

Sl. No. 42 /2019.

S. G. MUSKARA
Notary (Govt. of India)
KOLKATA.

Professional Address :
6A, K. S. ROY ROAD
2ND FLOOR
KOLKATA – 700 001.

NOTARIAL CERTIFICATE

(Pursuant to section 8 of The Notaries Act, 1952)

TO ALL TO WHOM THESE PRESENTS shall come, I, S. G. MUSKARA duly authorised by the Central Government to practice as a Notary do hereby verify, authenticate, certify attest as under the execution of the instrument annexed hereto collectively marked "A" on its being executed, admitted and identified by the respective signatories as to the matters contained therein, presented before me.

According to that this is to certify, authenticate and attest that the annexed instrument "A" is the

Bonded Declaration

PRIMA FACIE the annexed instrument "A" appears to be in the usual procedure to serve and avail as needs or occasions shall or may require for the same.

IN FAITH AND TESTIMONY WHEREOF being required of a Notary, I, the said notary do hereby subscribe my hand and affix my seal of office at Kolkata on this 22nd day of May in the year of Christ 2019.



S. G. Muskara
(S. G. MUSKARA)
NOTARY

S. G. MUSKARA
NOTARY / Govt. of India
Regs. No. 677 / 1996
6A, K. S. Roy Road,
Kolkata - 700 001

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42119

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIAN NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AB 417194

BOUNDARY DECLARATION

This Declaration is made on this 22nd day of May 2019 at KOLKATA



BY

A



*M/s. USASHI REALSTATES PVT. LTD. (PAN - AAFCD0790C), incorporated under the Companies Act, 1956 (CIN - U45400WB2013PTC198195), it's registered office at Premises No. 594/1, Dakshindari Road, "Bima Abasan", Flat No E2/1, 1st floor, PO - Sreebhumi, PS - Lake Town, Kolkata - 700048, Dist: 24 PGS (N), being represented by M/s. EVANIE INFRASTRUCTURE PVT. LTD. (PAN - AAECE5886B), a Company incorporated under the Companies Act, 1956 (CIN - U45309WB2017PTC220329), having it's office at Premises No. 594/1, Dakshindari Road, "Bima Abasan", Flat No E2/1, 1st floor, PO - Sreebhumi, PS - Lake Town, Kolkata - 700048, Dist: 24 PGS (N), being represented by it's Director namely SRI SUPRIYA KUMAR PATRA (PAN - BCSP3301E), s/o Sri Asis Kumar Patra, by faith Hindu, by occupation - business, residing at Village - Radhapur, PO - Madhabpur, PS - Bhupatinagar, Dist: Purba Medinipur, PIN - 721626, hereinafter for sake of brevity being referred to and called as the "DECLARANT/LANDOWNER NO. 1" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include it's successor-in-office, executors, administrators and assignees) being **PARTY of the FIRST PART**, by virtue of a registered Development Power of Attorney having Being No. 6375/2018 of ADSR Rajarhat.*

A N D

*M/s. EVANIE INFRASTRUCTURE PVT. LTD. (PAN - AAECE5886B), a Company incorporated under the Companies Act, 1956 (CIN - U45309WB2017PTC220329), having it's office at Premises No. 594/1, Dakshindari Road, "Bima Abasan", Flat No E2/1, 1st floor, PO - Sreebhumi, PS - Lake Town, Kolkata - 700048, Dist: 24 PGS (N), being represented by it's Director namely **SRI SUPRIYA KUMAR PATRA (PAN - BCSP3301E)**, s/o Sri Asis Kumar Patra, by faith Hindu, by occupation - business, residing at Village - Radhapur, PO - Madhabpur, PS - Bhupatinagar, Dist: Purba Medinipur, PIN - 721626, by virtue of the resolution adopted, passed and resolved in the meeting of B.O.D. held on 03/11/2017 at 1 PM at 594/1, Dakshindari Road, 'Bima Abasan', Flat No. E2/1, 1st floor, PO - Sreebhumi, PS - Lake Town, Kolkata - 700048, Dist: 24 PGS (N), hereinafter for sake of brevity being referred to and called as the "DECLARANT/LANDOWNER NO. 2" (which expression shall unless repugnant to the context or meaning thereof be deemed to*

A

mean and include its successor-in-office, executors, administrators and assignees) being
PARTY of the SECOND PART.



AND WHEREAS the Declarant/Landowner No. 1 along with Declarant/Landowner No. 2 herein being desirous of developing their land by constructing a multi storied building consisting of several self contained residential flats/units/apartments/commercial space/car parking space/shops etc. thereon the said plot of land morefully described in Schedule A hereinafter, had entered into and executed a registered Development Agreement having Being No. 6324/2018 of ADSR Rajarhat.

AND WHEREAS the Declarant/Landowner No. 1 herein is the recorded owner of all that piece and parcel of land admeasuring about 51 Decimals (out of total purchased land admeasuring about 54 Decimals) in Mouza - Hudarait, J.L. No. 54 in R.S. & L.R. Dag No. 2358 and 2359, appertaining to L.R. Khatian No. 2780 and it has become necessary to delineate the actual boundary of the plot of land under consideration and morefully described in Schedule A hereinafter.

AND WHEREAS the Declarant/Landowner No. 2 herein is the purchased and recorded owner of all that piece and parcel of land admeasuring about 43.7 Decimals in Mouza - Hudarait, J.L. No. 54 in R.S. & L.R. Dag No. 2357, 2358 and 2359, appertaining to L.R. Khatian No. 2799 and it has become necessary to delineate the actual boundary of the plot of land under consideration and morefully described in Schedule B hereinafter.

NOW THIS DECLARATION WITNESSETH AS FOLLOWS:-

The Declarant/Landowner No. 1 herein declares that the plot of land morefully described in Schedule A hereinafter admeasuring about 51 Decimals and the Declarant/Landowner No. 2 herein declares that the plot of land morefully described in Schedule B hereinafter admeasuring about 43.7 Decimals and out of the said total land of 94.7 Decimals, the Declarant/Landowner No. 1 & 2 jointly and severally declares that 81 Decimals are being utilized and developed by Declarant/Landowner No. 2 is within the boundary area as pointed and marked with red colour in the Site Plan attached herein and being morefully described in Schedule C hereinafter.

Schedule A

All that piece and parcel of land measuring about 51 Decimals laying and situated at Mouza - Hudarait, J.L. No. 54, R.S. & L.R. Dag No. 2358 and 2359, L.R. Khatian No. 2780 within the jurisdiction of Chandpur Gram Panchayet, PS - Rajarhat, Dist: 24 PGS (N), butted and bounded as follows:-



- On the North - By R.S. & L.R. Dag No. 2359 (P)
- On the South - By R.S. & L.R. Dag No. 2367 (P), 2369 (P), 2370 (P), 2371 (P)
- On the East - By R.S. & L.R. Dag No. 2439 (P)
- On the West - By R.S. & L.R. Dag No. 2366 (P), 2360 (P)

Schedule B

All that piece and parcel of land measuring about 43.7 Decimals laying and situated at Mouza - Hudarait, J.L. No. 54, R.S. & L.R. Dag No. 2357, 2358 and 2359, L.R. Khatian No. 2799, within the jurisdiction of Chandpur Gram Panchayet, PS - Rajarhat, Dist: 24 PGS (N), butted and bounded as follows:-

- On the North - By others land
- On the South - By others land
- On the East - By others land
- On the West - By others land

Schedule C

All that piece and parcel of land measuring about 81 Decimals laying and situated at Mouza - Hudarait, J.L. No. 54, R.S. & L.R. Dag No. 2357, 2358 and 2359, L.R. Khatian No. 2780, 2799, within the jurisdiction of Chandpur Gram Panchayet, PS - Rajarhat, Dist: 24 PGS (N), which is morefully delineated with Red Colour in the Site Plan annexed hereto and butted and bounded as follows:-

- On the North - By others land
- On the South - By others land
- On the East - By others land
- On the West - By others land

IN WITNESS WHEREOF the parties hereunto execute these presents on the day, month and the year first above-mentioned.



SIGNED, SEALED and DELIVERED

By the Parties hereto at Kolkata

In presence of:-

1.

2.

[Handwritten Signature]

(SUPRIYA KUMAR PATRA.)

SIGNATURE OF THE DECLARANT/LANDOWNER No. 1

(through it's constituted Attorney)

[Handwritten Signature]

(SUPRIYA KUMAR PATRA.)

SIGNATURE OF THE DECLARANT/LANDOWNER No. 2

Drafted by me

[Handwritten Signature]

SAPTARSHI RAY
ADVOCATE
CALCUTTA HIGH COURT
Dist Court Allpore/Barasat

L.T. I. (S) Signatures (S) of the Executant attested by me on Identification

[Handwritten Signature] 22/5/19
4/2/19

S. G. MUSKARA, NOTARY
Advocate, HIGH COURT, KOLKATA
Regd. No. 677/1996 Govt. of India

S. G. MUSKARA
NOTARY / Govt. of India
Regs. No. 677 / 1996
6A, K. S. Roy Road,
Kolkata - 700 001

089677


22 DEC 2018

Sl. No.....Date.....
Name.....
Add.....
AMT.....100.....

Eyame Infrastructure (P) Ltd

86, Gokaghatu, VIP RD

Kol-18


SOUMITRA CHANDA
Licensed Stamp Vendor
8/2, K. S. Roy Road, Kol-1

