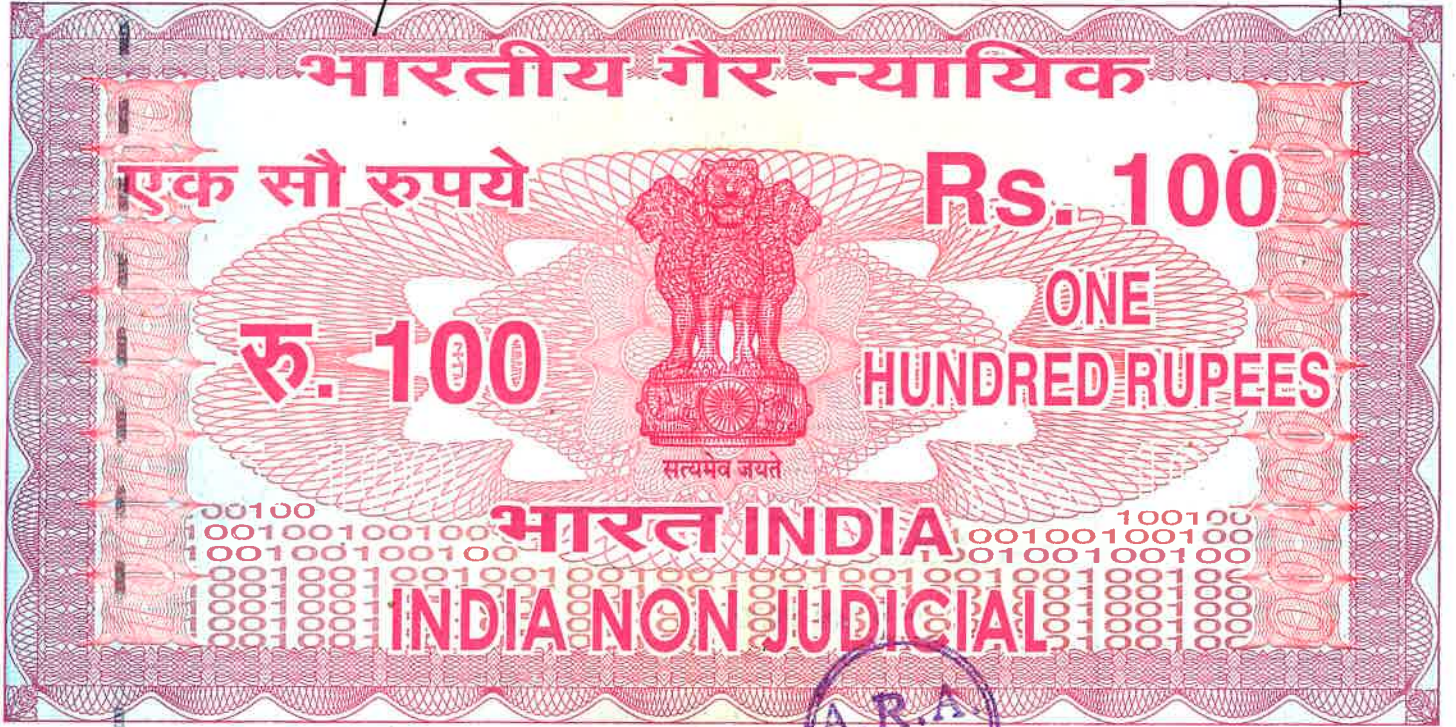


338/2020

T-0360/2020



146

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



AD 201792

1904

271835/19

*[Signature]*

14/1/2020

Additional Registrar of  
Assurances-IV, Kolkata

Certified that the Document is admitted to Registration. The ... Sheet and the endorsement sheet ... to this document are the part of this ...

*[Signature]*

Additional Registrar  
of Assurances-IV, Kolkata

4 JAN 2020

**DECLARATION DEED FOR BOUNDARY AREA**

I, **SURESH KUMAR AGARWAL** (PAN: ACZPA5498H, Aadhar no.575089089671), son of Mr. Ramjee Lal Agarwal, by Faith – Hindu, by Nationality – Indian, by Occupation – Service, residing at 22A, Buroshibtalla Main Road, Post Office- New Alipore, Police Station-Behala, under K.M.C. Ward No. 118 and working for gain at 43/3, Hazra Road, Police Station and Post Office-Ballygunge, Kolkata-700019, K.M.C. Ward No. 69, do hereby solemnly affirm and declare as follows:

- 1) That I am one of the Directors of the **Rochita Construction Private Limited [PAN – AADCS6692Q]**, a Company incorporated under the Companies Act, 1956, having its registered office at 52D, Bondel Road, Police Station – Karaya, Kolkata – 700 019, hereinafter referred to as the "**said Company**".
- 2) That I am well acquainted with the day-to-day affair of the **said Company** and I have been empowered and duly authorized by the **said Company** to make this declaration and thus competent to do so.
- 3) That the said Company was the absolute owner in respect of original Municipal Premises Nos. 38A, 38B, 38C, 38F, 38G, 52D, 52E and 54/1, Bondel Road, under Assessee Nos. 11-065-06-0061-7, 11-065-06-0118-0, 11-065-06-0119-1, 11-065-06-0122-1, 11-065-06-0123-3, 11-065-06-0124-5, 11-065-06-0125-7 and 11-065-06-0085-0 respectively, Police Station Karaya, Post Office Ballygunge, Kolkata-700019, within the limits of the Kolkata Municipal Corporation under Ward No. 65, Borough No. VII.
- 4) That the said Company vide Deed Nos. 160304641/2016, 160304885/2016, 7164/2006, 160301586/2017, 02392/2009, 160304640/2016, 160304884/2016, 160304883/2016, 160304639/2016, 09672/2013, 160301527/2017, 160304638/2016, 09673/2013, 160304882/2016, 160301533/2017, 02729/2009, 160304637/2016, 160304881/2016, 160301534/2017, 160304683/2016, 02693/2012, 160304593/2016, 160304557/2016, 3153/2006, 3147/2006, 160304556/2016, 160304555/2016, 3154/2006, 160304554/2016, 3144/2006, 01031/2010, 10694/2009, 07374/2013, 02692/2014, 10537/2012, 160304592/2016, 160304682/2016, 678/1998, 160300484/2016, 160304591/2016, 02646/2009, 160304558/2016, 03279/2009 and 190108103/2016 purchased the above-mentioned 8(eight) numbers of Premises and thereafter applied for one premises of the above-mentioned 8(eight) numbers of Premises into one premises from the Kolkata Municipal Corporation covering a total area of 3(three) Bighas 10(ten) Cottahs 10(ten) Chittacks and 36(thirty six) sq. ft.

equivalent to 4727.424 (four thousand seven hundred twenty seven decimal four two four) Square Metres or 50886 (fifty thousand eight hundred and eighty six) Square Feet which application was considered and approved by the appropriate authority vide letter No. AAC(S)/XXII-B/524/17-18 dated 31.03.2018 and the said premises have been allotted new Municipal Premises No. 52D, Bondel Road, Kolkata-700019 under Assessee No. 11-065-06-0124-5, Police Station Karaya, Post Office-Ballygunge, Kolkata-700019, within the limits of the Kolkata Municipal Corporation under Ward No. 65, Borough No. VII, morefully described in the **Schedule** hereunder (**said Property**). The actual boundary line of the Said Property is delineated in the **Plan or Map** annexed hereto and bordered in color **Red** thereon.

- 5) The Said Company shall be only liable to any dispute with any of the neighbours adjoining to the Said Property in future. Provided further, that the Kolkata Municipal Corporation shall not be liable for any litigation or dispute over the Boundary Line of the Said Property.
- 6) That there is no Civil or Criminal Suit/Proceeding pending in any Court of Law in respect of the Said Property and the same is free from encumbrances.
- 7) A site plan showing the actual measurement of Boundary is attached herewith.

#### **THE SCHEDULE ABOVE REFERRED TO**

**ALL THAT** the pieces and parcels of Land containing an area admeasuring 3(three) Bighas 10(ten) Cottahs 10(ten) Chittacks and 36(thirty six) Square Feet equivalent to 4727.424 (four thousand seven hundred twenty seven decimal four two four) Square Metres or 50886 (fifty thousand eight hundred and eighty six) Square Feet more or less situate lying at and being the said Municipal Premises No. 52D, Bondel Road, under Assessee No. 11-065-06-0124-5, Police Station Karaya, Post Office-Ballygunge, Kolkata-700019, within the limits of Ward No. 65, Borough No. VII, of the Kolkata Municipal Corporation and is butted and bounded as follows:

**ON THE NORTH** : By the Land of Dey's Chemicals at Premises No. 8, Rifle Range Road, Kolkata-700019;

**ON THE EAST** : By Passage and Land of Bharat Battery;

**ON THE SOUTH** : By 50 Feet 6 Inches wide K. M. C. Bondel Road;

**ON THE WEST** : By the lands at Premises Nos. 52B, 46/2E, 47/B, 38H and 38/D Bondel Road, Kolkata-700019;

Measurement of the Four Sides of the Land (Boundary Line) of the said Premises No. 52D, Bondel Road, under Assessee No. 11-065-06-1124-5, Police Station-Karaya, Post Office-Ballygunge, Kolkata-700019, within the limits of Ward No. 65, Borough No. VII, of the Kolkata Municipal Corporation, within the Said Company ownership as follows:

**ON THE NORTH** : 1.651, 0.122, 2.647, 7.347, 4.304, 4.477, 7.874, 3.570, 16.970, 3.342, 1.349. (All in meter);

**ON THE EAST** : 14.273, 15.537, 14.193, 4.498, 4.550, 3.629, 4.664, 12.091, 6.711, 8.262, 5.110, 6.303, 7.646, 8.547, 1.761, 2.708, 4.254. (All in meter);

**ON THE SOUTH** : 5.185, 3.464, 3.725, 5.193, 3.457, 9.837, 1.400, 2.299, 0.472, 0.177, 2.707, 1.394, 0.356, 2.961, 12.460 (All in meter);

**ON THE WEST** : 5.428, 5.745, 19.376, 1.775, 7.853, 6.386, 2.058, 0.395, 2.568, 3.851, 11.662, 3.302, 3.407, 2.895, 4.821, 9.542, 9.405, 1.110, 1.223, 5.727, 0.183, 6.228, 9.981 (All in meter);

8. That the statements contained in the foregoing paragraphs are true to my knowledge and belief.
9. The Declaration is as per KMC Proforma.
10. That this Declaration is made on the 14th day of January, 2020.

**SIGNED SEALED AND DELIVERED**  
**by the DECLARANT at Kolkata in the**  
 presence of :

**WITNESSES:-**

1. Tuhin Ranjan Chakraborty  
49F, Purna Das Road,  
Kol- 700029
2. Narash Chandra Datta  
43/3, Hazra Road  
Kolkata - 700019.

ROCHITA CONSTRUCTION PVT. LTD.

Sudesh W. Aggarwal  
 DIRECTOR

\_\_\_\_\_  
**DECLARANT**

Prepared in my office

Sirajul Islam  
WB/2414/1999  
 Advocate Rampuzhad-Corrupt-

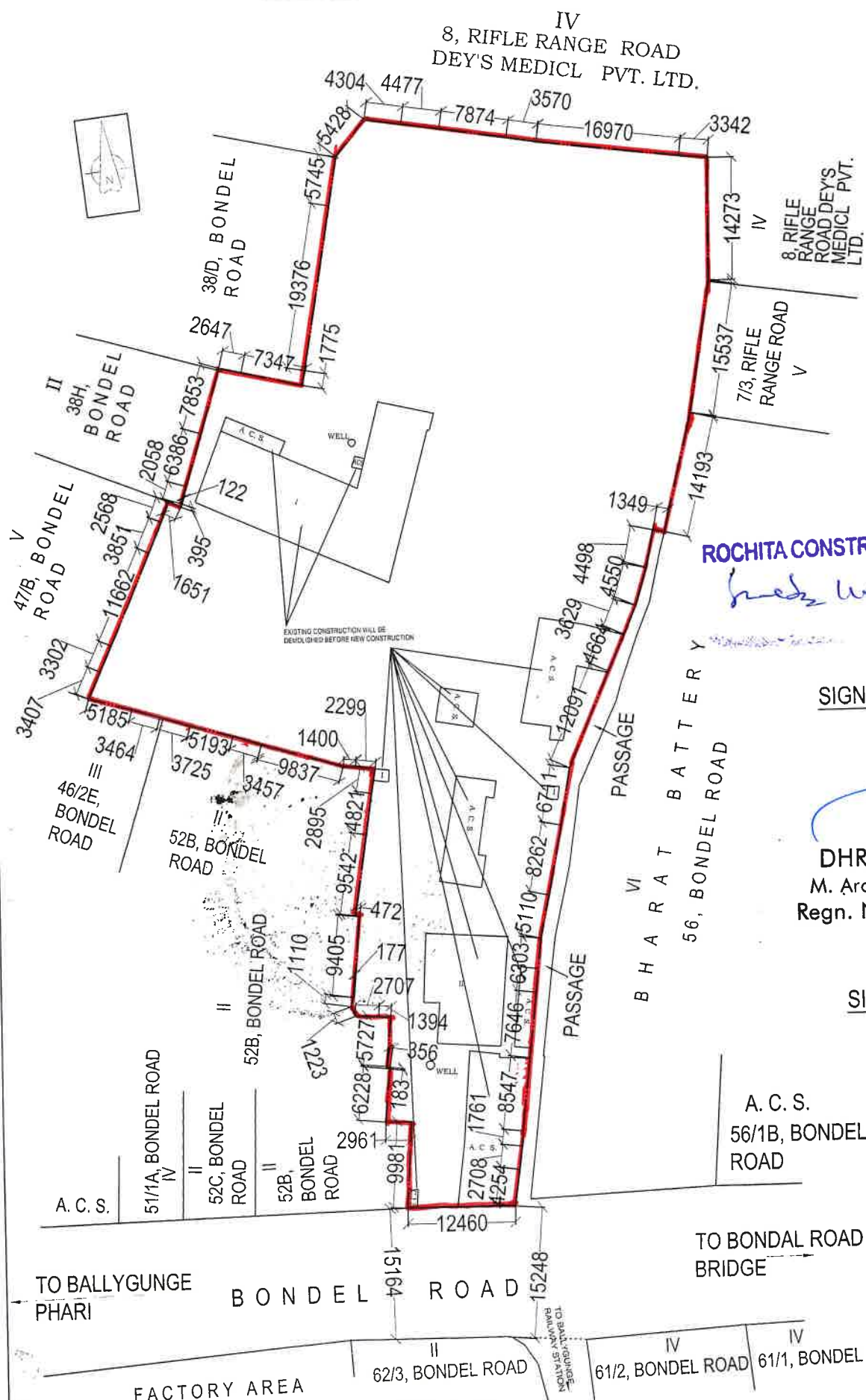
Tuhin Ranjan Chakraborty

Identifier:

Sri Tuhin Ranjan Chakraborty  
 Son of Tushar Ranjan Chakraborty  
 49F, Purna Das Road  
 P.O. Sarat Bose Road P.S. Bhawanipore,  
 Kolkata-700029  
 Occupation: Advocate

**SITE PLAN AT PREMISES NO.- 52 D, BONDEL ROAD , P.S.- KARAYA, KOLKATA - 700019, K.M.C. , WARD NO. - 065, BOROUGH -VII.**

AREA OF LAND- 03 BIGHA 10 KATHA 10 CHATTAK 36 SFT (AS PER DEED)  
 03 BIGHA 10 KATHA 10 CHATTAK 36 SFT (AS PER SURVEY)



**SITE PLAN  
 SCALE-1:600**



  
ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD  
UVL2075232




নির্বাচকের নাম : তুহিন রঞ্জন চক্রবর্তী  
Elector's Name : Tuhin Ranjan Chakraborty  
পিতার নাম : তুষার রঞ্জন চক্রবর্তী  
Father's Name : Tushar Ranjan Chakraborty  
লিঙ্গ/Sex : পুং/ M  
জন্ম তারিখ : 28/12/1973  
Date of Birth

*(Handwritten signature in blue ink)*

UJL2075232

ঠিকানা:  
49F, পূর্ণ দাস রোড, গড়িয়াহাট, কলকাতা- 700029

**Address:**  
49F, PURNA DAS RD, GARIAHAT,  
KOLKATA-700029

  
Date: 16/04/2014

160-বর্ষবিহারী নির্বাচন ক্ষেত্রের নির্বাচক নিবন্ধন  
আধিকারিকের স্বাক্ষরের অনুলিপি  
Facsimile Signature of the Electoral  
Registration Officer for  
160-Rashbehari Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার শিটে নাম যোগা ও একই  
নম্বরের নতুন সঠিক পরিচয়পত্র পাওয়ার জন্য নির্দিষ্ট ফর্মে এই  
পরিচয়পত্রের নকলটি উল্লেখ করুন।

In case of change in address mention this Card No.  
in the relevant Form for including your name in the  
roll at the changed address and to obtain the card  
with same number.

136.0637



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

ROCHITA CONSTRUCTION PRIVATE  
LIMITED



15/12/1994

Permanent Account Number

AADCS6692Q

15032012

ROCHITA CONSTRUCTION PRIVATE LIMITED

*[Handwritten Signature]*

DIRECTOR

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं:

आयकर पैन सेवा इकाई, एन एस डी एल  
तीसरी मंजिल, सफायर चेंबर्स,  
बानेर टेलिफोन एक्सचेंज के नजदीक,  
बानेर, पुना - 411045

If this card is lost / someone's lost card is found,  
please inform / return to:

Income Tax PAN Services Unit, NSDL  
3rd Floor, Sapphire Chambers,  
Near Baner Telephone Exchange,  
Baner, Pune - 411 045

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: tininfo@nsdl.co.in

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

SURESH KUMAR AGARWAL

RAMJEE LAL AGARWAL

04/03/1962  
Permanent Account Number  
ACZPA5498H

*Suresh*  
Signature

24-052070

*Suresh Lal Agarwal*

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाने  
आयकर पैन सेवा इकाई, एन एस डी इल  
तीसरी मंजील, सफायर चेंबर,  
बानेर टेलिफोन एक्चेंज के नजदीक,  
बानेर, पुना - 411 045

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Near Baner Telephone Exchange,  
Baner, Pune - 411 045

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: timinfo@nsdl.co.in



भारत सरकार  
GOVERNMENT OF INDIA



Suresh Kumar  
Agarwal  
DOB: 04/03/1962  
Male / MALE



5750 8908 9671

आधार - साधारण मानुषेर अधिकार

*Suresh Kumar Agarwal*



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

**Address**

S/O R.L.Agarwal, Ashwariya Flat 4A ,4th  
Floor, 22A Buro Shibtalla Main Road,  
Sahapur S.O, Kolkata,  
West Bengal - 700038



1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,  
Bengaluru-560 001

## Major Information of the Deed

<b>Deed No :</b>	<b>I-1904-00360/2020</b>	<b>Date of Registration</b>	<b>14/01/2020</b>
<b>Query No / Year</b>	<b>1904-1000271835/2019</b>	<b>Office where deed is registered</b>	
<b>Query Date</b>	<b>28/12/2019 12:07:58 PM</b>	A.R.A. - IV KOLKATA, District: Kolkata	
<b>Applicant Name, Address &amp; Other Details</b>	Supriya Basu And Associates 6, O P O St,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8240460930, Status :Solicitor firm		
<b>Transaction</b>		<b>Additional Transaction</b>	
<b>[0901] Declaration, Declaration relating to immovable property</b>		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
<b>Set Forth value</b>		<b>Market Value</b>	
Rs. 1/-		Rs. 49,38,74,065/-	
<b>Stampduty Paid(SD)</b>		<b>Registration Fee Paid</b>	
Rs. 100/- (Article:4)		Rs. 101/- (Article:E, E, M(a), M(b), I)	
<b>Remarks</b>	Received Rs. 0/- ( only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :



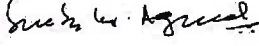
District: South 24-Parganas, P.S:- Karaya, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bondel Road, Road Zone : (Ashutosh Ch Avenue -- Bamun Para Lane) , , Premises No: 52d , Ward No: 065 Pin Code : 700019

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	3 Bigha 10 Katha 10 Chatak 36 Sq Ft	1/-	49,38,74,065/-	Width of Approach Road: 60 Ft.,
<b>Grand Total :</b>				<b>116.6138Dec</b>	<b>1 /-</b>	<b>4938,74,065 /-</b>	



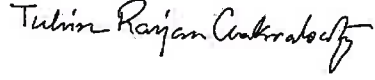
### Declarant Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>ROCHITA CONSTRUCTION PRIVATE LIMITED</b> 52D, Bondel Road, P.O:- Karaya, P.S:- Karaya, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700019 , PAN No.:: AADCS6692Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr SURESH KUMAR AGARWAL (Presentant )</b> Son of Mr Ramjee Lal Agarwal Date of Execution - 14/01/2020, , Admitted by: Self, Date of Admission: 14/01/2020, Place of Admission of Execution: Office	 Jan 14 2020 12:36PM	 LTI 14/01/2020	  14/01/2020
, 22A, Buroshibtalla Main Road, P.O:- New Alipore, P.S:- New Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700038, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: ACZPA5498H, Aadhaar No: 57xxxxxxxx9671 Status : Representative, Representative of : ROCHITA CONSTRUCTION PRIVATE LIMITED (as Director)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Tuhin Ranjan Chakraborty</b> Son of Tushar Ranjan Chakraborty , 49F, Purna Das Road, P.O:- Sarat Bose Road, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700029	 14/01/2020	 14/01/2020	  14/01/2020
Identifier Of Mr SURESH KUMAR AGARWAL			

**Endorsement For Deed Number : I - 190400360 / 2020****On 14-01-2020****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 12:28 hrs on 14-01-2020, at the Office of the A.R.A. - IV KOLKATA by Mr SURESH KUMAR AGARWAL .

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

Execution is admitted on 14-01-2020 by Mr SURESH KUMAR AGARWAL, Director, ROCHITA CONSTRUCTION PRIVATE LIMITED, 52D, Bondel Road, P.O:- Karaya, P.S:- Karaya, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700019

Indetified by Mr Tuhin Ranjan Chakraborty, , Son of Tushar Ranjan Chakraborty, , 49F, Purna Das Road, P.O: Sarat Bose Road, Thana: Bhawanipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by profession Advocate

#### 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 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 88892, Amount: Rs.100/-, Date of Purchase: 06/01/2020, Vendor name: A Sarkar



**Tridip Misra**

**ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA**

**Kolkata, West Bengal**



**SPECIMEN FORM TEN FINGER PRINTS**

Sl. No.	Signature of the executants and/or purchaser Presentants.
---------	---



*Sanjay Kumar Aggarwal*

Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little
Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little
Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little