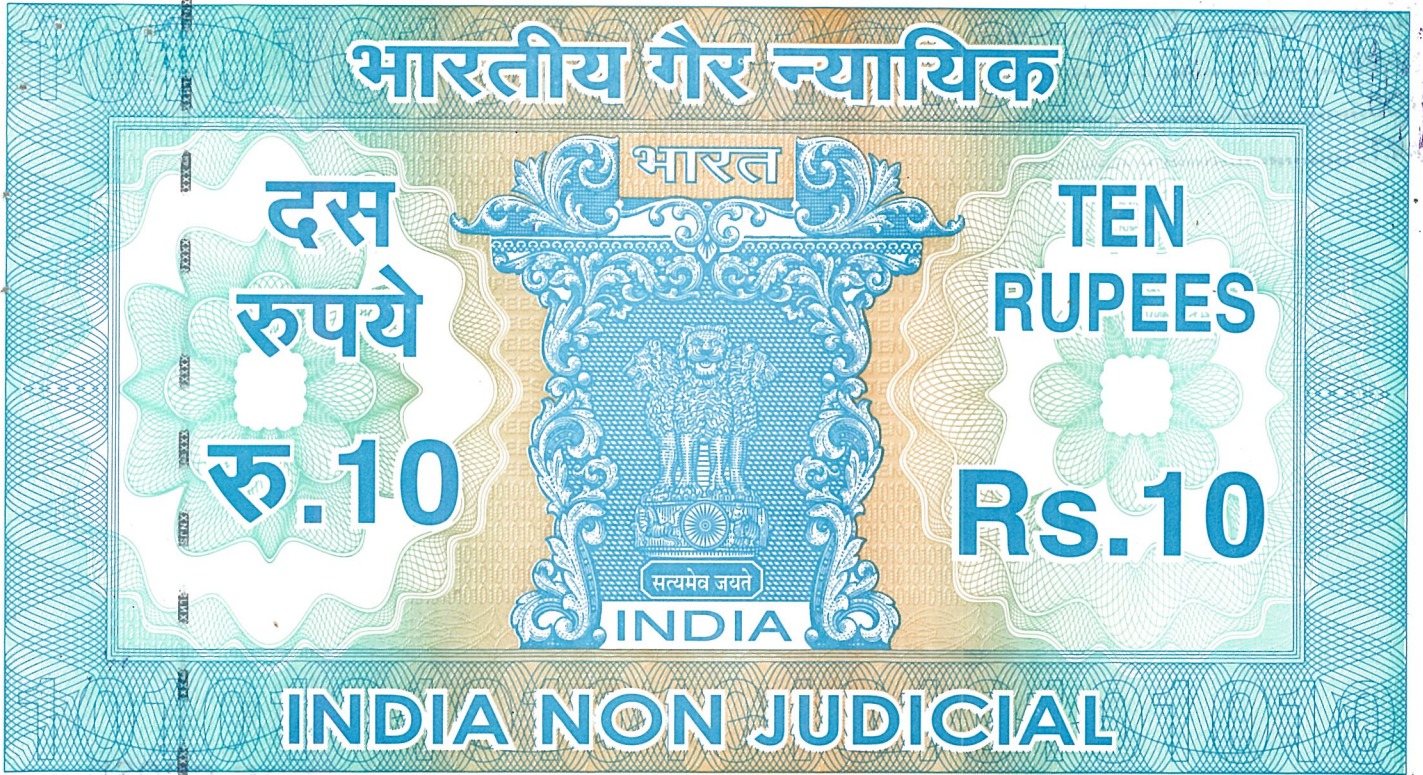


04356/21

I-4413/2021



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL


48AB 483264

**DECLARATION DEED FOR BOUNDARY AREA**

This Declaration made this 4<sup>th</sup> day of May 2021 by

**SHREE KRISHNA REALCON [PAN ABMFS7675J]**, a partnership firm incorporated and registered under the Partnership Act, 1932, having its registered office at Shree Krishna Chambers, Unit No.1E, Block-B, 5th Floor, 78, Bentinck Street, P.S. Bowbazar, P.O. Bowbazar, Kolkata-700001, represented by its constituted Attorney **PS GROUP REALTY PRIVATE LIMITED [PAN AABCP5390E]** through its authorised representative Mr. Radheshyam Pancharia [**PAN AEQPP5365K**] [**Aadhar No. 6761 0059 7035**] [**Mobile No. 98362 99925**], son of Sri Bhanwarlal Pancharia, residing at 1/11, Arbinda Nagar, Police Station – Jadavpur, Post Office-Bijoygarh, Kolkata – 700 032 hereby solemnly affirm and undertake as follows

Certified that the document is admitted to registration. The signatures, seals and the endorsement sheets attached with this document are the part of this document.

  
District Sub-Registrar-II  
Alipore, South 24 Parganas

04 MAY 2021

SL. No. 2163 DATE.....  
NAME.....  
ADD.....  
AMT. ....

20 JAN 2021

PS. GROUP REALTY (P) LTD.  
1002, EM BY PASS  
KOL-700105

*Mousumi Ghosh*

**MOUSUMI GHOSH**  
**LICENSED STAMP VENDOR**  
**KOLKATA REGISTRATION OFFICE**



District sub-Registrar-II  
Alipore, South 24 Parganas  
04 MAY 2021

*for the  
Senior Registrar  
2021*

1. We are the owners of Premises No. 223C, Satin Sen Sarani, Ward No. 30, Borough No. III, Kolkata - 700 054 admeasuring about 5847.454 sqm of land.
2. That we propose to construct a building in the aforesaid premises. The actual boundary line of the property is fully mentioned below and shown in the plan annexed herewith demarcated with red border.
3. That only we shall be liable to any dispute with any of our neighbours adjoining to our premises in future. However, the Kolkata Municipal Corporation will not be liable for any litigation for the said land.
4. That the said property is owned by us being Premises No.223C, Satin Sen Sarani, Kolkata - 700 054 within the Kolkata Municipal Corporation , Ward No. 30, Borough -III comprising a total land area of 5847.454 sqm (more or less) as per deed but on physical measurement the area was found to be 5791.04 sqm (more or less) equivalent to 86 Cottahs 9 Chittacks 9.754 sq.ft (more or less) within the municipal limits of Kolkata Municipal Corporation with structures standing thereon.
5. The actual boundary line of the property is fully mentioned below and shown in the plan annexed herewith demarcated with red border.
6. There is no civil or original suit pending against the said property and the said property is free from all encumbrances.
7. That in case of any dispute of boundary, the sanctioned plan may stand revoked.
8. That the aforesaid site plan is part of the affidavit.

**THE SCHEDULE ABOVE REFERRED TO**

All that the land admeasuring 86 Cottahs 9 Chittacks 9.754 sq.ft (more or less) equivalent to 5791.04 sqm (more or less) together with building and structures standing thereon forming part of the Municipal Premises No. 223C, Satin Sen sarani, Police Station - Manicktola, Post Office - Kankuragachi within the Municipal Limits of Kolkata Municipal Corporation , Ward No. 30, Kolkata - 700 054 being butted and bounded:

On the North : By Manicktola Main Road;

On the South : By 29/N, Sitalatala Lane & 29L, Sitalatala Lane, Kolkata  
- 700 011



1<sup>st</sup> District sub-Registrar-II

Alipore, South 24 Parganas

04 MAY 2021

On the East : Partly by Premises No. 218/14 Manicktola Main Road, by Premises No. 218/H/22, Manicktola Main Road, by Premises No. 218/17, Manicktola Main road, by Premises No. 218/22 Manicktola Main Road, by Premises No. 218/H/16, Manicktola Main Road and partly by Premises Nos. 221 & 222, Manicktola Main Road, Kolkata - 700 054

On the West : Partly by Premises No. 41E, Sitalatala Lane and by Premises No. 41C Shitalatala Lane and Partly by Premises No. 223/1/23, Manicktola Main Road, by Premises 223/1/30, Manicktola Main Road, by Premises No. 223/1/C/H/2, Manicktola Main Road, by Premises No. 223/35, Manicktola Main Road and Premises No. 223/1/3, Manicktola Main Road, Kolkata - 700 054

Witness:


1) *for sh*  
*Alipha police Cent.*  
*41-22*

2) *Jayanti Paul*  
*Chowkati (Nepal/06)*  
*6-20, 99*

P.S. GROUP REALTY PVT. LTD.  
Constituted attorney of  
SHREE KRISHNA REALCON  
*Radha Shyam Panchari*  
**(DECLARANT)**  
(Constituted Attorney)

*Prepared by*  
*as per KMC profile*  
*for sh*  
*Alipha police Cent.*  
*41-22*  
WB-613/2007



  
District sub-Registrar-II

Alipore, South 24 Parganas

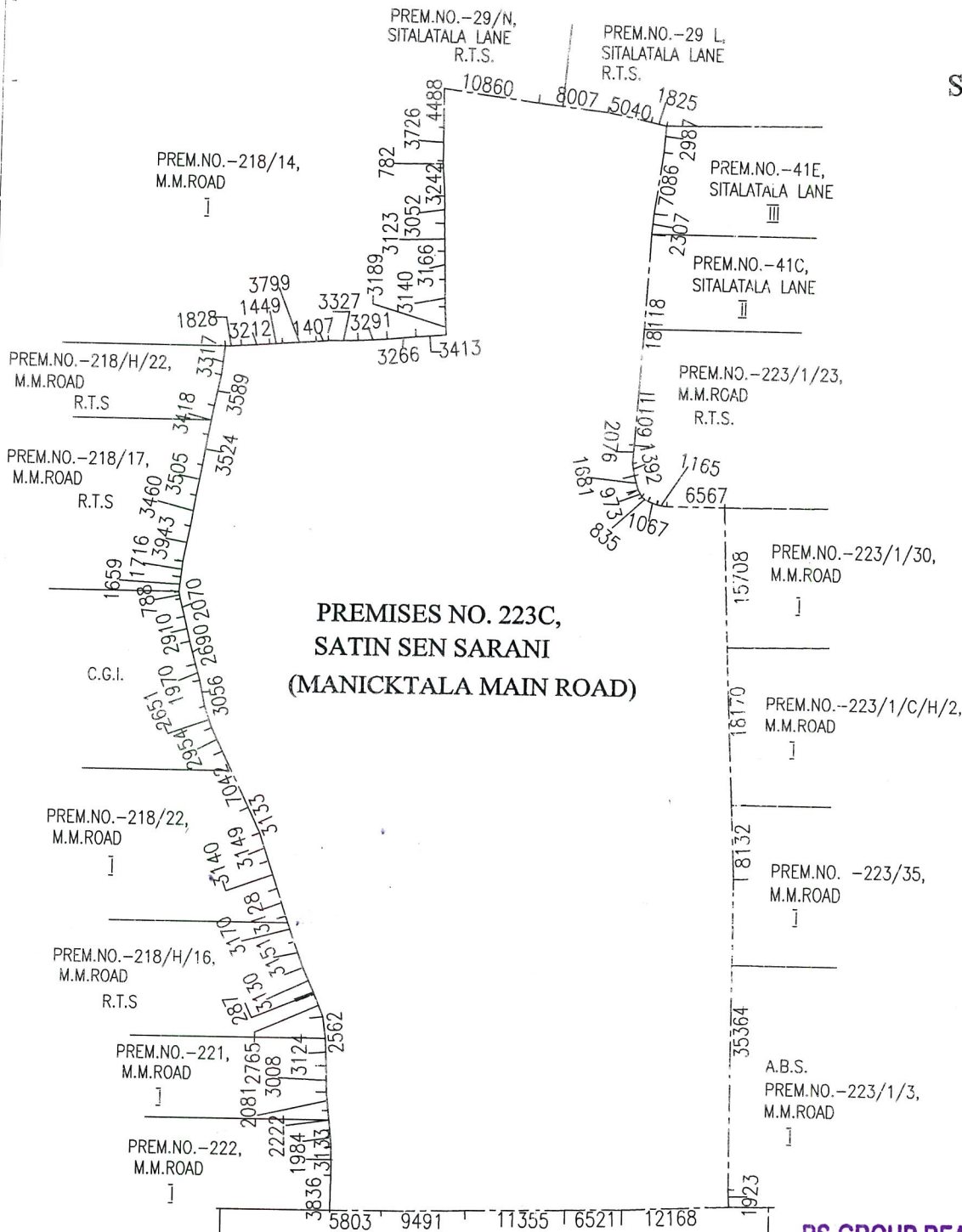
04 MAY 2021

**SITE PLAN OF PREMISES NO.223C, SATIN SEN SARANI (MANICKTALA MAIN ROAD), KOLKATA - 700054, WARD NO.-30, BOROUGH -III**  
**AREA OF LAND (AS PER PHYSICAL MEASUREMENT) - 5,791.04 SQ.M. (4B.-6K.-9CH.-9.17SQ.FT.)**



N

SCALE -1:700



**PREMISES NO. 223C,  
 SATIN SEN SARANI  
 (MANICKTALA MAIN ROAD)**

**SATIN SEN SARANI  
 (MANICKTALA MAIN ROAD)**

**PS GROUP REALTY PVT. LTD.  
 Constituted Attorney of  
 SHREE KRISHNA REALCOM**

*Ratna Shyam Banerjee*  
 (Constituted Attorney)

**SIGNATURE OF OWNER**



District sub-Registrar-II

Alibore, South 24 Parganas

04 MAY 2021



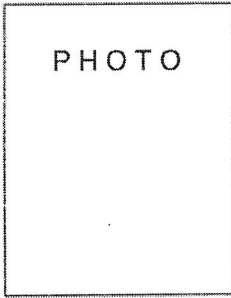
# SPECIMEN FORM FOR TEN FINGERPRINTS



RADHE SHYAM PANCIARIS

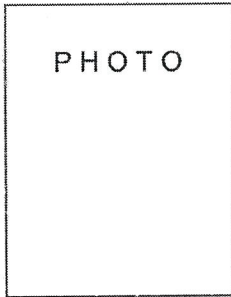
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Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Signature Radhe Shyam Panciaris



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					✓
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Signature \_\_\_\_\_



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Signature \_\_\_\_\_



*[Handwritten signature]*

District sub-Registrar-II

Alipore, South 24 Parganas

04 MAY 2021

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

RADHE SHYAM PANCHARIA

BHANWAR LAL PANCHARIA

15/06/1968  
Permanent Account Number

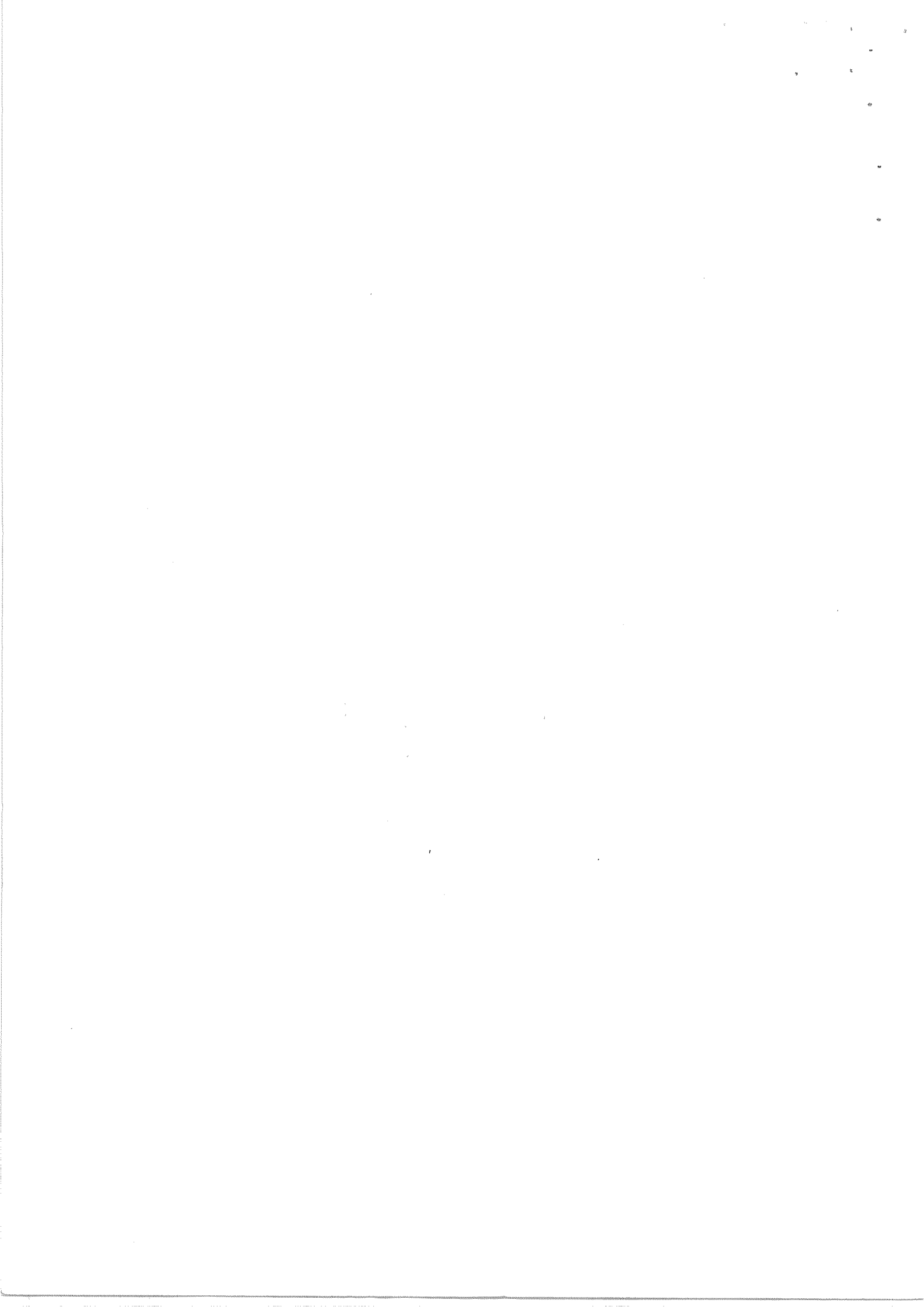
AEQPP5365K

*Radhe Shyam Pancharia*  
Signature



*Radhe Shyam Pancharia*

*Radhe Shyam Pancharia*



 ভারত সরকার  
Government of India



রাধে শ্যাম পাঞ্চারিয়া  
Radhe Shyam Pancharia  
পিতা : ভমর লাল পাঞ্চারিয়া  
Father : Bhanwar Lal Pancharia  
জন্মতারিখ / DOB : 15/06/1968  
পুরুষ / Male



6761 0059 7035

আধার - সাধারণ মানুষের অধিকার

 আধার  
ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
Unique Identification Authority of India


ঠিকানা:  
1/11, অরবিন্দ নগর, যাদবপুর  
বিশ্ববিদ্যালয়, যাদবপুর  
ইউনিভার্সিটি, কোলকাতা, পশ্চিম  
বঙ্গ, 700032

Address:  
1/11, ARABINDA NAGAR,  
Jadavpur University, Jadavpur  
University, Kolkata, West Bengal,  
700032

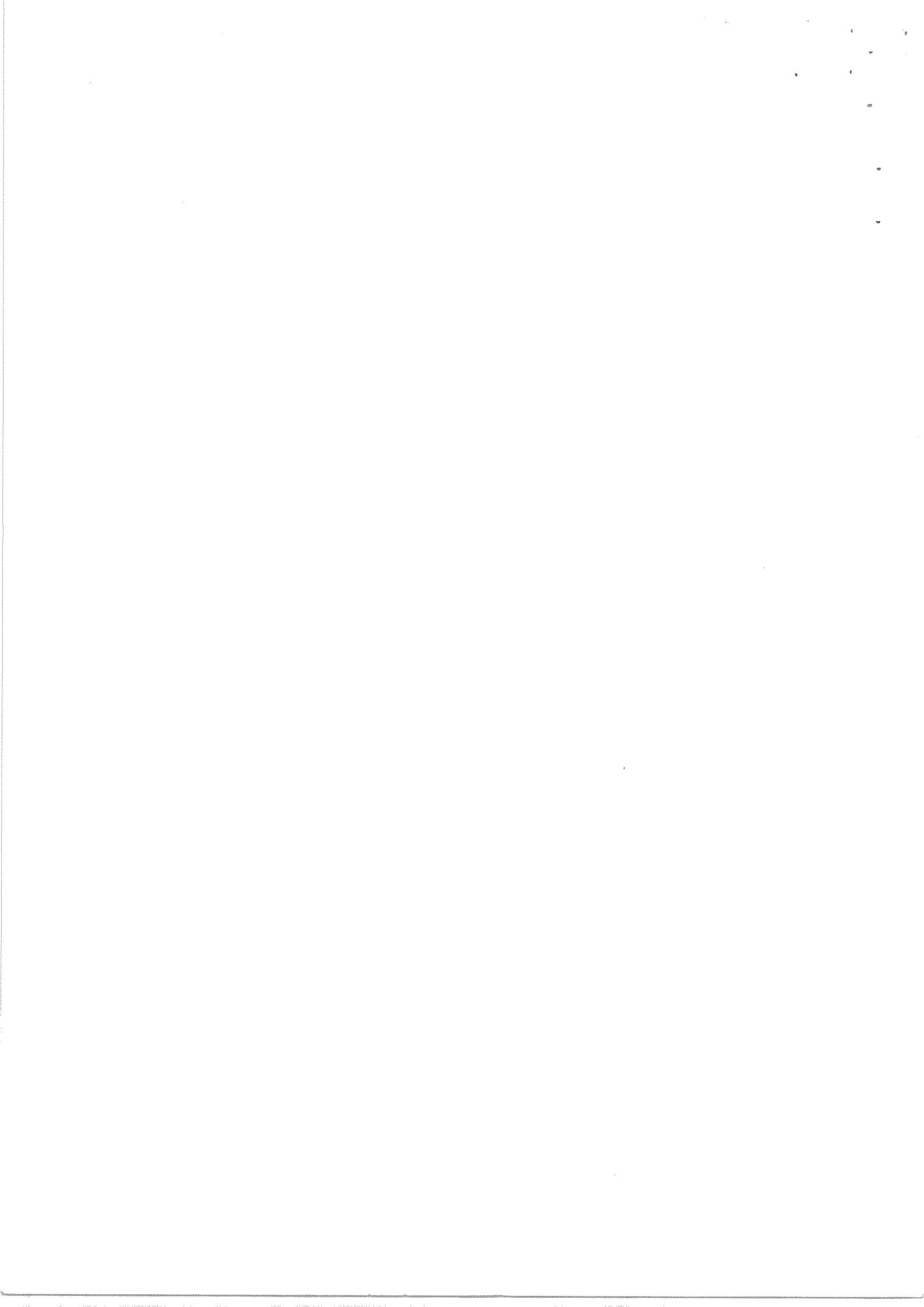
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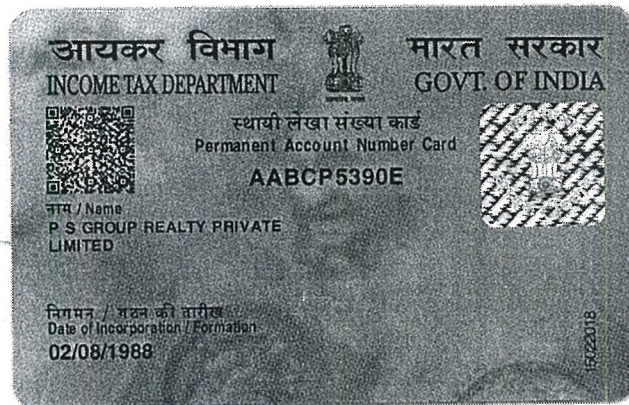
 1947  
1800 300 1947

 help@uidai.gov.in

 www  
www.uidai.gov.in

Radhe Shyam Pancharia





Radhe Shyam Banchani







For M/S. SHREE KRISHNA REALCON

*Sujit Kumar Yadav*

Authorised Signatory



## Major Information of the Deed

Deed No :	I-1602-04413/2021	Date of Registration	04/05/2021
Query No / Year	1602-2000863099/2021	Office where deed is registered	
Query Date	27/04/2021 10:02:10 PM	1602-2000863099/2021	
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		
<b>[0901] Declaration, Declaration relating to immovable property</b>			
Set Forth value	Market Value		
	Rs. 63,47,23,580/-		
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:- Maniktala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Satin Sen Sarani, Road Zone : (Premises No. 179 /A,188,188/A,188/B,188/1 -- Large projects) , , Premises No: 223C, , Ward No: 030 Pin Code : 700054

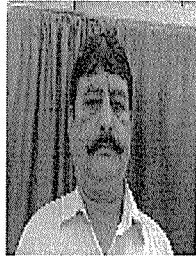

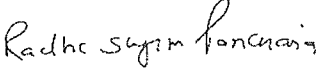
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	86 Katha 9 Chatak 9.754 Sq Ft		63,47,23,580/-	Property is on Road
<b>Grand Total :</b>				<b>142.8505Dec</b>	<b>0 /-</b>	<b>6347,23,580 /-</b>	

### Declarant Details :



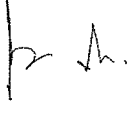
SI No	Name,Address,Photo,Finger print and Signature
1	<b>SHREE KRISHNA REALCON</b> Shree Krishna Chambers, Unit No.1E, Block-B, 5th F, P.O:- BOWBAZAR, P.S:- Bowbazar, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: ABxxxxxx5J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative



**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr Radheshyam Pancharia (Presentant)</b> Son of Mr BHANWARLAL PANCHARIA Date of Execution - 04/05/2021, , Admitted by: Self, Date of Admission: 04/05/2021, Place of Admission of Execution: Office	<b>Photo</b>  May 4 2021 2:30PM	<b>Finger Print</b>  LTI 04/05/2021	<b>Signature</b>  04/05/2021
1/11,Arbinda Nagar,, P.O:- BIJOYGARH, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700032, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx5K, Aadhaar No: 67xxxxxxxx7035 Status : Representative, Representative of : SHREE KRISHNA REALCON (as AUTHORISED SIGNATORY OF PS GROUP REALTY PRIVATE LIMITED)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr BAPI DAS</b> Son of Late SUNIL DAS ALIPORE POLICE COURT, P.O:- ALIPORE, P.S:- Alipore, District:-South 24 -Parganas, West Bengal, India, PIN - 700027	 04/05/2021	 04/05/2021	 04/05/2021
Identifier Of Mr Radheshyam Pancharia			



**Endorsement For Deed Number : I - 160204413 / 2021**

**On 04-05-2021**

**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.

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

Presented for registration at 14:05 hrs on 04-05-2021, at the Office of the D.S.R. - I I SOUTH 24-PARGANAS by Mr Radheshyam Pancharia ,.

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

Execution is admitted on 04-05-2021 by Mr Radheshyam Pancharia, AUTHORISED SIGNATORY OF PS GROUP REALTY PRIVATE LIMITED, SHREE KRISHNA REALCON (Partnership Firm), Shree Krishna Chambers, Unit No.1E, Block-B, 5th F, P.O:- BOWBAZAR, P.S:- Bowbazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001

Indetified by Mr BAPI DAS, , , Son of Late SUNIL DAS, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 39/- ( E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 39/-

**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

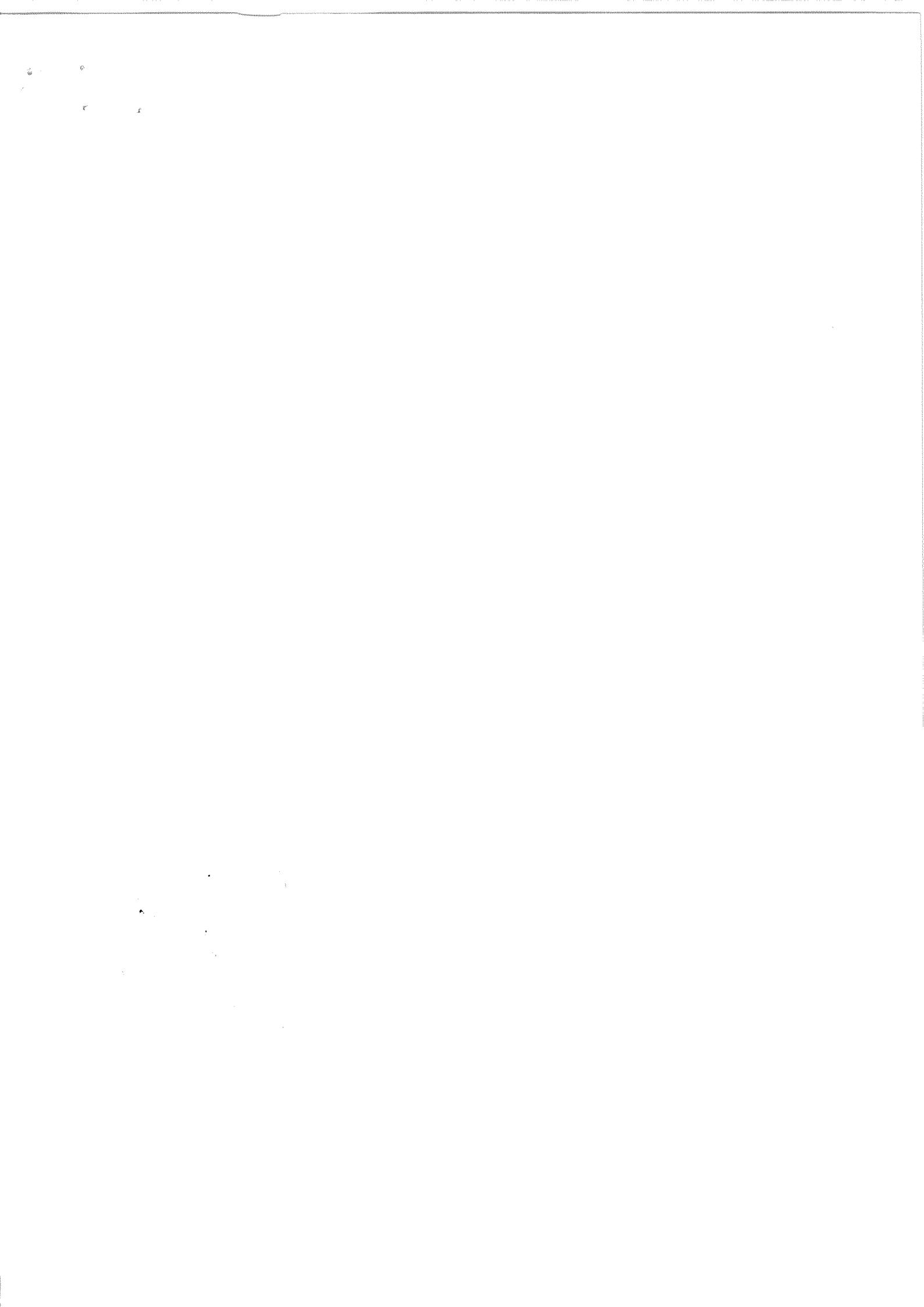
1. Stamp: Type: Impressed, Serial no 483264, Amount: Rs.10/-, Date of Purchase: 20/01/2021, Vendor name: Mousumi Ghosh



**Samar Kumar Pramanick**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - I I SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**







Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2021, Page from 190209 to 190222  
being No 160204413 for the year 2021.



Digitally signed by SAMAR KUMAR PRAMANICK

Date: 2021.05.05 10:17:33 +05:30

Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2021/05/05 10:17:33 AM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS  
West Bengal.



Skieys Almondreal LLP

Partner / Authorized Signatory

(This document is digitally signed.)