

15/8/23

L-12594/12



पश्चिम बंगाल WEST BENGAL

85AB 024710

17-8-23

C-22070503

certified that the document is properly registered. The signature sheets and the endroement sheets attached with the document are the part of this document

District Sub-Register-14
Minors, South 24-parganas

DEED OF DECLARATION (Boundary)

17 AUG 2023

I, Abhijit Chakraborty, (PAN- AEIPC9889H) & (AADHAR No. 7127 2958 2308) son of Late Sourindra Mohan Chakraborty of 7B, Indrani Park, Kolkata- 700033 P.S: Charu Market, P.O. Tollygunge as Authorized Signatory of Aditri Properties Pvt. Ltd., (PAN - AAXCA0358B) having its registered office at 30, Mahendra Road, Kolkata - 700 025, do hereby solemnly affirm and declare as follows:-

ORIGINAL B/D
Received
13/8/23



No. 4503. Date. 28 JUN 2023

Name.....
Address.....
Rs. 10000/-

B. C. LAHIRI
Advocate
Alipore Court
Kol 700 027

Pujan Kanti Chakraborty
Licence Star & Vendor

Alipore Police Court
Kolkata-700 027



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
17 AUG 2023



bat.
simple a
ka

- 1) That the property which is fully mentioned in the Schedule belongs to Aditri Properties Pvt. Ltd.
- 2) That Aditri Properties Pvt. Ltd. is the owner of the Premises No 48/9 , Purna Das Road, Kolkata 700029, P.S.- Rabindra Sarobar, Ward No. 86, Borough - VIII.
- 3) That We, on behalf of Aditri Properties Pvt. Ltd. have submitted a building plan to the City Architect's Department for Sanction. The property which is fully mentioned in the schedule below is demarcated by boundary walls.
- 4) That Aditri Properties Pvt. Ltd. shall be liable for disputes if any, with the neighbours in any manner whatsoever regarding the boundary of the said land in future. That we shall not hold KMC liable for any litigation over the said land.
- 5) That there is no civil suit pending against the said land. The said land is free from all encumbrances.
- 6) A site area plan showing the actual measurement of the boundaries is attached herewith.
- 7) Total land area of the premises No. 48/9, Purna Das Road, Kolkata 700029 is 04 Cottahs-01 Chittak-16 sq.ft i.e 273.225 sqm. (as per Deed) and 273.210 sqm. (as per physical measurement).

SCHEDULE

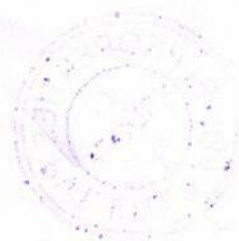
Boundary of the premises No. 48/9, Purna Das Road, Kolkata 700029 is bounded by-

| | | |
|---------------------|---|--|
| ON THE NORTH | : | By Premises No. 11C, Hindusthan Park Road |
| ON THE SOUTH | : | By KMC Road namely Purna Das Road; |
| ON THE EAST | : | By Premises No. 49A, Purna Das Road. |
| ON THE WEST | : | Partly by Premises No. 48, Purna Das Road and partly by Premises No. 48/8, Purna Das Road, |





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Measurement of the boundary line of premises No. 48/9, Purna Das Road, Kolkata 700029 is as follows :

On the North : 15686mm
On the South : 10430mm
On the East : 20110mm
On the West : 22230mm

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

Date - 17-08-2023

Witness:-

1) Ananga Mohan Das
Atipur Bice Court
K-27.

ADITRI PROPERTIES PVT. LTD.
Abhijit Chakraborty
Director / Author / Signatory

(ABHIJIT CHAKRABORTY)

2) P. K. Das
Atipur Bice Court
K-27

Handwritten notes in Bengali script, including the name 'P. K. Das' and 'Atipur Bice Court'.

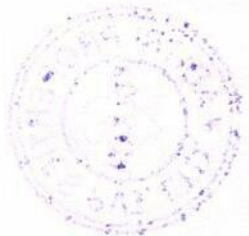


NO. 1
AREA

CALE - 1:125



DISTRICT SUB REGISTRAR-III
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17 AUG 2023



S NO.- 48/9, PURNA DAS ROAD. KOL- 700 029, WARD- 86, BOROUGH-VIII,
P.S - RABINDRA SAROBAR,

AREA

= 273.225 SQ.M. / 04 K - 01 CH - 16 SQ.FT. (AS PER DEED)
= 273.210 SQ.M. (AS PER PHYSICAL MEASUREMENT)

SCALE - 1:125



TWO STORIED BUILDING
PREMISES NO. 48/8, PURNA DAS ROAD

THREE STORIED BUILDING
PREMISES NO. 48, PURNA DAS ROAD

22230

TWO STORIED BUILDING
PREMISES NO. 11C, HINDUSTHAN PARK ROAD
15686

20110
FIVE STORIED BUILDING
PREMISES NO. 49A, PURNA DAS ROAD

10430

PURNA DAS ROAD



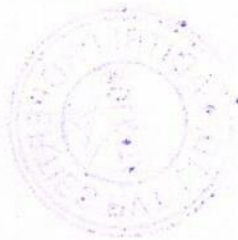
ADITRI PROPERTIES PVT. LTD.

Abhijit Chatterjee
Director / Auth. Signatory

SIGNATURE OF OWNER



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
17 AUG 2023



Thumb

1st finger

middle finger

ring finger

small finger



| | | | | | |
|------------|--|--|--|--|--|
| left hand | | | | | |
| right hand | | | | | |

Name... Abhijit Chakraborty
 Signature... Abhijit Chakraborty

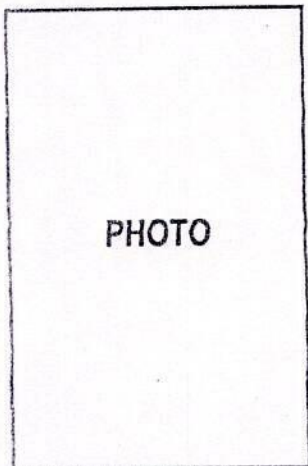
Thumb

1st finger

middle finger

ring finger

small finger



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| left hand | | | | | |
| right hand | | | | | |

Name.....

Signature.....

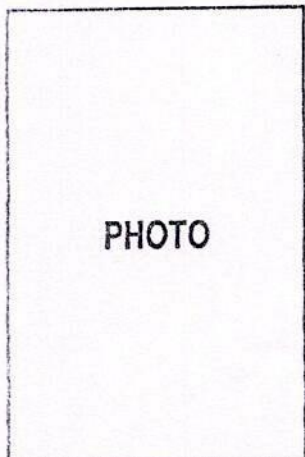
Thumb

1st finger

middle finger

ring finger

small finger



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| left hand | | | | | |
| right hand | | | | | |

Name.....

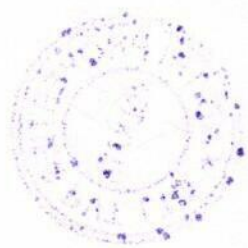
Signature.....



Deed No :
Query No / v.



DISTRICT SUB/REGISTRAR-III
SOUTH 24 FGS., ALIPORE
17 AUG 2023



Major Information of the Deed

| | | | |
|--|--|--|------------|
| Deed No : | I-1603-12592/2023 | Date of Registration | 17/08/2023 |
| Query No / Year | 1603-2002070503/2023 | Office where deed is registered | |
| Query Date | 13/08/2023 12:56:49 PM | D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas | |
| 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 | | |
| [0901] Declaration, Declaration relating to immovable property | | | |
| Set Forth value | Market Value | | |
| | Rs. 2,38,94,100/- | | |
| Stamp duty 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 assesment slip.(Urban area) | | |

Land Details :

District: South 24-Parganas, P.S:- Gariahat, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Purna Das Road, , Premises No: 48/9, , Ward No: 086 Pin Code : 700029



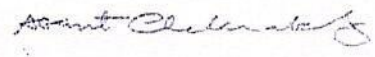
| Sch No | Plot Number | Khatian Number | Land Use Proposed ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|----------------------|-------------|----------------|-----------------------|--------------|-------------------------|-----------------------|---------------------|
| L1 | (RS :-) | | Bastu | | 2940.81 Sq Ft | 2,38,94,100/- | Property is on Road |
| Grand Total : | | | | | 6.7394Dec | 0 /- | 238,94,100 /- |

Declarant Details :



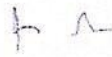
| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | ADRITI PROPERTIES PRIVATE LIMITED 2C, MAHENDRA ROAD, City:- , P.O:- BHOWANIPORE, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 , PAN No.:: AAxxxxxx8B,Aadhaar No Not Provided by UIDAI. Status :Organization, Executed by: Representative, Executed by: Representative |



Representative Details :

| Name, Address, Photo, Finger print and Signature | | | |
|--|--|--|--|
| No | Name | Photo | Signature |
| 1 | Mr ABHIJIT CHAKRABORTY (Presentant) Son of Late SOURINDRA MOHAN CHAKRABORTY Date of Execution - 17/08/2023, , Admitted by: Self, Date of Admission: 17/08/2023, Place of Admission of Execution: Office |  Aug 17 2023 12:04PM |  LTI 17/08/2023 |
| Signature:  17/08/2023 | | | |
| 7B, INDRANI PARK, City:- , P.O:- TOLLYGUNGE, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: AExxxxx9H, Aadhaar No: 71xxxxxxx2308 Status : Representative, Representative of : ADIRTI PROPERTIES PRIVATE LIMITED (as authorised signatory) | | | |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|--|--|--|---|
| Mr BAPI DAS Son of Late SUNIL DAS ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027 |  17/08/2023 |  17/08/2023 |  17/08/2023 |
| Identifier Of Mr ABHIJIT CHAKRABORTY | | | |



17-08-2023

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 12:02 hrs on 17-08-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr ABHIJIT CHAKRABORTY ,,

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

Execution is admitted on 17-08-2023 by Mr ABHIJIT CHAKRABORTY, authorised signatory, ADIRTI PROPERTIES PRIVATE LIMITED (Private Limited Company), 2C, MAHENDRA ROAD, City:- , P.O:- BHOWANIPORE, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025

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 39.00/- (E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 39.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10/- and Stamp Duty paid by Stamp Rs 10.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 4503, Amount: Rs.10.00/-, Date of Purchase: 28/06/2023, Vendor name: P K Chakraborty



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1603-2023, Page from 340576 to 340585
being No 160312592 for the year 2023.



Dhar

Digitally signed by Debasish Dhar
Date: 2023.08.17 12:44:21 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/08/17 12:44:21 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)