

04432/2023

I - 4258/23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A.R.A. III

AG 690689

12-05/2023

certified that the Document is admitted to registration The Signature Sheet and the endorsement sheets attached to this document are the part of this Document

30/06/23

[Signature]
Additional Registrar of Assurances-III, Kolkata

2/1599/110/23

Additional Registrar of Assurances III Kolkata
30 JUN 2023

BOUNDARY DECLARATION

14 DEC 2022

2901

Serial No. Date:

Name. DEBASISH ROY CHOWDHURY

Address. 6, Old Post Office Street
Ground Floor
Kolkata-700 001

Value Rs. P.

BIDYUT KR. SAHA
Licence Stamp Vendor
Alipore Judges' Court 24 Pgs. 1st
Kolkata-700 027

Stamp Vendor

Signature

Identified by me :-

Rajib Bhattacharjee
(RAJIB BHATTACHARJEE)

Sl. No. Date Divya Bhattacharjee

P.O. - Kadamtala, P.S. - Barua

Howrah - 711101



Additional Registrar of
Assurances in Kolkata
30 JUN 2023

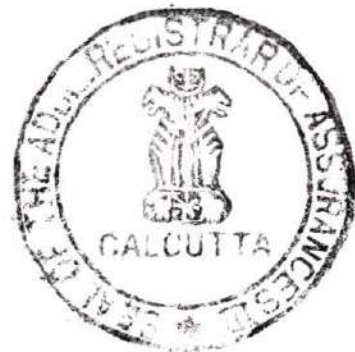
Ref: ALL THAT piece and parcel of land admeasuring about 5.74 acres more or less in Mouza - Dakshin Dhupjhora, J.L. No. 28, L.R. Khatian No. 1203, in different Dag Nos. are as given below:-

L.R. Dag No. 540 = 0.52 acres more or less, L.R. Dag No. 541 = 0.39 acres more or less, L.R. Dag No. 542 = 1.07 acres more or less, L.R. Dag No. 543 = 0.22 acres more or less, L.R. Dag No. 544 = 2.72 acres more or less, L.R. Dag No. 545 = 0.17 acres more or less, L.R. Dag No. 537 = 0.42 acres more or less, L.R. Dag No. 539 = 0.23 acres more or less, in P.S. Matiali, Batabari Gram Panchayet - II, within the office of the ADSR - Mal, District - Jalpaiguri, Pargana- North Moynaguri, Pin - 735206.

I, SRI MANAB PAUL, PAN AJLPP6658F, son of Narayan Chandra Paul, by Faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at 10, New Bikramgarh, P.O. and P.S. - Jadavpur, Kolkata - 700 032, Proprietor of M/S Sree Balaji, having its registered office at 90/1, Prince Golam Hussain Shah Road, P.O. - Golf Green, P.S. - Jadavpur, Kolkata - 700 095, do here by solemnly affirm and declare as follows:

WHEREAS the said land admeasuring 5.74 acres more or less in Mouza Dakshin Dhupjhora, J.L. No. 28, L.R. Khatian 1203, in Dag Nos. 540, 541, 542, 543, 544, 545, 537, 539 has been purchased through many registered deeds, the details of which are enumerated below :

1. Registered Deed of Conveyance, dated 24th January 2018, recorded in the Book No. I, Volume No. 1903-2018, Page from 9499 to 9532, Being No.190300148 for the year 2018, before the office of ARA -III, Kolkata for **ALL THAT** piece and parcel of land admeasuring about 250 decimal more or less in Mouza - Dakshin Dhupjhora, J.L. No. 28, L.R. Khatian No. 1203, in different Dag No.540 (40decimal), Dag No. 541 (28 decimal), 542 (85 decimal), Dag No. 543 (12 decimal) and 544 (85 decimal).



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2. Deed of Conveyance dated 24th September, 2018, before the office of the ADSR Mal Bazar, recorded in Book No. I, Volume No. 0710-2018, Page from 13360 to 13410, Being No. 071000717 for the year 2018 for **ALL THAT** piece and parcel of land admeasuring about 269 decimal more or less in Mouza - Dakshin Dhupjhora, J.L. No. 28, L.R. Khatian No. 1203, in different Dag No.537 (23 decimal), Dag No. 540 (07 decimal), 541 (11 decimal), Dag No. 542 (17 decimal) 543 (03 decimal), 544 (160 decimal), Dag No. 545 (06 decimal) and 537 (42 decimal).
3. Deed of Conveyance dated 1st October, 2018, registered before the office of ADSR Mal Bazar, recorded in Book No. I, Volume No. 0710-2018, Page from 13664 to 13708, Being No. 071000730 for the year 2018 for **ALL THAT** piece and parcel of land admeasuring about 17 decimal more or less in Mouza - Dakshin Dhupjhora, J.L. No. 28, L.R. Khatian No. 1203, in different Dag No. 540 (05 decimal), Dag No. 542 (5 decimal) and 543 (7 decimal).
4. Deed of Conveyance executed dated 19th February, 2019 before the office of ADSR Mal Bazar, recorded in Book No. I, Volume No. 0710-2019, Page from 2921 to 2962, Being No. 071000157 for the year 2019 for **ALL THAT** piece and parcel of land admeasuring about 38 decimal more or less in Mouza - Dakshin Dhupjhora, J.L. No. 28, L.R. Khatian No. 1203, in different 544 (27 decimal) and Dag No. 545 (11 decimal).

WHEREAS ALL THAT piece and parcel of all the above properties admeasuring about total 5.74 acres more or less of land lying and situated in Mouza - Dakshin Dhupjhora, P.O. - Maitali, in Batabari Gram Panchayet - II, within the office of the ADSR - Mal, District - Jalpaiguri, Pargana- North Moynaguri, Pin - 735206 in the District of Jalpaiguri were purchased by M/S Sree Balaji and M/S Sree Balaji is absolutely seized and possessed of absolute right, title, interest and khas possession in the said property free from all encumbrances and paying regular revenues, all taxes, fees, cess, other outgoings to the concerned Authorities.



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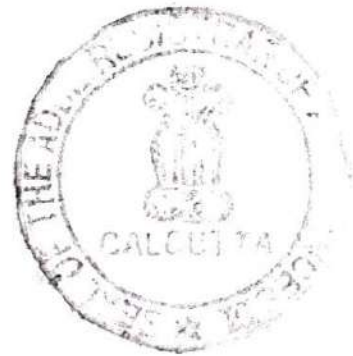
AND WHEREAS, I SRI MANAB PAUL, Proprietor of M/S Sree Balaji is the owner of **ALL THAT** piece and parcel of land measuring an area of about 5.74 acres more or less lying and situated in Mouza - Dakshin Dhupjhora, in L.R. Dag Nos. 540, 541, 542, 543, 544, 545, 539, 537, in Batabari Gram Panchayet - II, within the office of the ADSR - Mal, District - Jalpaiguri, Pargana - North Moynaguri, Pin - 735206 and I lawfully seized and possessed of or otherwise well and sufficiently entitled to the said property having unfettered, right, title, interest thereon and free from all encumbrances and proposed to construct a building in the aforesaid property after demolishing any existing structure, if any. The total boundary limit of the said land/property is fully mentioned in schedule below and described and delineated "RED" boundary line in the annexed plan thereto and I shall be responsible for any dispute if arises, with the neighbors in respect of the said land/property in future. Batabari Gram Panchayet - II will not be liable for any allegation arises in future above the said land/property due to false statement and has liability to revoke the plan in accordance with law.

AND WHEREAS M/S Sree Balaji has taken possession of the said land and became the absolute owner of the said land, has mutated its name in the Record of Rights with the Office of the B.L. & L.R.O. and started paying the required revenues, taxes, cess etc. to the relevant authority and/or authorities in accordance with law.

AND WHEREAS M/S Sree Balaji after mutation and recording its name in the Records of Rights has also applied for conversion of the land from various categories to Bastu and has obtained the conversion of the land to Bastu.

AND WHEREAS after conversion and mutation of the said land M/s Sree Balaji has registered the Boundary Declaration dated 03/05/2019 for the Project before the office of the ARA III, Kolkata and duly recorded the same in Book No. I, volume no. 1903-2019, Pages from 74916 to 74948 Being Deed No. 190301912 for the year 2019 and the said land has been segregated into

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four Plots as per requirement and Plot 1 and Plot 2 has been demarcated as the land for Project Panthaniwas Dooars therein.

AND WHEREAS the total land area and built up area and also after considering the physical position of the phase wise construction the area of Plot 1 & 2 has been admeasured as 4.818 acres more or less as per the registered Boundary Declaration dated 03/05/2019.

AND WHEREAS as per the sanctioned plan dated 26/03/2019 Memo No. 313/1 (8) Eng the total land admeasuring 4.818 acres equivalent to 19338 Sq.Mt. approx on the said plot of land a total permissible constructed area of 20626 Sq.Mt. approx has been sanctioned by the Competent Authority which comprised of Block 1 to 42. Further as per delivery Schedule said 42 Blocks has further been demarcated in five different phases.

AND WHEREAS considering the sanctioned area in each phase proportionate share of land as per their physical position has been identified and demarcated as enumerated below:

- I. **AND WHEREAS** the dedicated land area earmarked specifically for flats and common areas of Phase I is 4920.094 Sq.Mt. more or less equivalent to 121.579 decimal consisting of block 1 to 12.

Butted and bounded by :

North : Panthaniwas Phase II.

South : Black Top Road.

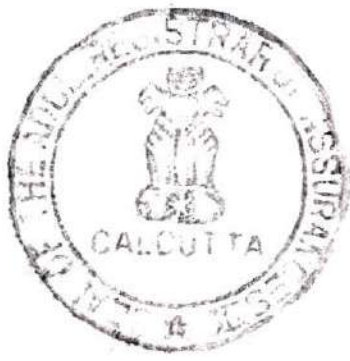
East : Land of Bela Infrastructure Pvt. Ltd.

West : Panthaniwas Phase II and Common Passage.

A Plan for Phase I is annexed herewith and marked as Annexure 'A'

- II. **AND WHEREAS** the dedicated land area earmarked specifically for flats and common areas of Phase II is 6347.36 Sq.Mt. more or less equivalent to 156.848 decimal consisting of block 13 to 25.

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Butted and bounded by :

North : Panthaniwas Phase III and Plot No. 3.

South : Panthaniwas Phase I.

East : Land of Bela Infrastructure Pvt. Ltd.

West : Plot 3 and Common Passage.

A Plan for Phase II is annexed herewith and marked as Annexure 'B'

- III. **AND WHEREAS** the dedicated land area earmarked specifically for flats and common areas of Phase III is 3277.701 Sq.Mt. more or less equivalent to 80.994 decimal consisting of block 26 to 32.

Butted and bounded by :

North : Common passage and Panthaniwas Phase IV.

South : Panthaniwas Phase II.

East : Land of Bela Infrastructure Pvt. Ltd.

West : Plot 3 and Common Passage.

A Plan for Phase III is annexed herewith and marked as Annexure 'C'

- IV. **AND WHEREAS** the dedicated land area earmarked specifically for flats and common areas of Phase IV is 3561.243 Sq.Mt. more or less equivalent to 88 decimal consisting of block 33 to 39.

Butted and bounded by :

North : Vacant Land and proposed Panthaniwas Phase IV.

South : Panthaniwas Phase III.

East : Land of Bela Infrastructure Pvt. Ltd.

West : Common Passage and Vacant Land.

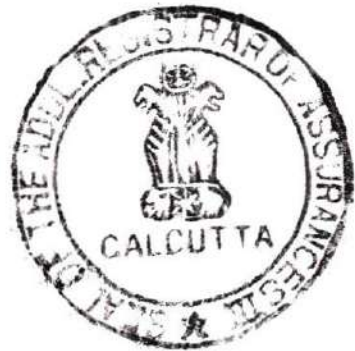
A Plan for Phase IV is annexed herewith and marked as Annexure 'D'

- V. **AND WHEREAS** the dedicated land area earmarked specifically for flats and common areas of Phase V is 1395.223 Sq.Mt. more or less equivalent to 34.477 decimal consisting of block 40 to 42.

Butted and bounded by :

North : Vacant Land.

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South : Land of Panthaniwas Phase IV.

East : Land of Bela Infrastructure Pvt. Ltd.

West : Vacant Land.

A Plan for Phase V is annexed herewith and marked as Annexure 'E'

WHEREAS M/S Sree Balaji is in khas possession of the property and is enjoying the said property free from all encumbrances and/or hindrances from any corner and are well and sufficiently entitled to convey the property, any part or portion thereof.

AND WHEREAS that there is no Civil, Criminal suit pending over the aforesaid land/property and the land/property is free from all encumbrances.

AND WHEREAS that the measurement and the boundary of the four side of the land comprised in Mouza - Dakshin Dhupjhora, J.L. No. 28, L.R. Khatian No. 1203, P.S. Matiali, Batabari Gram Panchayet - II, within the office of the ADSR - Mal, District - Jalpaiguri, Pargana- North Moynaguri, Pin - 735206 within the ownership of the Sri Manab Paul, Proprietor of M/S Sree Balaji and sealed and signed on 30th June 2023.

SCHEDULE

ALL THAT piece and parcel of land admeasuring about 4.818 acres more or less in Mouza - Dakshin Dhupjhora, J.L. No. 28, L.R. Khatian No. 1203, P.S. Matiali, Batabari, GramPanchayet - II, within the office of the ADSR - Mal, District - Jalpaiguri, Pargana- North Moynaguri, Pin - 735206 lying and situate at Dag Nos. which are as follows :

Plot No. 1

L.R. Dag No. 540= 0.011 acres more or less

L.R. Dag No. 541= 0.144 acres more or less

L.R. Dag No. 542= 0.796 acres more or less

L.R. Dag No. 543= 0.171 acres more or less



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Total = 1.16 acres more or less

Butted and Bounded by:

- North: By Canal, and L.R. Plot Nos. 540 (P), 541 (P), 544 (P)
 South: By Black Top Road
 East: By 10 meter common passage, By L.R. Plot No. 537, 539, 540 (P), 541 (P), 542 (P), 543 (P), 544 (P) and 545 (P)
 West: By Canal

Plot No. 2

- L.R. Dag No. 537= 0.42 acres more or less
 L.R. Dag No. 539= 0.23 acres more or less
 L.R. Dag No. 540= 0.084 acres more or less
 L.R. Dag No. 541= 0.076 acres more or less
 L.R. Dag No. 542= 0.164 acres more or less
 L.R. Dag No. 543= 0.024 acres more or less
 L.R. Dag No. 544= 2.490 acres more or less
 L.R. Dag No. 545= 0.17 acres more or less

Total = 3.658 acres more or less

Butted and Bounded by:

- North: By Canal, and L.R. Plot Nos. 540 (P), 541 (P), 542 (P), 543 (P) and 544(P).
 South: By Black Top Road.
 East: By L.R. Plot No. 544 (P) and 545 (P), By Pitrush Kumar Agarwal, Niranjana Agarwal, Rishiraj Bansal and others.
 West: 10 Meter Common Passage.

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WITNESSESS:

Alok Sen
(1) Mr. Alok Sen
12, R. G. Avenue, DumDum
Kolkata - 700 028

Asit Sharma
(2) Mr. Asit Sharma
G-53, Baghajatin Pally
Kolkata - 700 082

For Sree Balaji

Proprietor

SIGNATURE OF THE DECLARANTS

MANAB PAUL
PAN AJLPP6658F

Drafted by:

Tathagata Ray
Mr. Tathagata Ray
LLB, (UK)
Advocate, High Court, Calcutta
35A, Old Ballygunge First Lane,
Kolkata - 700 019
WB/636/1998

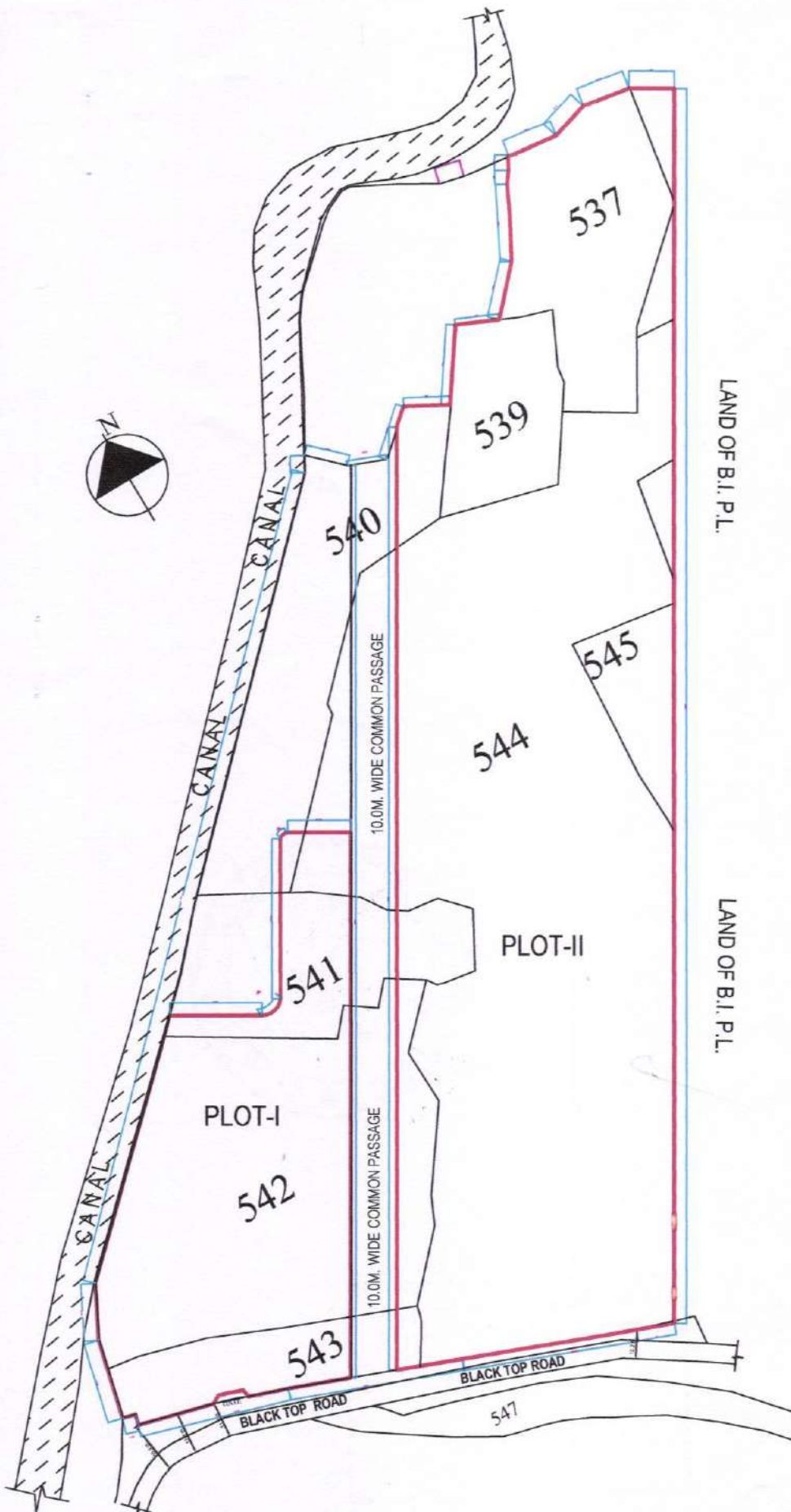
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TOTAL LAND FOR PANTHANIWAS DOOARS AT - AT MOUZA- DAKSHIN DHUPJHORA, L.R. PLOT NO.-537(P), 539, 540, 541, 542, 543, 544(P) & 545(P). J.L. NO - 28 , L.R. KHATIAN NO - 1203. DISTRICT - JALPAIGURI, POLICE STATION -MATIALI, POST OFFICE- BATABARI, PIN - 735206.

TOTAL LAND AREA FOR PLOT -I AND PLOT-II , = 481.797 DEC. = 4.81 ACRES



DETAILS OF PLOT-I

L.R. DAG NO. - 540= 0.011 ACRES MORE OR LESS
 L.R. DAG NO. - 541= 0.144 ACRES MORE OR LESS
 L.R. DAG NO. - 542= 0.796 ACRES MORE OR LESS
 L.R. DAG NO. - 543= 0.171 ACRES MORE OR LESS
 L.R. DAG NO. - 544= 0.038 ACRES MORE OR LESS

TOTAL = 1.16 ACRES MORE OR LESS

BUTTED AND BOUNDED BY :

NORTH : BY CANAL AND L.R. PLTO NO. - 540(P), 541(P), 544(P),
 SOUTH : BY BLACK TOP ROAD
 EAST : BY 10.0 METER COMMON PASSAGE, BY L.R. PLOT NO.-
 537, 539, 540(P), 541(P), 542(P), 543(P), 544(P), AND 545(P),
 WEST : BY CANAL

DETAILS OF PLOT-II

L.R. DAG NO. - 537= 0.42 ACRES MORE OR LESS
 L.R. DAG NO. - 539= 0.23 ACRES MORE OR LESS
 L.R. DAG NO. - 540= 0.084 ACRES MORE OR LESS
 L.R. DAG NO. - 541= 0.076 ACRES MORE OR LESS
 L.R. DAG NO. - 542= 0.164 ACRES MORE OR LESS
 L.R. DAG NO. - 543= 0.024 ACRES MORE OR LESS
 L.R. DAG NO. - 544= 2.490 ACRES MORE OR LESS
 L.R. DAG NO. - 545= 0.17 ACRES MORE OR LESS

TOTAL = 3.658 ACRES MORE OR LESS

BUTTED AND BOUNDED BY :

NORTH : BY CANAL AND L.R. PLTO NO. - 540(P), 541(P), 542(P),
 543(P) AND 544(P),
 SOUTH : BY BLACK TOP ROAD
 EAST : BY L.R. PLTO NO. - 544(P), AND 545(P), BY LAND OF B. I. P. L.
 WEST : BY 10.0 METER COMMON PASSAGE

Anupam Maiti

ANUPAM MAITI

C.O.A. Registered Architect

CA/2010/48538

anupam.mozaik@yahoo.co.in

SIGNATURE OF ARCHITECT

For Sree Batapi

Sree Batapi
 Proprietor

SIGNATURE OF OWNER

Amey

For Press Bataji

Proprietor

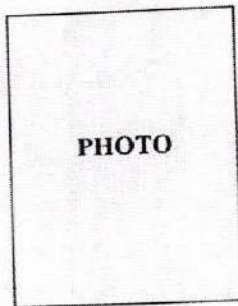


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Kolkata
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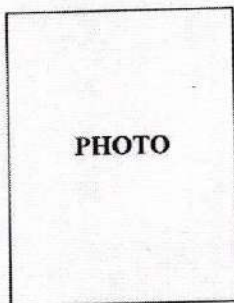
SPECIMEN FORM FOR TEN FINGER PRINTS



		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					



		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					



		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					

2023

10/06/23

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ANNEXURE 'A'

PLOT NO
-537

MALBAZAR CHALSA MORE TOWARDS NAGRAKATA



EXISTING SITE

BATABARI FROM
BAZAR MORE

LOCATION PLAN
(SCALE 1:1000)

LATAGURI

MURTI RIVER



VACANT
LAND

PHASE - V
VACANT LAND

544

PHASE - IV
VACANT LAND

VACANT LAND
PLOT NO-545

PANTHANIWAS -DOOARS-PHASE-I
UNIT DETAILS (FOR SELL)

TOTAL LAND AREA = 121.579 dec = 4920.094 SQ.M.
DAG NO.542 (P) = 32.049 dec = 1296.984 SQ.M.
DAG NO.543 (P) = 19.430 dec = 786.288 SQ.M.
DAG NO. 544 (P) = 70.1 dec = 2836.822 SQ.M.

BLOCK 1 TO 12

BLOCK TYPE -A

TOTAL NO OF BLOCK = 12
TOTAL NO OF FLAT = 16 (EACH BLOCK)
TOTAL NO OF FLAT = 16X12 = 192 NOS.
TOTAL BUILT UP AREA = 107.395X4X12
= 5154.96 SQ.M.

TOTAL NO OF FLAT = 192 NOS.
TOTAL BUILT-UP AREA = 5154.96 SQ.M.

540

VACANT LAND

PHASE - III
VACANT LAND

PHASE - II
VACANT LAND

10 M COMMON PASSAGE

PLOT NO-544

For Sree Balaji

Proprietor

SIGNATURE OF OWNER


ANUPAM MAITI

C.O.A. Registered Architect

CA/2010/48538

anupam.mozaik@yahoo.co.in

SIGNATURE OF ARCHITECT

For Sree Balaji

Proprietor

SIGNATURE OF BUILDER

PANTHANIWAS -DOOARS-PHASE-I

LAND OWNER SREE BALAJI AT MOUZA-DAKSHIN DHUPHORA,
L.R. PLOT NO - 542, 543(P), & 544(P)
TOTAL LAND AREA = 121.579 dec = 4920.094 SQ.M.
J.L. NO - 28 , L.R. KHATEAN NO - 1283.

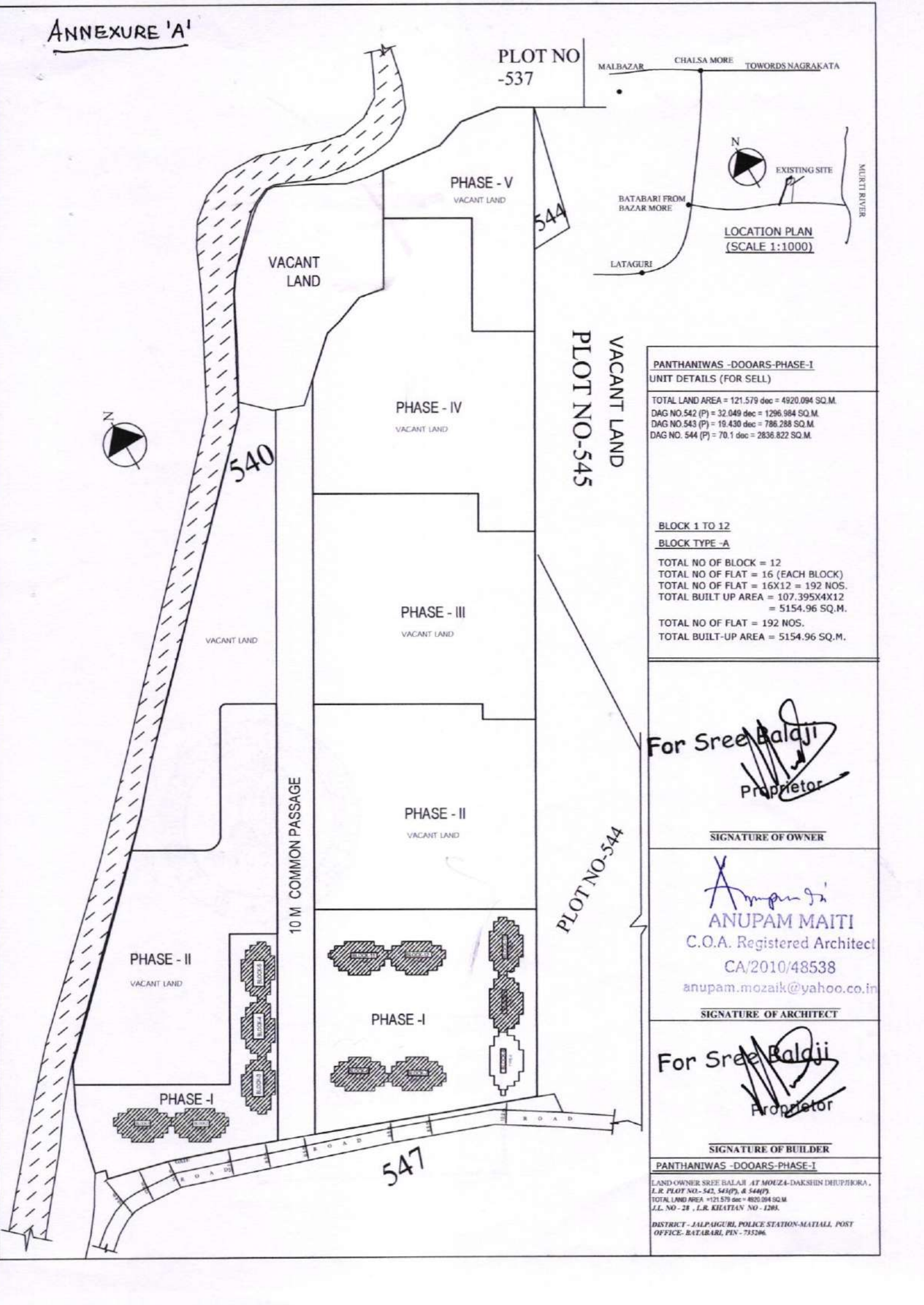
DISTRICT - JALPAIGURI, POLICE STATION-MATALLI, POST
OFFICE- BATABARI, PIN - 735206.

PHASE - II
VACANT LAND

PHASE - I

PHASE - I

547



DATE: _____

Page No. _____

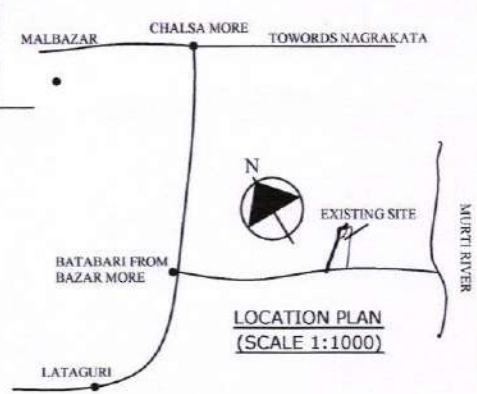
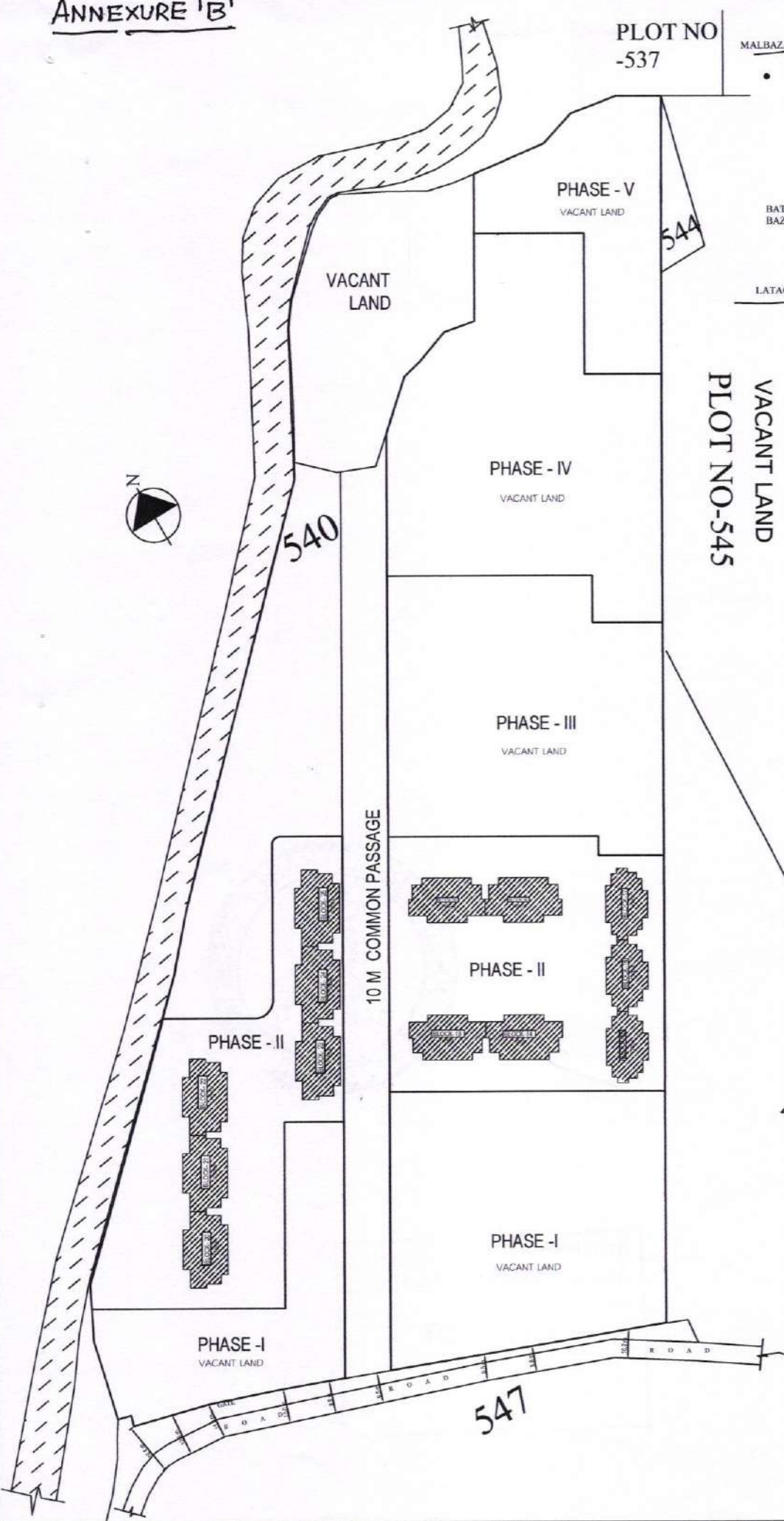
For Secy/Adm
Proprietor



Additional Registrar of Assurances in Kolkata
30 JUN 2023

For Secy/Adm
Proprietor

ANNEXURE 'B'



**PANTHANIWAS -DOOARS-PHASE-II
UNIT DETAILS (FOR SELL)**

TOTAL LAND AREA = 156.848 dec = 6347.36 SQ.M.
 DAG NO.540 (P) = 1.121 dec = 45.393 SQ.M.
 DAG NO.541 (P) = 22.052 dec = 892.411 SQ.M.
 DAG NO.542 (P) = 64.125 dec = 2595.029 SQ.M.
 DAG NO.544 (P) = 69.55 dec = 2814.565 SQ.M.

BLOCK 13 TO 25

BLOCK TYPE -A
 TOTAL NO OF BLOCK = 3
 TOTAL NO OF FLAT = 16 (EACH BLOCK)
 TOTAL NO OF FLAT = 16X3 = 48 NOS.
 TOTAL BUILT UP AREA = 3X107.488X4 SQ.M.
 = 1,289.856 SQ.M.

BLOCK TYPE -B

TOTAL NO OF BLOCK = 10
 TOTAL NO OF FLAT = 16 (EACH BLOCK)
 TOTAL NO OF FLAT = 16X10 = 160 NOS.
 TOTAL BUILT UP AREA = 10X134.478X4
 = 5,379.12 SQ.M.

TOTAL NO OF FLAT = 48+160 = 208 NOS.

TOTAL BUILT-UP AREA = 1,288.74+5,377.12
 = 6,668.976 SQ.M.

For Sree Balaji

 Proprietor
 SIGNATURE OF OWNER

ANUPAM MAITI
 C.O.A. Registered Architect
 CA/2010/48538
 anupam.mozaik@yahoo.co.in
 SIGNATURE OF ARCHITECT

For Sree Balaji

 Proprietor
 SIGNATURE OF BUILDER

PANTHANIWAS -DOOARS-PHASE-II
 LAND OWNER SREE BALAJI AT MOUZA-DARSHIN DHUHPHORA,
 L.R. PLOT NO. 541(P), 542(P), 544(P) & 545(P).
 TOTAL LAND AREA =156.848 dec = 6347.36 SQ.M.
 I.L. NO - 28 , L.R. KHATAN NO - 1281.
 DISTRICT - JALPAIGURI, POLICE STATION-MATIALL, POST
 OFFICE- BATABARI, PIN - 715206

Additional Registrar

For Special

Assurance



Additional Registrar of Assurances in Kolkata

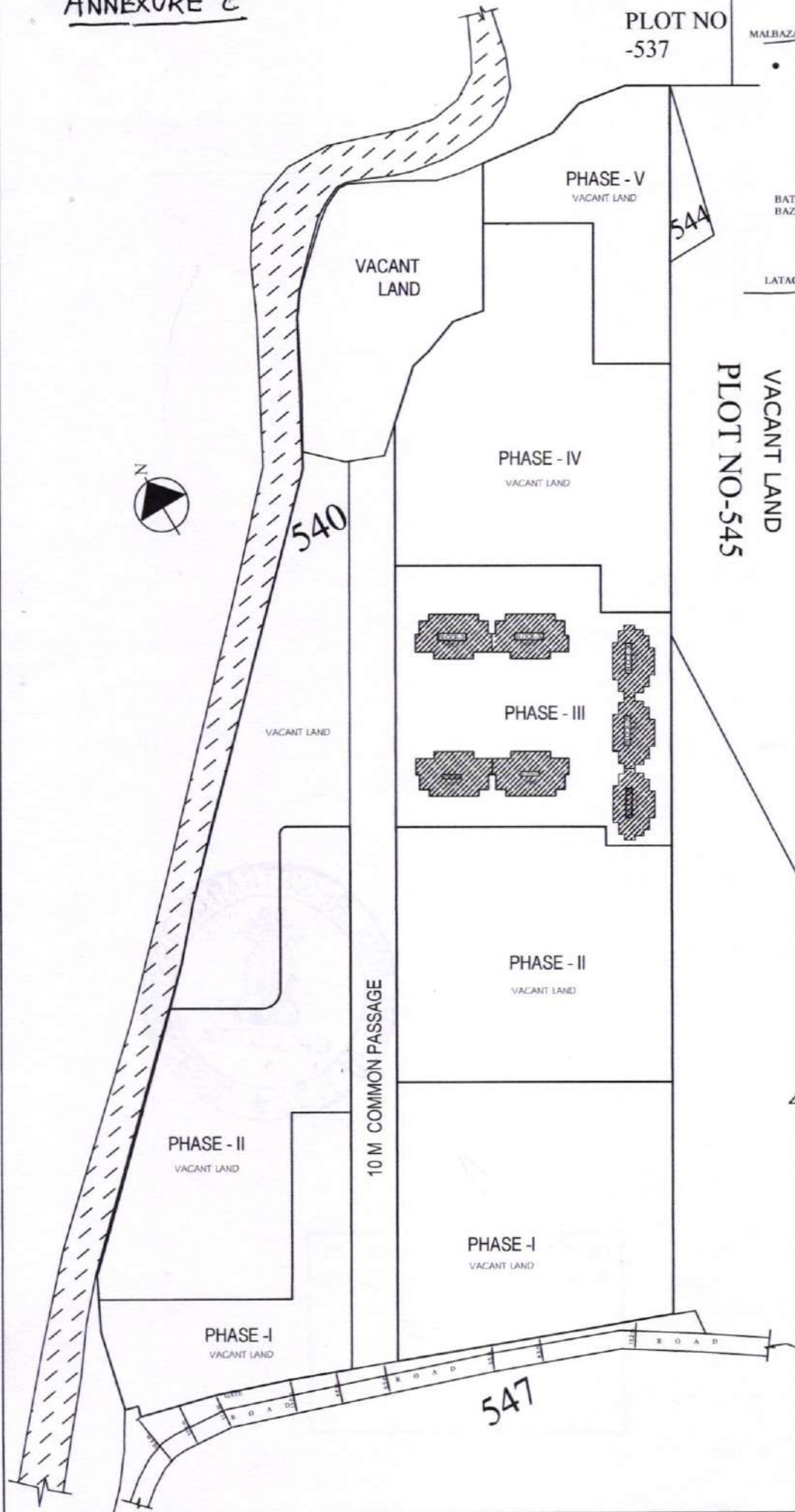
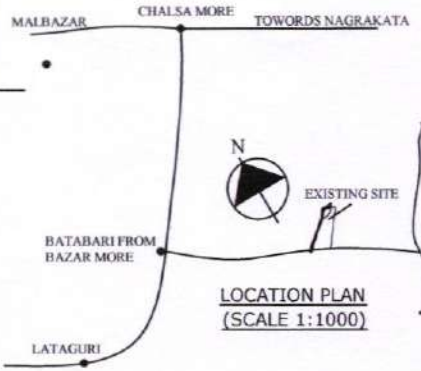
30 JUN 2023

For Special

Assurance

ANNEXURE 'c'

PLOT NO
-537



PANTHANIWAS -DOOARS-PHASE-III
UNIT DETAILS (FOR SELL)

TOTAL LAND AREA = 80.994 dec = 3277.701 SQ.M
DAG NO.544 (P) = 76.760 dec = 3106.374 SQ.M
DAG NO.545 (P) = 4.234 dec = 171.327 SQ.M

BLOCK 26 TO 32

BLOCK TYPE -A

TOTAL NO OF BLOCK = 3
TOTAL NO OF FLAT = 16 (EACH BLOCK)
TOTAL NO OF FLAT = 16X3 = 48 NOS.
TOTAL BUILT UP AREA = 3X107.212X4 = 1,286.544 SQ.M.

BLOCK TYPE -B

TOTAL NO OF BLOCK = 4
TOTAL NO OF FLAT = 16 (EACH BLOCK)
TOTAL NO OF FLAT = 16X4 = 64 NOS.
TOTAL BUILT UP AREA = 4X134.202X4 = 2,147.232 SQ.M.

TOTAL NO OF FLAT = 48+64 = 112 NOS.

TOTAL BUILT-UP AREA = 1,286.544+2,147.232 = 3,433.776 SQ.M.

For Sree Balaji

Proprietor
SIGNATURE OF OWNER

Anupam
ANUPAM MAITI

C.O.A. Registered Architect

CA/2010/48538

anupam.mozaik@yahoo.co.in

SIGNATURE OF ARCHITECT

For Sree Balaji

Proprietor

SIGNATURE OF BUILDER

PANTHANIWAS -DOOARS-PHASE-III

LAND OWNER SREE BALAJI AT MOUZA-DAKSHIN DEHPHORA,
I.R. PLOT NO.- 35W/P, 544/34 545/9

TOTAL LAND AREA -80.200 dec = 3246.900 SQ.M

J.L. NO - 28 , L.R. KHATAN NO - 1283

DISTRICT - JALPAIGURI, POLICE STATION-MATIALI, POST OFFICE- BATABARI, PIN- 755206

For Seal Balaji
11/6/23
11/6/23



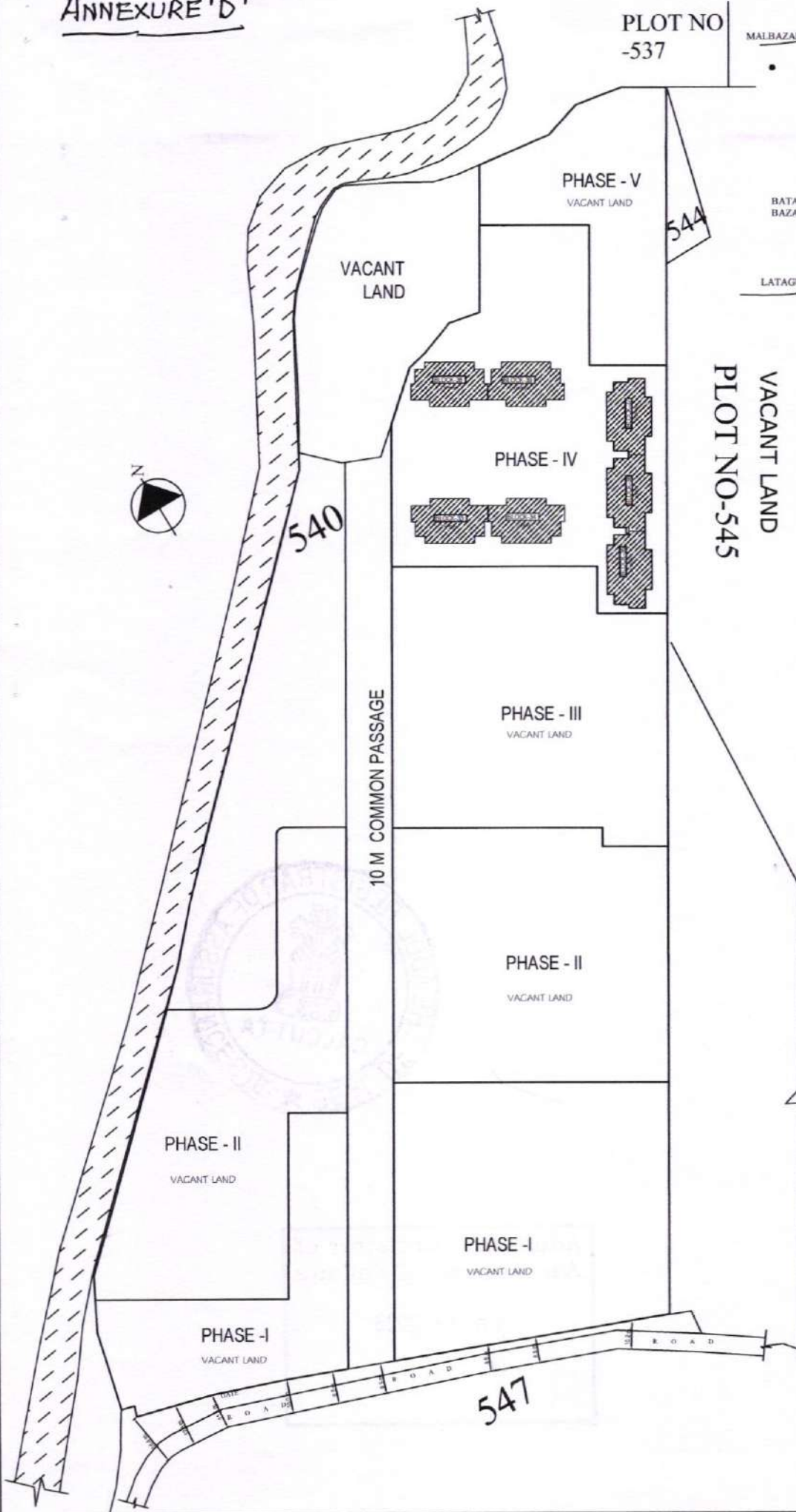
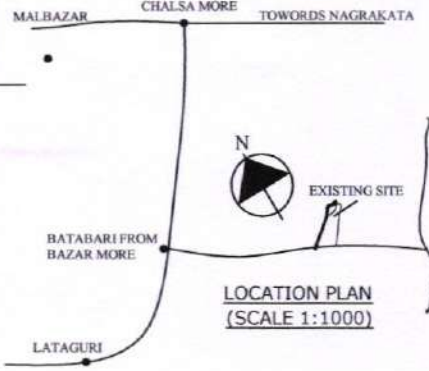
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For Seal Balaji
11/6/23
11/6/23

Additional Registrar of
Assurances in Kolkata
30 JUN 2023

ANNEXURE 'D'

PLOT NO
-537



PLOT NO-545
VACANT LAND

PANTHANIWAS -DOOARS-PHASE-IV
UNIT DETAILS (FOR SELL)

TOTAL LAND AREA = 88.00 dec = 3561.243 SQ.M.
DAG NO.537 (P) = 18.836 dec = 762.22 SQ.M.
DAG NO.539 (P) = 22.991 dec = 930.431 SQ.M.
DAG NO. 540 (P) = 8.371 dec = 338.796 SQ.M.
DAG NO. 544 (P) = 35.642 dec = 1442.361 SQ.M.
DAG NO. 545 (P) = 2.180 dec = 87.435 SQ.M.

BLOCK 33 TO 39
BLOCK TYPE -B

TOTAL NO OF BLOCK = 7
TOTAL NO OF FLAT = 16 (EACH BLOCK)
TOTAL NO OF FLAT = 16X7 = 112 NOS.
TOTAL BUILT UP AREA = 7X134.202X4
= 3,757.656 SQ.M.

TOTAL NO OF FLAT = 112 NOS.

TOTAL BUILT-UP AREA = 3,757.656 SQ.M.

For Sree Balaji

Proprietor
SIGNATURE OF OWNER

ANUPAM MAITHI
C.O.A. Registered Architect
CA/2010/48538
anupam.mozaik@yahoo.co.in
SIGNATURE OF ARCHITECT

For Sree Balaji

Proprietor
SIGNATURE OF BUILDER

LAND OWNER SREE BALAJI AT MOUZA-DAKSHIN DHUPHORA,
L.R. PLOT NO.-537(P), 539(P), 544(P) & 545(P).
TOTAL LAND AREA =87.865 dec = 3555.76 SQ.M.
J.L. NO - 28 , L.R. KHATAN NO - 1201.
DISTRICT -JALPAIGURI, POLICE STATION-MATIALL, POST
OFFICE- BATABARI, PIN - 735206.

For Sree Balaji
Proprietor



✓

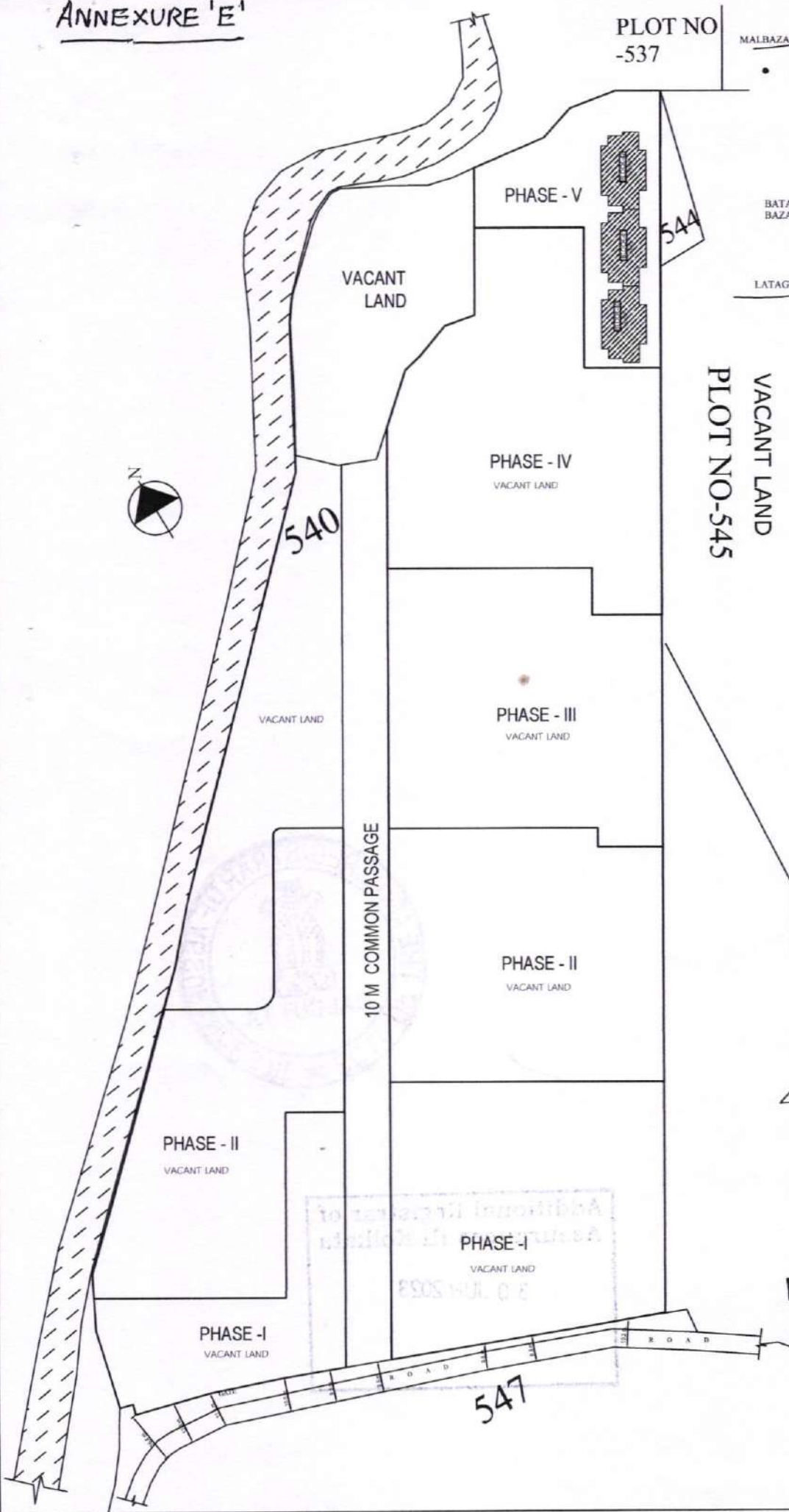
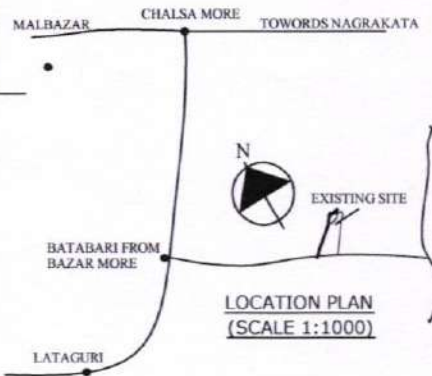
For Sree Balaji
Proprietor

Additional Registrar of
Assurances in Kolkata

30 JUN 2023

ANNEXURE 'E'

PLOT NO -537



**PANTHANIWAS -DOOARS-PHASE-V
UNIT DETAILS (FOR SELL)**

TOTAL LAND AREA = 34.477 dec = 1395.223 SQ.M.
DAG NO.537 (P) = 23.213 dec = 939.382 SQ.M.
DAG NO. 545 (P) = 11.164 dec = 451.811 SQ.M.

BLOCK 40 TO 42

BLOCK TYPE -B

TOTAL NO OF BLOCK = 3
TOTAL NO OF FLAT = 16 (EACH BLOCK)
TOTAL NO OF FLAT = 16X3 = 48 NOS.
TOTAL BUILT UP AREA = 3X134.202X4
= 1610.422 SQ.M.

TOTAL NO OF FLAT = 48 NOS.

TOTAL BUILT-UP AREA = 1610.422 SQ.M.

For Sree Balaji
[Signature]
Proprietor

SIGNATURE OF OWNER

[Signature]
ANUPAM MAITI
C O A Registered Architect
CA/2010/48538
anupam.mozaik@yahoo.co.in

SIGNATURE OF ARCHITECT

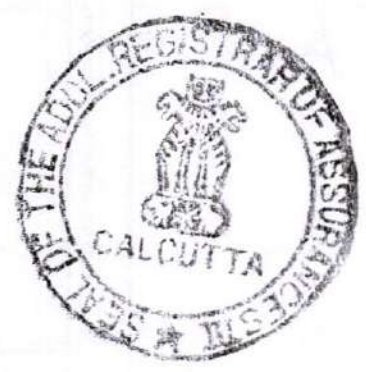
For Sree Balaji
[Signature]
Proprietor

SIGNATURE OF BUILDER

LAND OWNER SREE BALAJI AT MOUZA-DAKSHIN DRUHPHORA,
L.R. PLOT NO-537(P), 539(P), 544(P) & 545(P)
TOTAL LAND AREA =34.477 dec = 1395.223 SQ.M.
J.L. NO - 28 , L.R. KHATAN NO - 1201.

DISTRICT - JALPAIGURI, POLICE STATION-MATIALL, POST OFFICE- BATABARI, PIN - 735206.

For Stree/Balaji
Registrar



Additional Registrar of
Assurances in Kolkata
30 JUN 2023

For
Registrar



Major Information of the Deed

Deed No :	I-1903-04258/2023	Date of Registration	30/06/2023
Query No / Year	1903-2001599110/2023	Office where deed is registered	
Query Date	21/06/2023 12:42:47 PM	A.R.A. - III KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Debasish Roy Chowdhury 8, Old Post Office Street, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9836238256, Status :Advocate		
Transaction	Additional Transaction		
[0901] Declaration, Declaration relating to immovable property			
Set Forth value	Market Value		
	Rs. 1,57,46,400/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:4)	Rs. 73/- (Article:E)		
Remarks			

Land Details :

District: Jalpaiguri, P.S:- Matiali, Gram Panchayat: MATIALI-BATABARI-II, Mouza: Dakshin Dhupjhora, JI No: 28, Pin Code : 735206




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-540 (RS :-)	LR-1203	Bastu	Bansh Bagan	0.011 Acre		35,640/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road,
L2	LR-541 (RS :-)	LR-1203	Bastu	Bansh Bagan	0.144 Acre		4,66,560/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road,
L3	LR-542 (RS :-)	LR-1203	Bastu	Sahari	0.796 Acre		25,79,040/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road,
L4	LR-543 (RS :-)	LR-1203	Bastu	Bansh Bagan	0.171 Acre		5,54,040/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road,
L5	LR-544 (RS :-)	LR-1203	Bastu	Sahari	0.038 Acre		1,23,120/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road,
L6	LR-537 (RS :-)	LR-1203	Bastu	Dahala	0.42 Acre		14,96,880/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road,
L7	LR-539 (RS :-)	LR-1203	Bastu	Dahala	0.23 Acre		7,45,200/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road,
L8	LR-540 (RS :-)	LR-1203	Bastu	Bansh Bagan	0.084 Acre		2,72,160/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road,

L9	LR-541 (RS :-)	LR-1203	Bastu	Dahala	0.076 Acre		2,46,240/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road,
L10	LR-542 (RS :-)	LR-1203	Bastu	Sahari	0.164 Acre		5,31,360/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road,
L11	LR-543 (RS :-)	LR-1203	Bastu	Bansh Bagan	0.024 Acre		77,760/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road,
L12	LR-544 (RS :-)	LR-1203	Bastu	Sahari	2.49 Acre		80,67,600/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road,
L13	LR-545 (RS :-)	LR-1203	Bastu	Dahala	0.17 Acre		5,50,800/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road,
		TOTAL :			481.8Dec	0 /-	157,46,400 /-	
		Grand Total :			481.8Dec	0 /-	157,46,400 /-	




Declarant Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SREE BALAJI 90/1, Pr Golam Hossain Shah Road, City:- , P.O:- Golfgreen, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700095 , PAN No.:: ajxxxxx8f,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
	Shri MANAB PAUL (Presentant) Son of NARAYAN CHANDRA PAUL Date of Execution - 30/06/2023, , Admitted by: Self, Date of Admission: 30/06/2023, Place of Admission of Execution: Office	 <small>Jun 30 2023 1:33PM</small>	 <small>LTI 30/06/2023</small>	 <small>30/06/2023</small>
10, New Bikramgarh, City:- , P.O:- Jadavpur, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx8F, Aadhaar No: 69xxxxxxxx3244 Status : Representative, Representative of : SREE BALAJI (as Proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RAJIB BHATTACHARJEE Son of Late BIKASH BHATTACHARJEE 182/1, Bellious Road, City:- , P.O:- Kadamtala, P.S:-Bantra, District:-Howrah, West Bengal, India, PIN:- 711101	 <small>30/06/2023</small>	 <small>30/06/2023</small>	 <small>30/06/2023</small>
Identifier Of Shri MANAB PAUL			

Land Details as per Land Record

District: Jalpaiguri, P.S:- Matiali, Gram Panchayat: MATIALI-BATABARI-II, Mouza: Dakshin Dhupjhora, JI No: 28, Pin Code : 735206

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 540, LR Khatian No:- 1203	Owner:এম/এস শ্রী বালাজী ., Gurdian:পক্ষে মানব পাল, Address:90/1, PRINCE GOLAM HUSSAIN SHAH ROA D, Post Office: JADAVPUR , Classification:বার্ষিক বাগান, Area:0.52000000 Acre,	SREE BALAJI

L2	LR Plot No:- 541, LR Khatian No:- 1203	Owner:এম/এস শ্রী বালাজী ., Gurdian:পক্ষে মানব পাল, Address:90/1, PRINCE GOLAM HUSSAIN SHAH ROA D, Post Office: JADAVPUR , Classification:দহলা, Area:0.39000000 Acre,	SREE BALAJI
L3	LR Plot No:- 542, LR Khatian No:- 1203	Owner:এম/এস শ্রী বালাজী ., Gurdian:পক্ষে মানব পাল, Address:90/1, PRINCE GOLAM HUSSAIN SHAH ROA D, Post Office: JADAVPUR , Classification:সহরী, Area:1.07000000 Acre,	SREE BALAJI
L4	LR Plot No:- 543, LR Khatian No:- 1203	Owner:এম/এস শ্রী বালাজী ., Gurdian:পক্ষে মানব পাল, Address:90/1, PRINCE GOLAM HUSSAIN SHAH ROA D, Post Office: JADAVPUR , Classification:বাঁশ বাগান, Area:0.22000000 Acre,	SREE BALAJI
L5	LR Plot No:- 544, LR Khatian No:- 1203	Owner:এম/এস শ্রী বালাজী ., Gurdian:পক্ষে মানব পাল, Address:90/1, PRINCE GOLAM HUSSAIN SHAH ROA D, Post Office: JADAVPUR , Classification:সহরী, Area:2.72000000 Acre,	SREE BALAJI
L6	LR Plot No:- 537, LR Khatian No:- 1203	Owner:এম/এস শ্রী বালাজী ., Gurdian:পক্ষে মানব পাল, Address:90/1, PRINCE GOLAM HUSSAIN SHAH ROA D, Post Office: JADAVPUR , Classification:দহলা, Area:0.42000000 Acre,	SREE BALAJI
L7	LR Plot No:- 539, LR Khatian No:- 1203	Owner:এম/এস শ্রী বালাজী ., Gurdian:পক্ষে মানব পাল, Address:90/1, PRINCE GOLAM HUSSAIN SHAH ROA D, Post Office: JADAVPUR , Classification:দহলা, Area:0.23000000 Acre,	SREE BALAJI
L8	LR Plot No:- 540, LR Khatian No:- 1203	Owner:এম/এস শ্রী বালাজী ., Gurdian:পক্ষে মানব পাল, Address:90/1, PRINCE GOLAM HUSSAIN SHAH ROA D, Post Office: JADAVPUR , Classification:বাঁশ বাগান, Area:0.52000000 Acre,	SREE BALAJI

L9	LR Plot No:- 541, LR Khatian No:- 1203	Owner:এম/এস শ্রী বালাজী ., Gurdian:পক্ষে মানব পাল, Address:90/1, PRINCE GOLAM HUSSAIN SHAH ROA D, Post Office: JADAVPUR , Classification:দহলা, Area:0.39000000 Acre,	SREE BALAJI
L10	LR Plot No:- 542, LR Khatian No:- 1203	Owner:এম/এস শ্রী বালাজী ., Gurdian:পক্ষে মানব পাল, Address:90/1, PRINCE GOLAM HUSSAIN SHAH ROA D, Post Office: JADAVPUR , Classification:সহরী, Area:1.07000000 Acre,	SREE BALAJI
L11	LR Plot No:- 543, LR Khatian No:- 1203	Owner:এম/এস শ্রী বালাজী ., Gurdian:পক্ষে মানব পাল, Address:90/1, PRINCE GOLAM HUSSAIN SHAH ROA D, Post Office: JADAVPUR , Classification:বাঁশ বাগান, Area:0.22000000 Acre,	SREE BALAJI
L12	LR Plot No:- 544, LR Khatian No:- 1203	Owner:এম/এস শ্রী বালাজী ., Gurdian:পক্ষে মানব পাল, Address:90/1, PRINCE GOLAM HUSSAIN SHAH ROA D, Post Office: JADAVPUR , Classification:সহরী, Area:2.72000000 Acre,	SREE BALAJI
L13	LR Plot No:- 545, LR Khatian No:- 1203	Owner:এম/এস শ্রী বালাজী ., Gurdian:পক্ষে মানব পাল, Address:90/1, PRINCE GOLAM HUSSAIN SHAH ROA D, Post Office: JADAVPUR , Classification:দহলা, Area:0.17000000 Acre,	SREE BALAJI

On 30-06-2023

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 12:05 hrs on 30-06-2023, at the Office of the A.R.A. - III KOLKATA by Shri MANAB PAUL

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

Execution is admitted on 30-06-2023 by Shri MANAB PAUL, Proprietor, SREE BALAJI (Sole Proprietorship), 90/1, Pr Golam Hossain Shah Road, City:- , P.O:- Golfgreen, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700095

Identified by Mr RAJIB BHATTACHARJEE, , Son of Late BIKASH BHATTACHARJEE, 182/1, Belilious Road, P.O: Kadamtala, Thana: Bantra, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 73.00/- (E = Rs 7.00/- ,I = Rs 55.00/- ,M(a) = Rs 7.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 73.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10/- and Stamp Duty paid by Stamp Rs 50.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 2101, Amount: Rs.50.00/-, Date of Purchase: 14/12/2022, Vendor name: BIDYUT KR SAHA



Samar Kumar Pramanick
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1903-2023, Page from 159673 to 159696

being No 190304258 for the year 2023.



Samar Kumar Pramanick

Digitally signed by SAMAR KUMAR
PRAMANICK
Date: 2023.07.04 14:38:15 -04:00
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2023/07/04 02:38:15 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
West Bengal.

(This document is digitally signed.)
