

0942/17

10804/17



WJ
1.3.17

पश्चिम बंगाल WEST BENGAL Certified that the document No. 539568
 registration: The signature sheets and
 the endorsement sheets attached with the
 document are the part of this document.

8-0-236721/17

BOUNDARY DECLARATION
 District Sub-Register-III
 Alipore, South 24-pargana

We, (1) **CHANDAN BISWAS (PAN ALJPB0319H)** (2) **MEGHNATH BISWAS (PAN ACWPB2792C)** both sons of Late Jugal Kishore Biswas, (3) **RABINDRANATH BISWAS (PAN AEDPB9882L)** son of Late Jotindra Nath Biswas, (4) **MANJU BISWAS (PAN AKSPB0043N)** wife of Late Kartick Chandra Biswas, (5) **SARMISTHA BISWAS (PAN AKRPB7471K)** daughter of Late Kartick Chandra Biswas, all by faith Hindu, by Indian National, all are residing at 14A, Earle Street, P.O. Kalighat P.S. Ballygunge Kolkata - 700 026, who are being represented by their lawful constituted attorney **GAURAV DUGAR (PAN AGRPD3020C)** son of Surendra Kumar Dugar, by faith Hindu, by occupation Business, at 83, Topsia Road, P.O. Gobindokhatick P.S. Topsia, Kolkata - 700 046 and (6) **URMI DEY (PAN AKYPB9977F)** wife of Madhusudan Dey and daughter of late Kartick Chandra Biswas by faith Hindu, by occupation House-wife, by Nationality India, residing at 14A, Earle Street, P.O. Kalighat P.S. Ballygunge Kolkata -26, who is being represented by her mother

Manju Biswas wife of Late Kartick Chandra Biswas of 14A, Earle Street, P.O. Kalighat P.S. Ballygunge, Kolkata 700 026 do hereby declare as follows :

1. That we have inherited the said premises from our ancestors and are absolute owners of Premises no. 14A Earle Street, Kolkata- 700026 having land area of 9 Kathahs 8 Chittacks equivalent to 635.45 SqM more or less as per record, but on actual measurement the land area differs and comes to 9 Kathahs 9 Chittacks 16 SqFt i.e. 641.110 SqM or 6900.91 SqFt.
2. That the said premises is butted and bounded by boundary walls measuring an area 9 Cottahs 9 Chittacks 16 SqFt or 641.110 SqM or 6900.91 SqFt at premises No. 14A, Earle Street (formerly known as 14A & 14B Earle Street and 7A & 7B Valmikee Street), Kolkata 700 026.
3. That we proposed to construct a building in the aforesaid premises. The actual boundary line and measurements of the property are marked in Red on the plan annexed hereto forming part of this Deed of Declaration.
4. That we shall be liable for dispute of any kind with our neighbours regards the boundary of the premises in the future and the Kolkata Municipal Corporation will not be liable for any litigation over the said land.
5. That we are in the process of submitting plans for the construction of a building in the said premises for the sanction.
6. That in case of any dispute of boundary, the sanctioned plan may be stand revoked.
7. There is no civil or criminal suit pending against the said land. The land is free from all encumbrances.
8. That the enclosed site plan is also a part of Deed of Declaration.

9. That the Statements made in paragraphs 1 to 8 above are true of our knowledge and belief.

SCHEDULE

ALL THAT the Premises containing by estimation an area of 9 Kattahs 9 Chittaks 16 SqFt or 641.110 SqM or 6900.91 SqFt (more or less) situate lying at and being Municipal Premises No. 14A Earle Street, P.O. Kalighat P.S. Ballygunge Kolkata 700 026 together with all structures standing thereon within the limits of Kolkata Municipal Corporation under Ward No. 69 butted and bounded as follows:

On the North : By 12.192M Valmikee Street
 On the South : By Premises No 15A Earle Street
 On the East : Passage of 6A Valmikee Street
 On the West : By 12.192M wide Earle Street

Measurements of our boundary are as follows:

North : 3.232M; 7.606M; 3.272M; 4.609M; 1.349M; 0.479M & 0.534M
 South : 2.130M; 3.181M; 8.899M; 1.981M; 5.112M
 East : 1.602M; 4.803M; 3.427M; 7.651M; 7.619M & 5.246M
 West : 0.442M; 2.355M; 7.094M; 1.543M; 3.266M; 2.563M; 4.071M & 8.458M

Signed this 1ST day of March 2017

For CHANDAN BISWAS
 MEGHNATH BISWAS
 RABINDRA NATH BISWAS
 MANJU BISWAS
 SARMISTHA BISWAS
 By their constituted Attorney

Ganesh
 (Constituted Attorney)

WITNESS:

① Jayanti Pandey
 83 Topsan's Road (B)
 Wn. 700046.

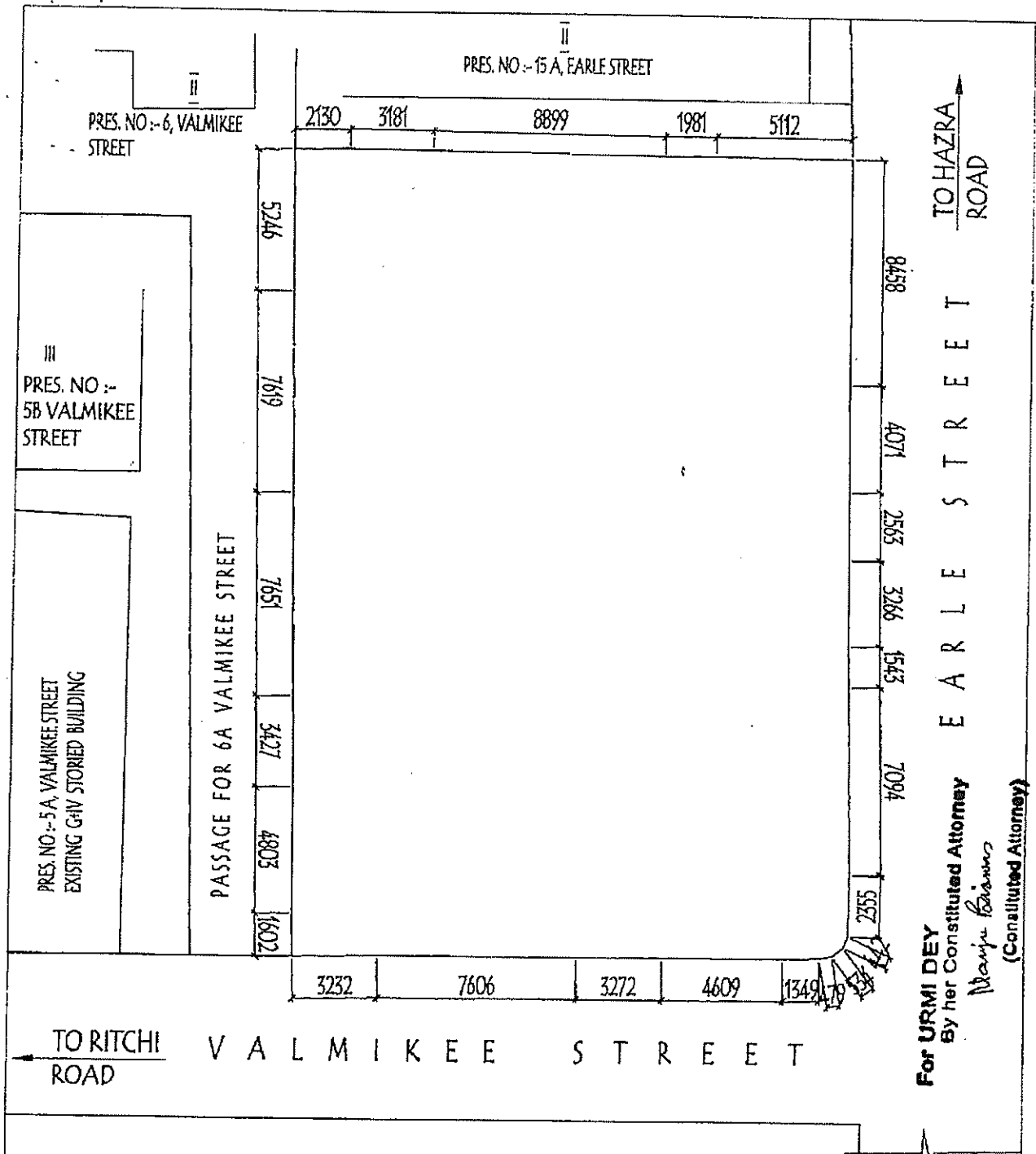
For URMI DEY
 By her Constituted Attorney

Manju Biswas
 (Constituted Attorney)

② Malay Sin Gupta
 Alipore Police Court
 Kolkata-700027.

(DEPONENTS)

Prepared by me
as per K.H.C form
for dr
Alipore Police Court
4-25

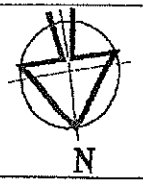


For URMIL DEY
 By her Constituted Attorney
Manju Biswas
 (Constituted Attorney)

SITE PLAN OF PREMISES NO. 14A, EARLE STREET
 (FORMERLY PRE. NO. 14A AND 14B EARLE STREET
 AMALGAMATED WITH PRE. NO. 7A AND 7B
 VALMIKEE STREET), KOLKATA - 700026.

WARD :- 69 BOROUGH :- VIII
 AREA OF LAND :- = 641.110 SQM. = 6900.91 SFT.
 = 9 K- 9 Ch - 16 SFT

DATE :- 20.2.17 SCALE :- 1:200

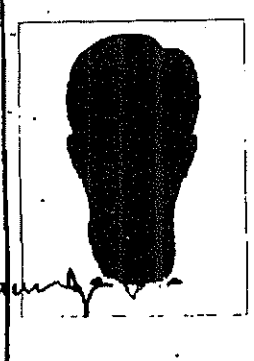


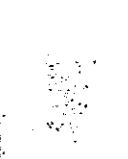




For CHANDAN BISWAS
 MEGHNATH BISWAS
 RABINDRA NATH BISWAS
 MANJU BISWAS
 SARMISTHA BISWAS
 By their Constituted Attorney

Chandan Biswas
 (Constituted Attorney)

SIGNATURE OF OWNER



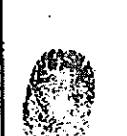
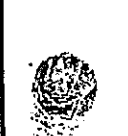

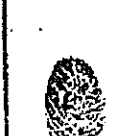





Thumb 1st finger middle finger ring finger small finger

	left hand					
	right hand					

Name GAURAV DUGAR

Signature Gaurav

Thumb 1st finger middle finger ring finger small finger

	left hand					
	right hand					

Name URMI DEY

Signature Manje Biswas

Thumb 1st finger middle finger ring finger small finger

PHOTO	left hand					
	right hand					

Name _____

Signature _____



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16030000236721/2017

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	GAURAV DUGAR 83, Topsia Road (south), P.O:- Gobindokhatick, P.S:- Topsia, District:- South 24-Parganas, West Bengal, India, PIN - 700046	Attorney of Declarant [CHANDAN BISWAS] ,[MEGHNATH BISWAS] ,[RABINDRANATH BISWAS] ,[MANJUBISWAS] ,[SARMISHTHA BISWAS]			
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	MANJU BISWAS 14A, Earle Street, P.O:- Kalighat, P.S:- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700026	Attorney of Declarant [URMI DEY]			

Sl No.	Name and Address of Identifier	Identifier of	Signature with date
1	Mr Jayanta Pandit Son of Mr Gour Hari Pandit 83, Topsia Road (South), P.O:- Gobindokhatick, P.S:- Topsia, District:-South 24-Parganas, West Bengal, India, PIN - 700046	GAURAV DUGAR, MANJU BISWAS	

(Utpal Kumar Basu)
DISTRICT SUB-
REGISTRAR
OFFICE OF THE D.S.R. -
III SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal

Major Information of the Deed

Deed No.	I-1603-00804/2017	Date of Registration	03/03/2017
Doc. No. Year	1603-0000236721/2017	Time of Registration	08:46:03 PM
Doc. Date	22/02/2017 8:46:03 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Bapl Das Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830373677, Status : Advocate		
[09D1] Declaration, Declaration relating to immovable property		Additional Declaration	
St. No. - Value	Market Value		
Rs. 1/-	Rs. 5,59,64,715/-		
St. No. - Fee/SD	Registration Fee/SD		
Rs. 10/- (Article:4)	Rs. 39/- (Article:E, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Ballygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Earle Street, Premises No. 14A, Ward No: 69

Sl. No.	Plot No.	Katha No.	Land Use / Proposed	Area of Land	Rate / Value (in Rs.)	Value (in Rs.)	Other Details
L1			Bastu	9 Katha 9 Chatak 16 Sq Ft	1/-	5,59,64,715/-	Property is on Road
Grand Total :				15.8148Dec	1 /-	559,64,715 /-	

Declarant Details :

Sl. No.	Name of Debit Holder	Photo	Finger print	Signature
1	CHANDAN BISWAS Son of Late Jugal Kishore Biswas 14A, Earle Street, P.O:- Kalighat, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:ALJPB0319H Status :Individual, Executed by: Attorney			
2	MEGHNATH BISWAS Son of Late Jugal Kishore Biswas 14A, Earle Street, P.O:- Kalighat, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:ACWPB2792C Status :Individual, Executed by: Attorney			
3	RABINDRANATH BISWAS Son of Late Jotindra Nath Biswas 14A, Earle Street, P.O:- Kalighat, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:AEDPB9882L Status :Individual, Executed by: Attorney			
4	MANJU BISWAS Wife of Late Kartick Chandra Biswas 14A, Earle Street, P.O:- Kalighat, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:AKSPB0043N Status :Individual, Executed by: Attorney			
5	SARMISTHA BISWAS Daughter of Late Kartick Chandra Biswas 14A, Earle Street, P.O:- Kalighat, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:AKRPB7471K Status :Individual, Executed by: Attorney			
6	URMI DEY Wife of Madhusudan Dey 14A, Earle Street, P.O:- Kalighat, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:AKYPB9977F Status :Individual, Executed by: Attorney			

Attorney Details :

S. No.	Name Address Photo Finger print and Signature
1	GAURAV DUGAR (Presentant) Son of Surendra Kumar Dugar 83, Topsia Road (south), P.O:- Gobindokhatick, P.S:- Topsia, District:- South 24-Parganas, West Bengal, India, PIN - 700046, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:AGRPD3020C Status : Attorney, Attorney of : CHANDAN BISWAS, MEGHNATH BISWAS, RABINDRANATH BISWAS, MANJU BISWAS, SARMISTHA BISWAS
2	MANJU BISWAS Wife of Late Kartick Chandra Biswas 14A, Earle Street, P.O:- Kalighat, P.S:- Bullygunge, District:-South 24 -Parganas, West Bengal, India, PIN - 700026, Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:AKSPB0043N Status : Attorney, Attorney of : URMI DEY

Identifier Details :

Name	Address
Mr Jayanta Pandit Son of Mr Gour Hari Pandit 83, Topsia Road (South), P.O:- Gobindokhatick, P.S:- Topsia, District:-South 24-Parganas, West Bengal, India, PIN - 700046, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of GAURAV DUGAR, MANJU BISWAS	

Endorsement For Deed Number : I - 160300804 / 2017

Presented for registration at Section 37, 2A(01) (G) W.B. Registration Rules - 1962

Presented for registration at 17:30 hrs on 01-03-2017, at the Private residence by GAURAV DUGAR , ,

Executed by Attorney

1. Execution by GAURAV DUGAR, , Son of Surendra Kumar Dugar, 83, Topsia Road (south), P.O: Gobindokhatick, Thana: Topsia, , South 24-Parganas, WEST BENGAL, India, PIN - 700046, by caste Hindu, by profession Business as the constituted attorney of 1. CHANDAN BISWAS 14A, Earle Street, P.O: Kalighat, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, 2. MEGHNATH BISWAS 14A, Earle Street, P.O: Kalighat, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, 3. RABINDRANATH BISWAS 14A, Earle Street, P.O: Kalighat, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, 4. MANJU BISWAS 14A, Earle Street, P.O: Kalighat, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, 5. SARMISTHA BISWAS 14A, Earle Street, P.O: Kalighat, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700026 is admitted by him

Indetified by Mr Jayanta Pandit, , Son of Mr Gour Hari Pandit, 83, Topsia Road (South), P.O: Gobindokhatick, Thana: Topsia, , South 24-Parganas, WEST BENGAL, India, PIN - 700046, by caste Hindu, by profession Service

2. Execution by MANJU BISWAS, , Wife of Late Kartick Chandra Biswas, 14A, Earle Street, P.O: Kalighat, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by profession Others as the constituted attorney of URMI DEY 14A, Earle Street, P.O: Kalighat, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700026 is admitted by him

Identified by Mr Jayanta Pandit, , Son of Mr Gour Hari Pandit, 83, Topsia Road (South), P.O: Gobindokhatick, Thana: Topsia, , South 24-Parganas, WEST BENGAL, India, PIN - 700046, by caste Hindu, by profession Service

UK Basu

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

Admissibility under Rule 21 of West Bengal 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.

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 539568, Amount: Rs.10/-, Date of Purchase: 24/02/2017, Vendor name: Samiran Das

UK Basu

Utpal Kumar Basu
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 1603-2017, Page from 20839 to 20850

being No 160300804 for the year 2017.



UK Basu

Digitally signed by UTPAL KUMAR
BASU
Date: 2017.03.03 17:34:12 +05:30
Reason: Digital Signing of Deed.

(Utpal Kumar Basu) 03/03/2017 17:34:11
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

PS GROUP REALTY PVT. LTD.

Ravikumar Dey
Director

(This document is digitally signed.)