



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Z 044620



**DEED OF DECLARATION FOR BOUNDARY**

We, (1) M/s. Broad Tie Up Private Limited [PAN AAECB6602N], (2) M/s. Browse Merchants Private Limited [PAN AAECB6460G], (3) M/s. Browse Tie Up Private Limited [PAN AAECB6459P], (4) M/s. Recoup Tracom Private Limited [PAN AAFCR4144Q], (5) M/s. Recoup Vinimay Private Limited [PAN AAFCR4143K], Companies governed under the Companies Act, 2013, having their registered office at 91A/1, Park Street, Kolkata-700016, Police Station Park Street; (6) M/s. Majestic Conclave Private Limited [PAN AAHCM4356P], a Company

KAMAL KUMAR PAUL  
NOTARY GOVT. OF INDIA  
Regd. No.2700/04  
C.M.'s, Court  
& 3 Bankshall Street  
Kolkata-700 001  
26 JUN 2019

*Handwritten signature*

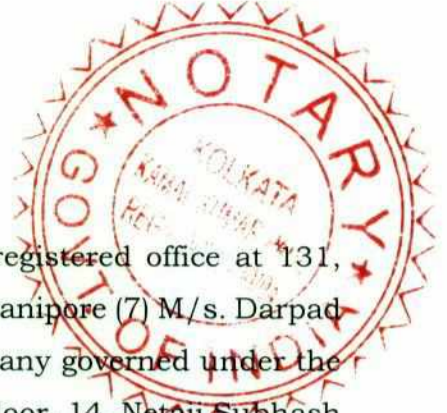
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Address : .....  
Vendor : .....


RUMA DAS  
Associate  
Allipore Judge's Court

I. CHAKRABORTY  
6B, Dr. Rajendra Prasad Sarani  
Kolkata - 700 001

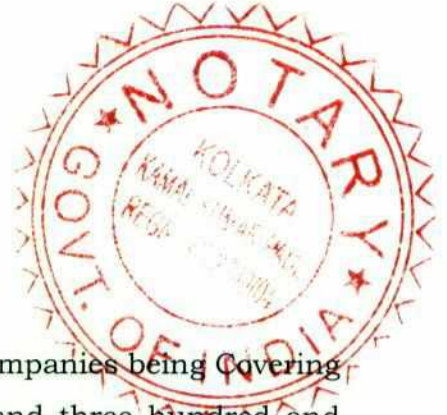


governed under the Companies Act, 2013, having its registered office at 131, Bakul Bagan Road, Kolkata-700025, Police Station Bhowanipore (7) M/s. Darpad Promoters Private Limited [PAN AAECD2509A], a Company governed under the Companies Act, 2013, having its registered office at 1<sup>st</sup> Floor, 14, Netaji Subhash Road, Kolkata-700001, Police Station Hare Street; (8) M/s. Geranium Projects Private Limited [PAN AAECG9137G], a Company governed under the Companies Act, 2013, having its registered office at 84A, Chittaranjan Avenue, Kolkata-700012, Police Station Bowbazar & (9) M/s. Panorama Marketing Limited [PAN AABCP1466H], a Company governed under the Companies Act, 2013, having its registered office at Subham Unit No. 104, 1, Sarojini Naidu Sarani, Kolkata-700017, Police Station Park Street; represented through our constituted Attorney Subrata Chakraborty, S/o. Late Satinath Chakraborty, working for gain at 99A, Park Street, Kolkata - 700016, residing at 2, Birndaban Mallick Lane, Kolkata - 700006 (hereinafter collectively **Owner Companies**) do hereby solemnly affirm and undertake as follows :-

1. That the Owner Companies are the joint and absolute owners of the land measuring **8338.958** (eight thousand three hundred and thirty eight point nine five eight) Sq. Mtr. more or less and as per physical survey **8286.011** (eight thousand two hundred and eighty six point zero one one) Sq. Mtr., comprised in R.S./L.R. *Dag* Nos. 15, 28, 29, 30, 31, 32, 33, 34, 35, 36, 44, 45, 46, 47, 48, 49, 53 & 45/935; recorded in L.R. *Khatian* Nos. 3722, 3723, 3724, 3725, 3726, 3727, 3721, 4149 & 4150 of *Mouza* Hariharpur, J.L. No. 11 of Police Station Baruipur, within the jurisdiction of Hariharpur Gram Panchayet, District South 24 Parganas (**Said Premise**).
2. That Owner Companies propose to construct 7 Blocks of G+I storied Housing Complex in the Said Premise. The actual boundary line of the Said Premise is morefully mentioned below and shown in the plan annexed demarcated with red border.
3. That on behalf of the Owner Companies I shall be liable to any dispute with any of their neighbor/s adjoining to the Said Premise, in future. However, the Kolkata Metropolitan Development Authority (KMDA) will not be liable for any litigation of the Said Premise. That I, on their behalf, have submitted a plan for construction of the building upon the Said Premise for sanction vide an application.

  
 KAMAL KUMAR PAUL  
 NOTARY GOVT. OF INDIA  
 Regd. No. 2700/04  
 C.M.'s, Court  
 & 3 Bankshall Street  
 Kolkata-700 001

26 JUN 2019




4. That the Said Premise is owned by the Owner Companies being covering a total land measuring **8338.958** (eight thousand three hundred and thirty eight point nine five eight) Sq.mt., a little more or less and as per physical survey **8286.011** (eight thousand two hundred and eighty six point zero one one) Sq. Mtr. within the limits of *Hariharpur Gram Panchayet* also shown in the plan annexed herewith .
5. That there is no civil or original suit pending against the Said Premise and it is free from all encumbrances.
6. That, in case of any dispute in regard to boundary arise, then Sanctioned Plan may stand revoked.
7. That the aforesaid site plan is part of the present Deed of Declaration.

**THE SCHEDULE ABOVE REFERRED TO**

**ALL THAT** the land measuring **8338.958** (eight thousand three hundred and thirty eight point nine five eight) Sq. Mtr more or less and as per physical survey **8286.011** (eight thousand two hundred and eighty six point zero one one) Sq. Mtr., comprised in R.S./L.R. *Dag* Nos. 15, 28, 29, 30, 31, 32, 33, 34, 35, 36, 44, 45, 46, 47, 48, 49, 53 & 45/935; recorded in L.R. *Khatian* Nos. 3722, 3723, 3724, 3725, 3726, 3727, 3721, 4149 & 4150 of *Mouza* Hariharpur, J.L. No. 11 of Police Station Baruipur, within the jurisdiction of Hariharpur Gram Panchayet, District South 24 Parganas and the same is delineated on **Plan** attached hereto and bordered in colour **Red** and butted and bounded as follows:

<b>On the North</b>	:	R.S./L.R. <i>Dag</i> No. 19, 28(Part), 30(Part), 15(Part), 47(Part), 45/935(Part), 46(Part) and 48(Part) of <i>Mouza</i> - Hariharpur.
<b>On the West</b>	:	R.S./L.R. <i>Dag</i> No. 34(Part), 37, 23 and 28(Part) of <i>Mouza</i> - Hariharpur.
<b>On the South</b>	:	R.S./L.R. <i>Dag</i> No. 49(Part), 53(Part), 46(Part), 45(Part), 44(Part), 33(Part) and 34(Part) of <i>Mouza</i> - Hariharpur.
<b>On the East</b>	:	PWD Road (N.S.C. Bose Road) of <i>Mouza</i> - Hariharpur.

That the statements contained in the foregoing paragraphs are true to my knowledge.

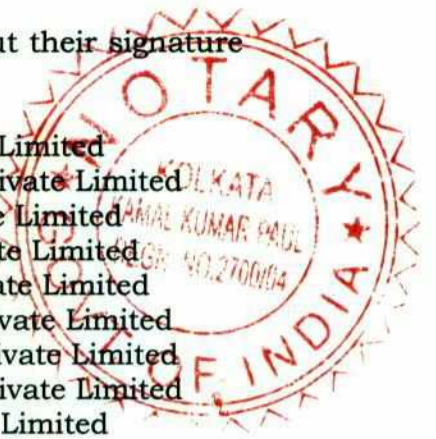
  
**KAMAL KUMAR PAUL**  
**NOTARY GOVT. OF INDIA**  
 Regd. No. 2700/14  
 C.M.'s, Court  
 8 & 3 Bankshall Street  
 Kolkata-700 001

**26 JUN 2019**



**IN WITNESS WHEREOF** the Declarants above named have put their signature on these present, this 25<sup>th</sup> day of June, 2019.

For: M/s. Broad Tie Up Private Limited  
 M/s. Browse Merchants Private Limited  
 M/s. Browse Tie Up Private Limited  
 M/s. Recoup Tracom Private Limited  
 M/s. Recoup Vinimay Private Limited  
 M/s. Majestic Conclave Private Limited  
 M/s. Darpad Promoters Private Limited  
 M/s. Geranium Projects Private Limited  
 M/s. Panorama Marketing Limited



*Subrat Choudhary*

[Declarants]  
 [Constituted Attorney]

**Witnesses:**

Signature *Shubhasish Banerjee*

Name: Shubhasish Banerjee

Father's Name: Late B.L. Banerjee

Address: 99A, Park Street, Kolkata - 700016

Signature *Asim Kumar Mondal*

Name: Asim Kumar Mondal

Father's Name: Manoj Kumar Mondal

Address: 99A, Park Street, Kolkata - 700016

Drafted by me

*Subhrajit Nath Saha*  
 Advocate

Identified by me

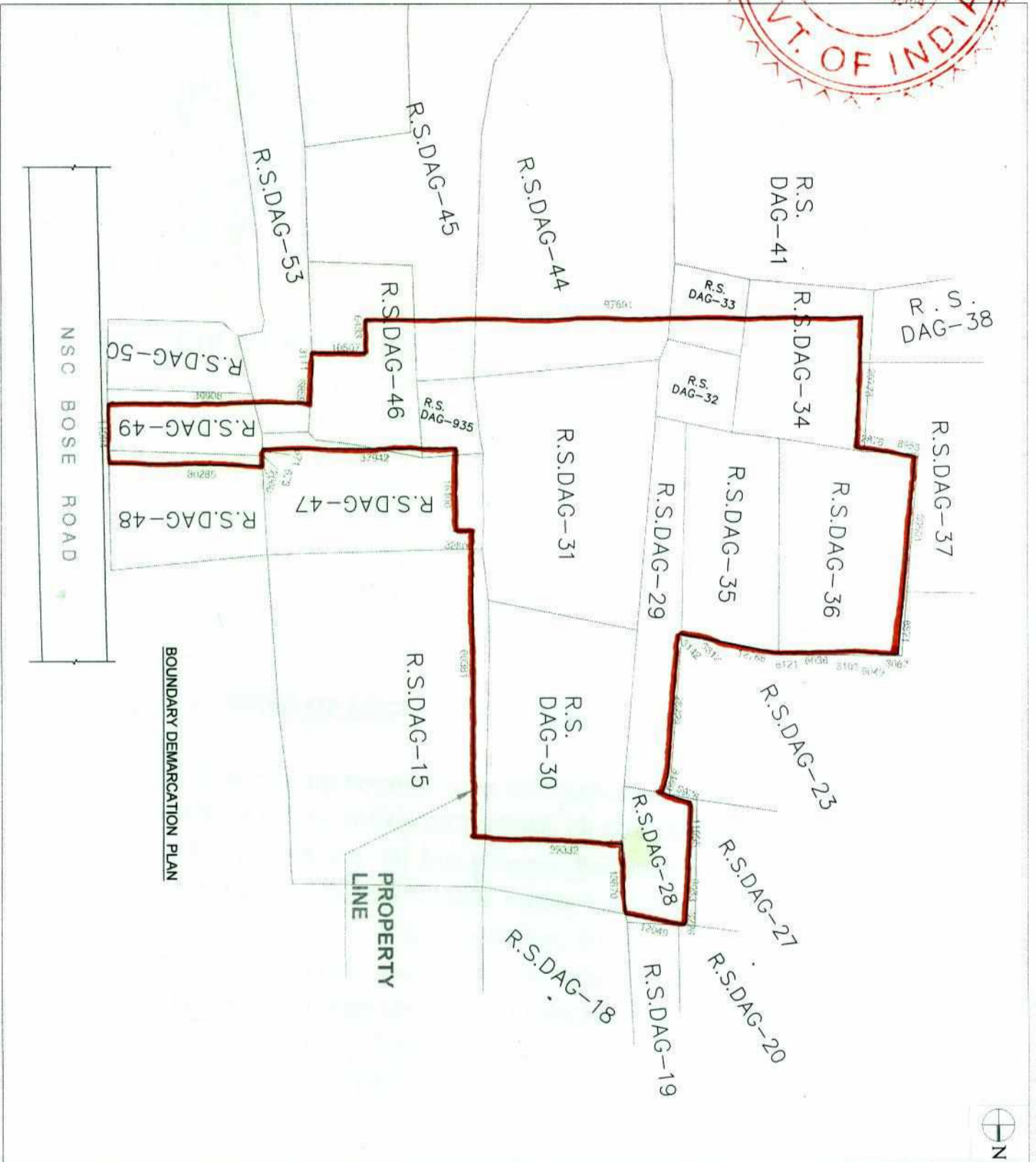
*Arun Kr. Sarkar*  
 C.M.M.'s Court  
 Kolkata

Signature Attested Only  
 on Identification of Ld. Advocate

*Kamal Kumar Paul*  
 KAMAL KUMAR PAUL  
 NOTARY GOVT. OF INDIA  
 Kolkata, West Bengal

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 NOTARY GOVT. OF INDIA  
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**AREA STATEMENT :-**

LAND AREA = 8286.011 Sq.m

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**NOTARY GOVT. OF INDIA**  
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 C.M.'s, Court  
 \* & 3 Bankshall Street  
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**NAME OF THE OWNERS:-**

- 1 Broad Tie Up Private Limited
- 2 Browse Merchants Private Limited
- 3 Browse Tie Up Private Limited
- 4 Dargad Promoters Private Limited
- 5 Geranium Projects Private Limited
- 6 Majestic Conclave Private Limited
- 7 Recoup Tracom Private Limited
- 8 Panorama Marketing Limited
- 9 Recoup Vinimay Private Limited

**26 JUN 2019**

*Kamal Kumar Paul*  
 AUTHORIZED SIGNATORY

**TITLE :-**  
 BOUNDARY DEMARCATION PLAN  
 AND PROPOSED SITE LOCATION

LAND MEASURING ABOUT 204.754 DECIMAL  
 EQUAL TO 8286.011 SQ.M AS PER PHYSICAL  
 SURVEY UNDER MOUZA- HARIHARPUR,  
 J.L.NO.-11, R.S./L.R. DAG NOS. - 15(Part),  
 28(Part), 29, 30(Part), 31, 32, 33(Part), 34(Part),  
 35, 36, 44(Part), 45(Part), 46(Part), 47(Part),  
 48(Part), 49(Part), 53(Part) & 45/935(Part),  
 L.R.KHATTIAN NOS. 3721, 3722, 3723, 3724,  
 3725, 3726, 3727, 4149, 4150 UNDER-  
 HARIHARPUR GRAM PANCHAYET, P.S.-  
 BARUIPUR, DISTRICT-SOUTH 24 PGS.