature]
770, Anandapur, wd-107

2 BASERA LAND PVT. LTD.

[Signature]
Authorised Signatory

3 Manor Vyapaar Pvt. Ltd.
[Signature]

Authorised Signatory

Identified by me

[Signature]
Debasish Chowdhury
Advocate
11/109 Judges Court, Kol-27
WB/929/1987

4 Sampat Dealers Pvt. Ltd.

[Signature]
Director

Signature Attested by Me
on Identification of Advocate

[Signature]
M. Sengupta
Notary
Reg No -446/19

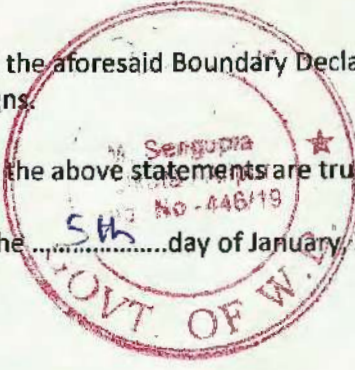
5 Shivangan Developers Pvt. Ltd.

[Signature]
Authorised Signatory

M. SENGUPTA
Notary
Regn. No. 446 /19
Court /Alipu.
18No, Alipure Judge's Cour.
Kolkata 700 027

05 JAN 2024

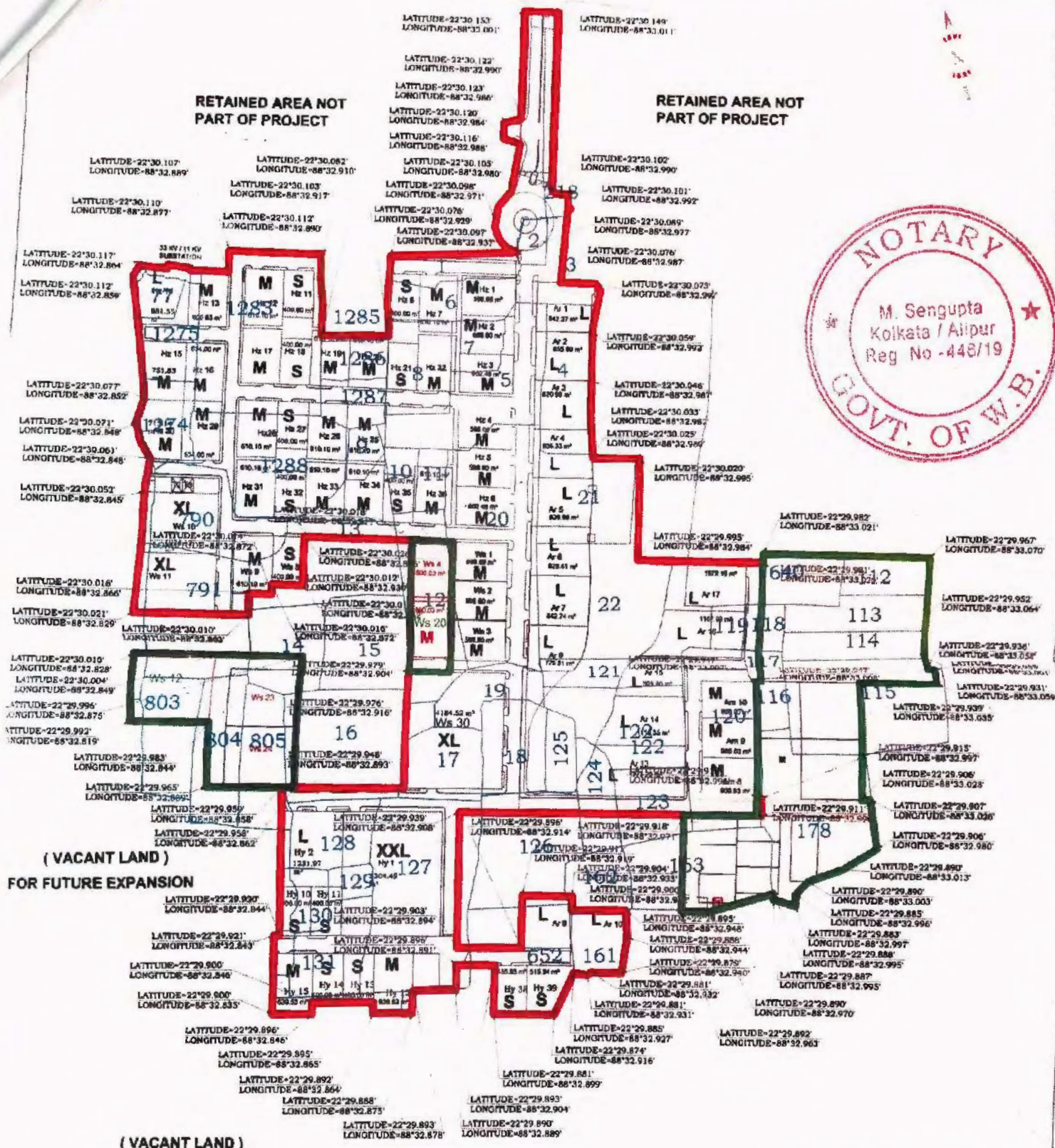
Declarants



BASANTI HIGH WAY

RETAINED AREA NOT PART OF PROJECT

RETAINED AREA NOT PART OF PROJECT



(VACANT LAND) FOR FUTURE EXPANSION

(VACANT LAND) FOR FUTURE EXPANSION

- PROJECT BOUNDARY AS PER SITE (PHASE-I & II)
- PROJECT BOUNDARY AS PER SITE (PHASE-III)

249
Tamm Nanda
05 JAN 2024

SIGNATURE OF SURVEYOR

TITLE:-
LATITUDE & LONGITUDE OF PRESENT PROJECT BOUNDARY AT SOUTHCITY RETREAT PROJECT (PHASE-I, II & III) AT BAIRAMPUR.
SURVEYED BY:
GEOTECH INDIA
3C, BINDUBASINI STREET, KOLKATA - 27.
SCALE:- 1:2000 DATE:- 26.01.23

Dated the **05 JAN 2024** day of **05 JAN 2024** 20

IN THE MATTER OF

Instrument "A"

AND

IN THE MATTER OF
Notarial Certificate

MALAY SEN GUPTA
ADVOCATE

&

Notary Public

GOVT. OF W.B.
REGN. NO. 446/19

CMM,s Court / Alipore Judges' Court
2 & 3, Bankshall Street,
Kolkata - 700 001 and
18, Judges Court Road
Kolkata - 700 027

:: CHAMBER ::

5/20, Netaji Nagar, P.O- Regent Park
PS- Netaji Nagar, Kolkata -700040
Mobile No.- 98319 17672



05 JAN 2024



05 JAN 2024



05 JAN 2024