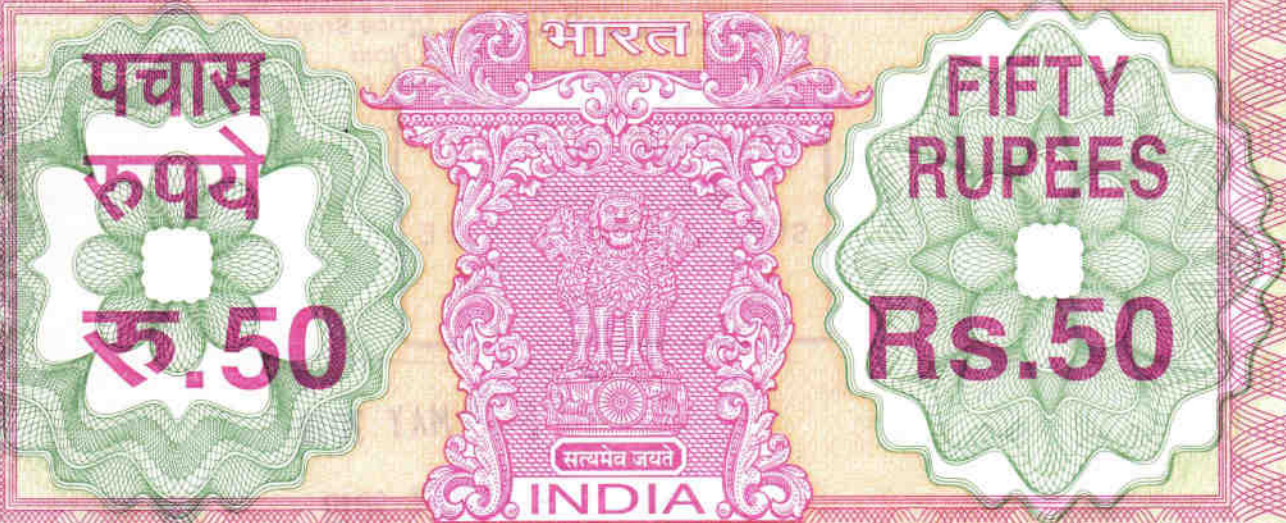


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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Doc No. 581005/2019



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Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheet attached to this document are the part of this Document.

[Signature]
Additional Registrar
of Assurances-III, Kolkata

Additional Registrar of
Assurances III Kolkata

- 3 MAY 2019

BOUNDARY DECLARATION

15146
DEBASISH ROY CHOWDHURY
ADVOCATE
8, Old Post Office Street
Ground Floor
Kolkata-700 001

NAME.....
ADD.....
Rs.....
2 MAY 2019
SURANJAN MUKHERJEE
Licensed Stamp Vender
C. C. Court
2 & 3, K. S. Roy Road, Kolt

2 MAY 2019
- 2 MAY 2019



Identified by me
Asinab Mondal
s/o Utpal Mondal
B/112, Survey Park
P.O. Santoshpur
P.S. Purba Jadavpur
Kolkata - 700045.
Occupation - Service.

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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 Panchayat - 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 hereby solemnly affirm and declare as follows:

1. **WHEREAS** one Sanjib Sammadar approached one Rahima Khatun for purchasing 2.50 acres of land more or less out of her Property lying and situate at Mouza Dakshin Dhupjhora, J.L. No. 28, L.R. Dag No. 540 - 0.40 acres more or less, L.R. Dag No 541 - 0.28 acres more or less, L.R. Dag No. 542 - 0.85 acres more or less, L.R. Dag No. 543 - 0.12 acres more or less, L.R. Dag No. 544 - 0.85 acres more or less, Khatian No. 577, within the jurisdiction of Matialli Police Station and within the limit of Batabari Gram Panchyat - II, ADSR Mal Bazar, and District Jalpaiguri, Pin - 735206 and said Rahima khatun also decided to sell the same in lieu of consideration fixed amongst themselves.
2. **WHEREAS** said Sanjib Sammader purchased All that piece and parcel of land admeasuring 2.50 acres more or less lying and situate at Mouza Dakshin Dhupjhora, J.L. No. 28, in L.R. Dag No. 540 - 0.40 acres more or less, L.R. Dag No 541 - 0.28 acres more or less, L.R. Dag No. 542 - 0.85 acres more or less, L.R. Dag No. 543 - 0.12 acres more or less, L.R. Dag No. 544 - 0.85 acres more or less, Khatian No. 577, within the jurisdiction of Matialli Police Station and within the limit of Batabari Gram Panchyat - II, ADSR Mal Bazar, and District Jalpaiguri, Pin



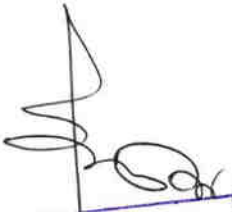
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- 735206, from said Rahima Khatun, wife of Late Sariful Haque, by a registered Deed of Sale duly executed on or about 26th April, 2005 and duly registered before the Office of the Additional District Sub-Registrar at Maynaguri, Jalpaiguri recorded in Book - I, Volume No. 19, pages from 135 to 140, Being No. 1435, for the year 2006 in lieu of the consideration mentioned therein.

- 3. WHEREAS ALL THAT** piece and parcel of 2.50 acres of land lying and situate at Mouza Dakshin Dhupjhora, J.L. No. 28, L.R. Dag No. 540 - 0.40 acres more or less, L.R. Dag No 541 - 0.28 acres more or less, L.R. Dag No. 542 - 0.85 acres more or less, L.R. Dag No. 543 - 0.12 acres more or less, L.R. Dag No. 544 - 0.85 acres more or less, Khatian No. 577, within the jurisdiction of Matialli Police Station and within the limit of Batabari Gram Panchyat - II, ADSR Mal Bazar, and District Jalpaiguri, Pin - 735206 was in khas possession of said Sanjib Samadder who was the absolute owner of the above mentioned property enjoying right, title, interest and possession in the said property free from all encumbrances and was well and sufficiently entitled to convey the above mentioned property and also had recorded his name in the records of rights in accordance with the law and started paying regular revenue, taxes and other outgoings to the concerned authorities in accordance with law.
- 4. WHEREAS** said Sanjib Samadder was in need of funds and wanted to sell the abovementioned property to maintain his other properties. The Proprietorship firm, M/S Sree Balaji, having its registered office at 90/1, Prince Golam Hussain Shah Road, P.O. - Golf Green, P.S. - Jadavpur, Kolkata - 700095, represented by its Proprietor, Sri Manab Paul, son of Sri Narayan Chandra Paul, herein desired to purchase the abovementioned property approached said Sanjib Samadder who decided to sell the property to M/s. Sree Balaji in lieu of the consideration amount agreed between the parties.
- 5. WHEREAS** Sri Sanjib Samadder and M/S Sree Balaji had entered into a Registered Deed of Conveyance, dated 24th January 2018, with M/S. Sree Balaji for the abovementioned property admeasuring about 2.50 acres more or less lying and situate at Mouza Dakshin Dhupjhora, J.L. No. 28, L.R. Dag No. 540 - 0.40 acres more or less, L.R. Dag No 541 - 0.28 acres more or less, L.R. Dag No. 542 - 0.85 acres more or less, L.R. Dag No. 543 - 0.12 acres more or less, L.R. Dag No. 544 -




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0.85 acres more or less, Khatian No. 577, within the jurisdiction of Matialli Police Station and within the limit of Batabari Gram Panchyat - II, ADSR Mal Bazar, and District Jalpaiguri, Pin - 735206 and which was duly 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.

6. **WHEREAS** Prodyot Kumar Dutta, Gopa Dutta and Sayan Dutta approached said Rahima Khatun for purchasing some portions of her Property lying and situate at Mouza Dakshin Dhupjhora, J.L. No. 28, within the jurisdiction of Matialli Police Station and within the limit of Batabari Gram Panchyat - II, ADSR Mal Bazar, and District Jalpaiguri, Pin - 735206 and said Rahima Khatun also decided to sell the same in lieu of consideration as decided amongst themselves.

7. **WHEREAS** said Prodyot Dutta, Gopa Dutta and Sayan Dutta also had mutated their names in the Record of Rights in accordance with law and was sufficiently entitled to convey their properties and were paying regular revenues, taxes and other outgoings to the concerned authority in accordance with law. For maintenance and management of their other properties, Prodyot Dutta, Gopa Dutta and Sayan Dutta were in need of funds and wanted to sell their aforesaid properties.

8. **WHEREAS** one Pitrush Kumar Agarwal approached said Sayan Dutta represented by his father Prodyot Dutta, for purchasing **ALL THAT** piece and parcel of land measuring about 237 Decimals lying and situate at Mouza Dakshin Dhupjhora, J.L. No. 28, Touzi No. 84, Khatian No. 691, L.R. Dag No. 539 - 21 decimal more or less, L.R. Dag No. 540 - 03 decimal more or less, L.R. Dag No. 541 - 07 decimal more or less, L.R. Dag No. 542 - 11 decimal more or less, L.R. Dag No. 543 - 01 decimal more or less, L.R. Dag No. 545 - 23 decimal more or less, L.R. Dag No. 544 - 171 decimal more or less within the jurisdiction of Matialli Police Station and within the limit of Batabari Gram Panchayat - II, ADSR Mal Bazar, and District Jalpaiguri, Pargana - North Moynaguri, Pin - 735206, Prodyot Dutta and Sayan Dutta also decided to sell the same in lieu of consideration fixed amongst themselves.




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9. **WHEREAS** said Pitrush Kumar Agarwal purchased All that piece and parcel of land admeasuring 237 decimals more or less lying and situate at Mouza Dakshin Dhupjhora, J.L. No. 28, Touzi No. 84, Khatian No. 691, L.R. Dag No. 539 - 21 decimal more or less, L.R. Dag No. 540 - 03 decimal more or less, L.R. Dag No. 541 - 07 decimal more or less, L.R. Dag No. 542 - 11 decimal more or less, L.R. Dag No. 543 - 01 decimal more or less, L.R. Dag No. 545 - 23 decimal more or less, L.R. Dag No. 544 - 171 decimal more or less within the jurisdiction of Matialli Police Station and within the limit of Batabari Gram Panchayat - II, ADSR Mal, District Jalpaiguri, Pargana - North Moynaguri, Pin - 735206 from said Sayan Dutta represented by his father Pradyut Dutta, by a registered Deed of Conveyance, executed on or about 13th January, 2012 and which was duly registered before the Office of the Additional District Sub-Registrar at Mal, District - Jalpaiguri and recorded in Book - I, Volume No. 1, Pages from 420 - 429, Being No. 00030, for the year 2012 in lieu of the consideration mentioned therein. Further a subsequent Supplementary Agreement was entered into by and between said Pitrush Kumar Agarwal and Sayan Dutta, represented by his father Prodyot Dutta on or about 24th September, 2018 and which was duly registered before the Office of the Additional District Sub-Registrar at Mal, District - Jalpaiguri and recorded in Book No. I, Volume No. 0710-2018, Pages from 13181 - 13206, Being No. 071000702 for the year 2018.
10. **WHEREAS** said Pitrush Kumar Agarwal became the absolute owners of the abovementioned properties and were enjoying right, title, interest and khas possession in the said property free from all encumbrances and were well and sufficiently entitled to convey the abovementioned property and also has mutated and recorded his name in the Record of Rights in accordance with law. Thereafter he started paying regular revenue, taxes and other outgoings to the concerned authorities.
11. **WHEREAS** one Rishiraj Bansal approached said Prodyot Dutta and Sayan Dutta for purchasing **ALL THAT** piece and parcel of land measuring about 29 Decimals lying and situate at Mouza Dakshin Dhupjhora, J.L. No. 28, Touzi No. 84, Khatian No. 691, L.R. Dag No. 545 - 29 decimal more or less from Sayan Dutta, represented by his father Prodyot Dutta and **ALL THAT** piece and parcel of land measuring about 208 Decimals lying and situate at Mouza Dakshin Dhupjhora, J.L. No. 28, Touzi No. 84, Khatian No. 690, L.R. Dag No. 539 - 2 decimal more or less, L.R. Dag



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No. 540 - 04 decimal more or less, L.R. Dag No. 541 - 04 decimal more or less, L.R. Dag No. 543 - 02 decimal more or less, L.R. Dag No. 542 - 06 decimal more or less, L.R. Dag No. 544 - 44 decimal more or less, L.R. Dag No. 545 - 104 decimal more or less, and L.R. Dag No. 537 - 42 decimal more or less from Prodyot Dutta, in total 237 decimals more or less within the jurisdiction of Matialli Police Station and within the limit of Batabari Gram Panchayat - II, ADSR Mal, District - Jalpaiguri, Pargana - North Moynaguri, Pin - 735206 and Prodyot Dutta and Sayan Dutta also decided to sell the same in lieu of consideration fixed amongst themselves.

12. WHEREAS said Rishiraj Bansal purchased All that piece and parcel of land admeasuring 237 decimals more or less at Mouza Dakshin Dhupjhora, J.L. No. 28, Touzi No. 84, Khatian No. 690 and 691, in L.R. Dag No. 539 - 2 decimal more or less, L.R. Dag No. 540 - 04 decimal more or less, L.R. Dag No. 541 - 04 decimal more or less, L.R. Dag No. 543 - 02 decimal more or less, L.R. Dag No. 542 - 06 decimal more or less, L.R. Dag No. 544 - 44 decimal more or less, L.R. Dag No. 545 - 104 decimal more or less, and L.R. Dag No. 537 - 42 decimal more or less, and L.R. Dag No. 545 - 29 decimal more or less from said Sayan Dutta, represented by his father Prodyot Dutta, and Prodyot Dutta himself by a registered Deed of Conveyance duly executed on or about 13th January, 2012 and which was duly registered before the Office of the Additional District Sub-Registrar at Mal, District - Jalpaiguri and was recorded in Book - I, Volume No. 1, Pages from 430 - 439, Being No. 00031, for the year 2012 in lieu of the consideration mentioned therein. Further a subsequent Supplementary Agreement was made between said Rishiraj Bansal and Sayan Dutta, represented by his father Prodyot Dutta and Prodyot Dutta on or about 24th September, 2018 and which was duly registered before the Office of the Additional District Sub-Registrar at Mal, District - Jalpaiguri and recorded in Book No. I, Volume No. 0710-2018, Pages from 13153 - 13180, Being No. 071000704 for the year 2018.

13. WHEREAS Rishiraj Bansal became the absolute owner of the above mentioned property and was enjoying right, title, interest and in khas possession in the said property free from all encumbrances and was well and sufficiently entitled to convey the above mentioned properties and also have duly mutated and recorded his name in the records of rights in accordance with the law. Thereafter said Rishiraj Bansal has also started paying regular taxes, fees and other outgoings to the concerned authorities.



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14. **WHEREAS** said Pitrush Kumar Agarwal was in need of funds and wanted to sell the abovementioned property to maintain his other properties. The abovementioned Proprietorship firm M/S Sree Balaji, having its registered office at 90/1, Prince Golam Hussain Shah Road, P.O. - Golf Green, P.S. - Jadavpur, Kolkata - 700095, represented by its Proprietor, Sri Manab Paul, son of Sri Narayan Chandra Paul, herein desirous of purchasing the abovementioned property approached Pitrush Kumar Agarwal who decided to sell the property to M/S Sree Balaji in lieu of the consideration amount decided between the parties.
15. **WHEREAS** said Rishiraj Bansal was also in need of funds and wanted to sell the abovementioned property to maintain his other properties. The said Proprietorship firm M/S Sree Balaji, having its registered office at 90/1, Prince Golam Hussain Shah Road, P.O. - Golf Green, P.S. - Jadavpur, Kolkata - 700095, represented by its Proprietor, Sri Manab Paul, son of Sri Narayan Chandra Paul, herein desirous of purchasing the abovementioned property approached Rishiraj Bansal who decided to sell the property to M/S Sree Balaji in lieu of the consideration amount fixed among themselves.
16. **WHEREAS** Sri Pitrush Kumar Agarwal and Sri Rishiraj Bansal jointly and M/s Sree Balaji entered into a Registered Deed of Conveyance on or about 24th September, 2018 for the **ALL THAT** piece and parcel of land admeasuring 269 decimals more or less in Mouza – Dakshin Dhupjhora, J.L. No. 28, Touzi No. 84, P.S. – Matelli, Matialli - Batabari Gram Panchayat II, within the office of the A.D.S.R. Mal, District Jalpaiguri, Pargana - North Maynaguri, Pin – 735206 in various Dag Nos. the breakup of which is given below:-

From **SRI PITRUSH KUMAR AGARWAL** (from Deed No. I - 00030 for the year 2012, Deed No. I – 702 for the year 2018 and from Khatian No. 907)

ALL THAT piece and parcel of land admeasuring 209 decimal more or less lying and situate in Mouza – Dakshin Dhupjhora, J.L. No. 28, Touzi No. 84, P.S. – Matelli, Matialli - Batabari Gram Panchayat II, within the office of the A.D.S.R. Mal, District Jalpaiguri, Pargana - North Maynaguri, Pin – 735206



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In L.R. Dag No. 539 - 21 decimal more or less

In L.R. Dag No. 540 - 03 decimal more or less

In L.R. Dag No. 541 - 07 decimal more or less

In L.R. Dag No. 542 - 11 decimal more or less

In L.R. Dag No. 543 - 01 decimal more or less

In L.R. Dag No. 544 - 160 decimal more or less

In L.R. Dag No. 545 - 06 decimal more or less

AND

ALL THAT piece and parcel of land admeasuring 60 decimal more or less in Mouza - Dakshin Dhupjhora, J.L. No. 28, Touzi No. 84, P.S. - Matelli, Matialli - Batabari Gram Panchayat II, within the office of the A.D.S.R. Mal, District Jalpaiguri, Pargana - North Maynaguri, Pin - 735206.

From **SRI RISHIRAJ BANSAL** (from Deed No. I - 00031 for the year 2012, Deed No. I - 704 for the year 2018 and from Khatian No. 908)

In L.R. Dag No. 537 - 42 decimal more or less

In L.R. Dag No. 539 - 02 decimal more or less

In L.R. Dag No. 540 - 04 decimal more or less

In L.R. Dag No. 541 - 04 decimal more or less

In L.R. Dag No. 542 - 06 decimal more or less

In L.R. Dag No. 543 - 02 decimal more or less

which was registered, before the office of ADSR Mal, District - Jalpaiguri and was duly recorded in Book No. I, Volume No. 0710-2018, Page from 13360 to 13410, Being No. 071000717 for the year 2018.

- 17. WHEREAS** Further a subsequent Deed of Declaration was entered into by and between said Pitrush Kumar Agarwal, Rishiraj Bansal and M/S Sree Balaji represented by its Proprietor Sri Manab Paul on or about 01st October, 2018 and which was duly registered before the Office of the Additional District Sub-Registrar at Mal, District - Jalpaiguri and recorded in Book No. I, Volume No. 0710-2018, Pages from 13709 - 13732, Being No. 071000728 for the year 2018.



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- 18. WHEREAS** M/S Sree Balaji again approached Pritush Kumar Agarwal and Rishiraj Bansal for purchasing **ALL THAT** piece and parcel of lands admeasuring 38 decimal more or less in total, lying and situated in Mouza - Dakshin Dhupjhora, J.L. No. 28, Touzi No. 84, P.S. - Matelli, Matialli - Batabari Gram Panchayat II, within the office of the A.D.S.R. Mal, District Jalpaiguri, Pargana - North Moynaguri, Pin - 735206, from both Pitrush Kumar Agarwal and Rishiraj Bansal, in various Dag Nos. the breakup of which are given below:

From **SRI PITRUSH KUMAR AGARWAL** (from Deed No. I-00030 for the year 2012 and Deed No. I - 702 for the year 2018 and from Khatian No. 907, about 22 decimal more or less)

In L.R. Dag No. 544 - 11 decimal more or less.

In L.R. Dag No. 545 - 11 decimal more or less.

AND

From **SRI RISHIRAJ BANSAL** (from Deed No. I-00031 for the year 2012, Deed No. I - 704 for the year 2018 and from Khatian No. 908, about 16 decimal more or less)

In L.R. Dag No. 544 - 16 decimal more or less.

- 19. WHEREAS** Sri Pitrush Kumar Agarwal and Sri Rishiraj Bansal jointly and M/s Sree Balaji herein entered into a Registered Deed of Conveyance executed on or about 19th February, 2019 for **ALL THAT** piece and parcel of land admeasuring about 38 decimals of land, lying and situated in Mouza - Dakshin Dhupjhora, in L.R. Dag No. 544 and L.R. Dag No. 545, before the office of ADSR Mal, District - Jalpaiguri and which was duly recorded in Book No. I, Volume No. 0710-2019, Page from 2921 to 2962, Being No. 071000157 for the year 2019.
- 20. WHEREAS** piece and parcel of 17 Decimals of land lying and situate at Mouza Dakshin Dhupjhora, J.L. No. 28, Sheet No. - I, L.R. Dag No. 542 - 05 Decimals more or less, L.R. Dag No. 540 - 05 Decimals more or less and L.R. Dag No. 543 - 07 Decimals more or less in Khatian No. 304, within the jurisdiction of Matialli Police Station and within the limit of Batabari Gram Panchayat - II, ADSR Mal Bazar, in the District of Jalpaiguri, Pargana - North Moynaguri, Pin - 735206, belonged to Jinatul Bakie, Shahera Siddique and Md. Rezaul Bakie. They have



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inherited the property after the demise of their mother said Rahima Khatun each of them having a share in L.R. Dag No. 542.

21. **WHEREAS** 17 decimal more or less land was in possession of Jinatul Bakie, Shahera Siddique, Md. Rezaul Bakie who were the absolute owners of the above mentioned property enjoying absolute right, title, interest and khas possession in the said property free from all encumbrances and was well and sufficiently entitled to convey the above mentioned property.
22. **WHEREAS** the said Jinatul Bakie, Shahera Siddique, Md. Rezaul Bakie was in need of funds and wanted to sell the abovementioned property to maintain their other properties. The abovenamed Proprietorship firm M/S Sree Balaji herein desirous of purchasing the abovementioned property approached Jinatul Bakie, Shahera Siddique, Md. Rezaul Bakie who have decided to sell the abovementioned property to M/S Sree Balaji herein in lieu of the consideration agreed amongst themselves.
23. **WHEREAS** Jinatul Bakie, Shahera Siddique, Md. Rezaul Bakie and M/s Sree Balaji, represented by its Proprietor Sri Manab Paul, herein entered into a Registered Deed of Conveyance, executed on or about 1st October, 2018 which was registered before the office of ADSR Mal, District - Jalpaiguri for the abovementioned property admeasuring about 17 decimal more or less, lying and situated in Mouza - Dakshin Dhupjhora, in L.R. Dag No. 540, L.R. Dag No. 542 and L.R. Dag No. 543, which was recorded in Book No. I, Volume No. 0710-2018, Page from 13664 to 13708, Being No. 071000730 for the year 2018.
24. **WHEREAS** Further a subsequent Deed of Declaration was entered into by and between said Jinatul Bakie, Shahera Siddique, Md. Rezaul Bakie and M/s Sree Balaji represented by its Proprietor Sri Manab Paul on or about 23.04.2019 and which was duly registered before the Office of the Additional District Sub-Registrar at Mal, District - Jalpaiguri and recorded in Book No. I, Volume No. 0710-2019, Pages from 6323 to 6349, Being No. 071000327 for the year 2019.



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25. 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, in L.R. Dag Nos. 540, 541, 542, 543, 544, 545, 539, 537, 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 was 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.

26. 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 am lawfully seized and possessed of or otherwise well and sufficiently entitled to the said property having unfettered, right, title, interest and possession 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 neighbours in respect of the said land/property in future. Batabari Gram Panchayat - II will not be liable for any allegation arising in future in respect of the above said land/property due to false statement and has authority 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.



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AND WHEREAS the said land admeasuring about 5.74 acres more or less mentioned hereinabove was earmarked in four lots being Plot No. 1, Plot No. 2, Plot No. 3 and Plot No. 4 and shown in the Plan annexed hereto.

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 Plot No. 4 is to be treated as common passage for Plot No. 1, 2 and 3 and can-not be transferred to anybody and/or bodies, so such is common passage ingress egress for Plot No. 1, 2 and 3.

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 GramPanchayet - 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 are as follows:

Sealed and signed on 3rd May, 2019.

SCHEDULE 'A' REFERRED TO HEREINABOVE

(TOTAL LAND AREA 5.74 ACRES MORE OR LESS)

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, 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 :



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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

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 Plot No. 03.

South: By Black Top Road.

East: By 10 meter common passage.

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 By 10 Meter Common Passage (Part).

South: By Black Top Road.

East: By L.R. Plot No. 544 (P) and 545 (P), By Pitrush Kumar Agarwal, Niranjan Agarwal, Rishiraj Bansal and others.

West: 10 Meter Common Passage.



Additional Registrar of
Assurances III Kolkata

- 3 MAY 2019

Plot No. 3

L.R. Dag No. 540= 0.383 acres more or less

L.R. Dag No. 541= 0.134 acres more or less

L.R. Dag No. 544= 0.060 acres more or less

Total = 0.577 acres more or less

Butted and Bounded by:

North: By Canal.

South: By Plot No. 01.

East: By 10 meter Common Passage.

West: By Canal.

Plot No. 4

L.R. Dag No. 540= 0.042 acres more or less

L.R. Dag No. 541= 0.036 acres more or less

L.R. Dag No. 542= 0.11 acres more or less

L.R. Dag No. 543= 0.025 acres more or less

L.R. Dag No. 544= 0.132 acres more or less

Total = 0.345 acres more or less

Butted and Bounded by:

North: By Part Plot No. 03 and Vacant Land.

South: By Black Top Road.

East: By Plot No. 02.

West: By L.R. Plot No. 01 and 03.




Additional Registrar of
Assurances III Kolkata

- 3 MAY 2019

WITNESSES:

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



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

For Sree Balaji

Proprietor

SIGNATURE OF THE DECLARANT
MANAB PAUL
PAN AJLPP6658F

Drafted by:

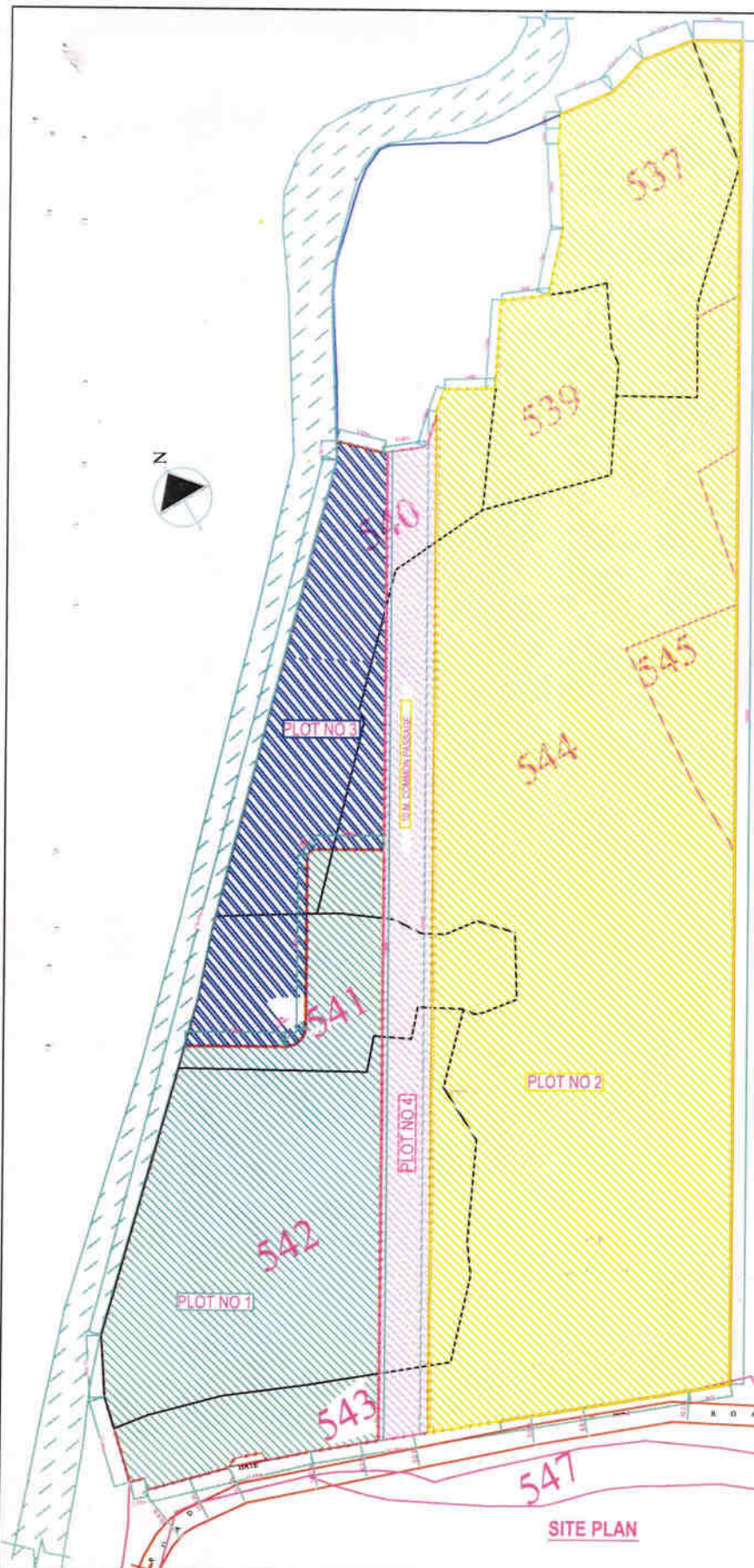
Mrs. Ishita Mitra Roy Chowdhury
Advocate, High Court, Calcutta
8, Old Post Office Street
Ground Floor,
Kolkata - 700001
WB/1338/1999



[Handwritten signature]

Additional Registrar of
Assurances III Kolkata

- 3 MAY 2019



LAND OWNER - SREE BALAJI
 PROP. MANAB PAUL (PAN- AJLPP6658F)

AT MOUZA - DAKSHIN DHUPJHORA,

L.R. PLOT NO - 537, 539, 540,
 541, 542, 543, 544 & 545.

TOTAL LAND AREA = 5.74 ACRES

J.L. NO - 28 ,
L.R. KHATIAN NO - 1203.

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

For Sree Balaji

 Proprietor

SIGNATURE OF OWNER

NORTH - CANAL
SOUTH - BLACK TOP ROAD
EAST - L.R. PLOT NO.- 544(P) & 545(P)
OF P. AGARWAL , N. AGARWAL ,
R. BANSAL & D. BANSAL
WEST - CANAL

SITE PLAN

PLOT NO 1	PLOT NO 2	PLOT NO 3	PLOT NO 4 (COMMON PASSAGE)	TOTAL AREA
LAND AREA	LAND AREA	LAND AREA	LAND AREA	
540= 0.011 ACRES	537= 0.42 ACRES	540= 0.383 ACRES	540= 0.042 ACRES	PLOT NO 1 = 1.16 ACRES
541= 0.144 ACRES	539= 0.23 ACRES	541= 0.134 ACRES	541= 0.036 ACRES	PLOT NO 2 = 3.658 ACRES
542= 0.796 ACRES	540= 0.084 ACRES	544= 0.060 ACRES	542= 0.11 ACRES	PLOT NO 3 = 0.577 ACRES
543= 0.171 ACRES	541= 0.076 ACRES	TOTAL= 0.577 ACRES	543= 0.025 ACRES	PLOT NO 4 = 0.345 ACRES
544= 0.038 ACRES	542= 0.164 ACRES		544= 0.132 ACRES	TOTAL LAND = 5.74 ACRES
TOTAL= 1.16 ACRES	543= 0.024 ACRES			
	544= 2.490 ACRES			
	545= 0.17 ACRES			
	TOTAL= 3.658 ACRES			



Additional Registrar of
Assurances III Kolkata

- 3 MAY 2019

Surname changed from 'Mitra' to 'Roy Chowdhury'
as per order of the Enrolment Committee at its
Meeting dated 23.02.2017.

Calcutta,
the 28th March, 2017.

P. Ranjan Banerjee 28/3/2017
(PINAKI RANJAN BANERJEE)
Assistant Secretary.


Checked & verified



Asst. Secretary.

P.
Compared

Checked & verified

P. Ranjan Banerjee
Asst. Secretary


 ভারতের নির্বাচন কমিশন
 পরিচয় পত্র
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD
 BWC1171966

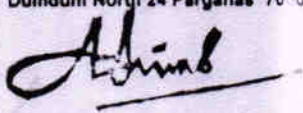
নির্বাচকের নাম : অলোক সেন
 Elector's Name : Alok Sen
 পিতার নাম : মলিনী সেন
 Father's Name : Malini Sen
 লিঙ্গ / Sex : পুং / M
 জন্ম তারিখ : 16/09/1951
 Date of Birth : 16/09/1951

Alok Sen

BWC1171966

ঠিকানা:
 12 রাষ্ট্রগুরু, এডিনিউ বন্দর ৪ বন্দর উত্তর ২ পল্লভা
 700028

Address:
 12 Rastraguru AvenueDumdum 8
 Dumdum North 24 Parganas 700028



Date: 31/08/2007
 138-বন্দর নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
 আধিকারিকের স্বাক্ষরের অনুলিপি
 Facsimile Signature of the Electoral
 Registration Officer for
 138-Dum Dum Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার লিষ্টে নাম
 তোলার ও একই নম্বরের নতুন সঠিক পরিচয়পত্র পাওয়ার
 জন্য নির্দিষ্ট করে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।
 In case of change in address mention this Card No.
 in the relevant Form for including your name in the
 roll at the changed address and to obtain the card
 with same number.

2360029

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MANAB PAUL

NARAYAN CHANDRA PAUL

13/10/1981

Permanent Account Number

AJLPP6658F

Handwritten signature in Hindi

Signature



Handwritten signature in blue ink

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UHISL,
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचित करें / लौटाए :
आयकर पैन सेवा यूनिट, UHISL,
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलारपुर,
नवी मुंबई - 400 614.



Government of India



ভারত সরকার

Government of India

সংস্কৃতিকৃত

১৫।

- পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা প্রাপ্ত করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

মানব পাল
Manab Paul
10 NEW BIKRANGARH P.G.H. SHAH ROAD
JADAVPUR, Jadavpur University S.O
Kolkata, West Bengal 700032



MN158554519DF



সংখ্যা/ Your No. :

6993 3793 3244

- সাধারণ মানুষের অধিকার

- সারা দেশে মান্য।
- ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

15855451



ভারত সরকার
GOVERNMENT OF INDIA



মানব পাল
Manab Paul
পিতা : নারায়ন চন্দ্র পাল
Father : NARAYAN CHANDRA PAUL
জন্ম তারিখ : 1981
পুরুষ : Male



6993 3793 3244

- সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
10 নিউ বিক্রম গড়, বি.জি.এইচ.
শাহ রোড, যাদবপুর, যাদবপুর,
কোলকাতা, পশ্চিমবঙ্গ, 700032

Address:
10 NEW BIKRANGARH,
P.G.H.SHAH ROAD,
JADAVPUR, Jadavpur
University S.O, Jadavpur
University, Kolkata, West
Bengal, 700032



1947
1800 180 1947



help@uidai.gov.in



www.uidai.gov.in

P.O. Box No.1947
Bengaluru-560 001

 **ভারত সরকার**
GOVERNMENT OF INDIA


নাম: **Asit Sharma**
পিতা: **FANIBHUSA SHARMA**
জন্ম সাল: **Year of Birth: 1953**
লিঙ্গ: **Male**

3314 3359 56 57

আধার - সাধারণ মানুষের অধিকার



Asit Sharma

 **ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ**
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা: **53, G BLACK, BAGHAJATIN, KOLKATA, পশ্চিমবঙ্গ, 700086**
Address: **53, G BLACK, BAGHAJATIN, KOLKATA, West Bengal, 700086**


1947
1800 180 1947



help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947, Bengaluru-560 001

Asit Sharma


 ভারতের নির্বাচন কমিশন
 পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD
 SCG2486819

নির্বাচকের নাম : **অর্নব মন্ডল**
 Elector's Name : **Arnab Mondal**
 পিতার নাম : **উৎপল মন্ডল**
 Father's Name : **Utpal Mondal**
 লিঙ্গ/Sex : **পুং/ M**
 জন্ম তারিখ
 Date of Birth : **10/02/1994**

Arnab Mondal

SCG2486819
 ঠিকানা:
 B/112, সার্ভে পার্ক, সার্ভে পার্ক, কোলকাতা- 700075

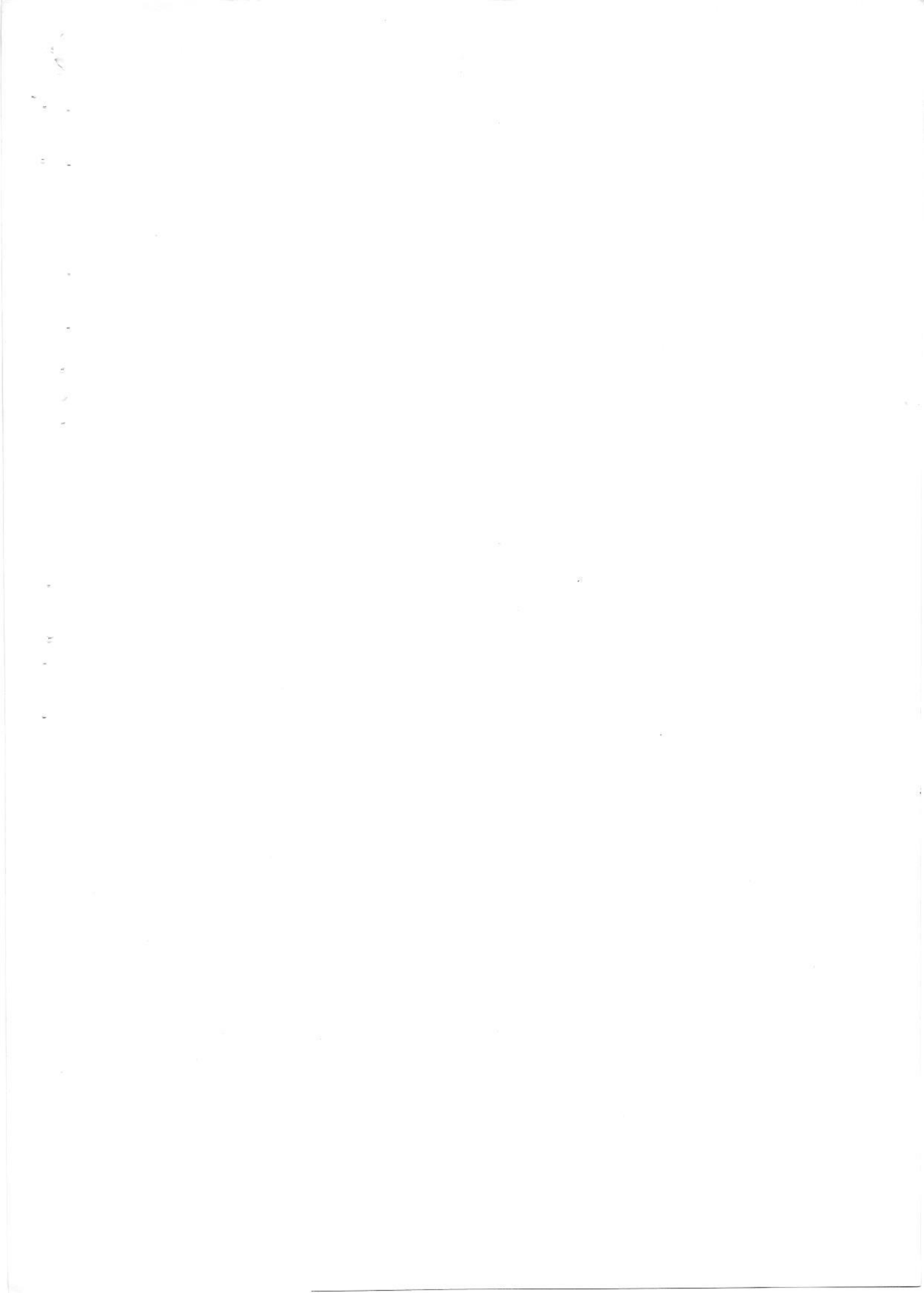
Address:
 B/112, SURVEY PARK, SURVEY PARK,
 KOLKATA- 700075

Date: 28/11/2013

150-জাদাবপুর নির্বাচন ক্ষেত্রে নির্বাচক নিবন্ধন
 আধিকারিকের স্বাক্ষরের অনুকৃতি
**Facsimile Signature of the Electoral
 Registration Officer for
 150-Jadavpur Constituency**











ঠিকানা পরিবর্তন হলে নতুন ঠিকানার জোড়ায় নির্বাচক নিবন্ধন ও একই
 নম্বরে নতুন সঠিক পরিচয়পত্র পাওয়ার জন্য নির্দিষ্ট ফর্মে এই
 পরিচয়পত্রের নকলটি উল্লেখ করুন।
 In case of change in address mention this Card No.
 in the relevant Form for including your name in the
 roll at the changed address and to obtain the card
 with same number.

1230931



SPECIMEN FORM FOR TEN FINGER PRINTS



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

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

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

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





Additional Registrar of
Assurances III Kolkata

- 3 MAY 2019

Major Information of the Deed

Deed No :	I-1903-01912/2019	Date of Registration	03/05/2019
Query No / Year	1903-0000581005/2019	Office where deed is registered	
Query Date	09/04/2019 10:57:20 AM	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. : 9007274140, Status : Advocate		
Transaction	Additional Transaction		
[0901] Declaration, Declaration relating to immovable property	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
	Rs. 46,14,480/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:4)	Rs. 101/- (Article:E, E, M(a), M(b), I)		
Remarks			

Land Details :

District: Jalpaiguri, P.S:- Matiali, Gram Panchayat: MATIALI-BATABARI-II, Mouza: Dakshin Dhupjhora Pin Code : 735206

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-540	LR-1203	Bastu	Sahari	0.011 Acre		43,758/-	Property is on Road Adjacent to Metal Road,
L2	LR-541	LR-1203	Bastu	Sahari	0.144 Acre		5,72,832/-	Property is on Road Adjacent to Metal Road,
L3	LR-542	LR-1203	Bastu	Sahari	0.796 Acre		31,66,488/-	Property is on Road Adjacent to Metal Road,
L4	LR-543	LR-1203	Bastu	Sahari	0.171 Acre		6,80,238/-	Property is on Road Adjacent to Metal Road,
L5	LR-544	LR-1203	Bastu	Sahari	0.038 Acre		1,51,164/-	Property is on Road Adjacent to Metal Road,
		TOTAL :			116Dec	0 /-	46,14,480 /-	
		Grand Total :			116Dec	0 /-	46,14,480 /-	

Declarant Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SREE BALAJI 90/1, Prince Golam Hussain Shah Road, Kolkata, P.O:- Golf Green, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700095 Status : Organization, Executed by: Representative, Executed by: Representative

Major Information of the Deed :- I-1903-01912/2019-03/05/2019

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Manab Paul (Presentant) Son of Mr Narayan Chandra Paul Date of Execution - 03/05/2019, , Admitted by: Self, Date of Admission: 03/05/2019, Place of Admission of Execution: Office	 May 3 2019 1:22PM	 LTI 03/05/2019	 03/05/2019
, 10, New Bikramgarh, Kolkata, 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.:: AJLPP6298F Status : Representative, Representative of : SREE BALAJI (as Proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Arnab Mondal Son of Mr Utpal Mondal , B-112, Survey Park, Kolkata, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075	 03/05/2019	 03/05/2019	 03/05/2019
Identifier Of Mr Manab Paul			

Land Details as per Land Record

District: Jalpaiguri, P.S:- Matiali, Gram Panchayat: MATIALI-BATABARI-II, Mouza: Dakshin Dhupjhora 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 পা, Address:90/1, PRINCE GOLAM HUSSAIN SHAH ROA D, Post Office: JADAVPUR , Classification:বার্ষ বাগান, Area:0.52000000 Acre,	SREE BALAJI
L2	LR Plot No:- 541, LR Khatian No:- 1203	Owner:এম/এস শ্রী বালাজী ., Gurdian:পক্ষে মানব পা, Address:90/1, PRINCE GOLAM HUSSAIN SHAH ROA D, Post Office: JADAVPUR , Classification:দহলা, Area:0.39000000 Acre,	SREE BALAJI

Major Information of the Deed :- I-1903-01912/2019-03/05/2019

L3	LR Plot No:- 542, LR Khatian No:- 1203	Owner:এম/এস শ্রী বালাজী ., Gurdian:পক্ষে মানব পা, 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 পা, Address:90/1, PRINCE GOLAM HUSSAIN SHAH ROA D, Post Office: JADAVPUR , Classification:বার্ণ বাগান, Area:0.22000000 Acre,	SREE BALAJI
L5	LR Plot No:- 544, LR Khatian No:- 1203	Owner:এম/এস শ্রী বালাজী ., Gurdian:পক্ষে মানব পা, Address:90/1, PRINCE GOLAM HUSSAIN SHAH ROA D, Post Office: JADAVPUR , Classification:সহরী, Area:2.72000000 Acre,	SREE BALAJI

Endorsement For Deed Number : I - 190301912 / 2019

On 03-05-2019

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 13:10 hrs on 03-05-2019, at the Office of the A.R.A. - III KOLKATA by Mr Manab Paul .,

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

Execution is admitted on 03-05-2019 by Mr Manab Paul, Proprietor, SREE BALAJI, 90/1, Prince Golam Hussain Shah Road, Kolkata, P.O:- Golf Green, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700095

Indetified by Mr Arnab Mondal, , , Son of Mr Utpal Mondal, , B-112, Survey Park, Kolkata, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 101/- (E = Rs 21/- ,I = Rs 55/- ,M(a) = Rs 21/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 101/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 30/- and Stamp Duty paid by Stamp Rs 50/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 15146, Amount: Rs.50/-, Date of Purchase: 02/05/2019, Vendor name: Suranjan Mukherjee



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

Major Information of the Deed :- I-1903-01912/2019-03/05/2019

Major Information of the Deed :- I-1903-01912/2019-03/05/2019

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1903-2019, Page from 74916 to 74948

being No 190301912 for the year 2019.



Probir Kumar Golder

Digitally signed by PROBIRKUMAR
GOLDER
Date: 2019.05.07 15:52:14 +05:30
Reason: Digital Signing of Deed.

(Probir Kumar Golder) 5/7/2019 3:51:43 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
West Bengal.

(This document is digitally signed.)
