

NOTARIAL CERTIFICATE

S. No. 38 2019.



TO ALL MEN THESE PRESENTS SHALL COME, I B. N. SAHA duly appointed and authorised by the Govt. of West Bengal to practice as a Notary, do hereby certify that the paper writings collectively marked 'A' annexed hereto thereafter called the paper writings 'A' are presented before me by the executant(s).

Toyota Land Development PVT. LTD.
of 35/1, Panchanantola lane, P.O.-Behala, P.S.-
Paschimmedinipur, Kolkata-74. West (S) 24 Pgs.
and annexes.

In the Matter of *Declaratory.*

hereinafter referred

the executant(s) on this 12th Day of Jan Two thousand 2019

Under the execution of the paper writings 'A' on its being admitted by the respective signatories as the matters contained therein and being satisfied as to the identity of the executant(s) I have attested the execution.

AN ACT WHEREOF being required of Notary, I have granted. THESE PRESENTS as my NOTARIAL CERTIFICATE to serve and avail as needs or occasions shall or may required for the same.

IN FAITH AND TESTIMONY WHEREOF, I the said Notary have herewith set and subscribed my name and affixed my seal of office on this 12th day of Jan 2019

P-4
13/1/2019



B. N. SAHA
NOTARY
Bikash Bhaban
North Block, Gr. Floor
Bidhannagar
Kolkata

B. N. SAHA
M.A., L.L.B.
(Govt. of West Bengal)
Regn. No. 23 / 02
BIKASH BHABAN
North Block, Gr. Floor
Bidhannagar
Kolkata - 700 091
(W.B.) India
Mob. : 9830490607

17 JAN 2019

Page 1
भारतीय गैर न्यायिक

दस
रुपये

रु.10



TEN
RUPEES

Rs.10

INDIA NON JUDICIAL



पश्चिम बंगाल WEST BENGAL



27AB 643692

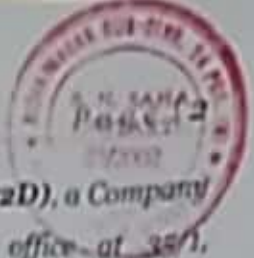
BOUNDARY DECLARATION

This Declaration is made on this 11th day of January, 2019

✓
B. N. SAHA
NOTARY
Block 1, 1st Floor
North Block, 1st Floor
Weddumapat, Kolkata
West Bengal

BY

17 JAN 2019



Handwritten notes: (P) LT D, Y2P, 28

JOYOTU LAND DEVELOPMENT PVT. LTD. (PAN - AABCJ4072D), a Company incorporated under the Companies Act, 1956 having its registered office at 35/1, Chananantola Lane, PO - Behala, PS - Parnasree (formerly Behala), Kolkata - 700034, Dist: PGS (S), hereinafter jointly called and referred to as the "LANDOWNER/DECLARANT" (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include it's executors, administrators, representatives, successors-in-office and assigns) of the **ONE PART**, being represented by their duly constituted Attorney by virtue of a registered Development Power of Attorney having Being No. 2625/2018 being **M/s. USASHI REALSTATES PVT. LTD. (PAN - AAFCD0790C)**, a Company incorporated under the Companies Act, 1956 (CIN - U45400WB2013PTC198195), having 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 it's Director namely **SRI BUDDHADEV DAS**, s/o Bagambar Das, by faith Hindu, by profession - service, residing at Village - Udakhali, PO - Heria, PS - Khejuri, PIN - 721430, Dist: Purba Medinipur, by virtue of the resolution adopted, passed and resolved in the meeting of B.O.D. held on 23/11/2018 at 1 PM at it's registered office.

AND WHEREAS the Landowner herein being desirous of developing its land by constructing a multi storied building consisting of several self contained residential flats, thereon the said plot of land morefully described in Schedule A hereinafter, had entered into and executed a registered Development Agreement having Being No. 1579/2018 and it has become necessary to delineate the actual boundary of the plot of land under consideration and morefully described in Schedule A hereinafter.

NOW THIS DECLARATION WITNESSETH AS FOLLOWS:-

The Landowner herein declares that the plot of land morefully described in Schedule A hereinafter admeasures about 26.4 Decimals and is within the boundary area as pointed and marked with red colour in the Site Plan attached herein.

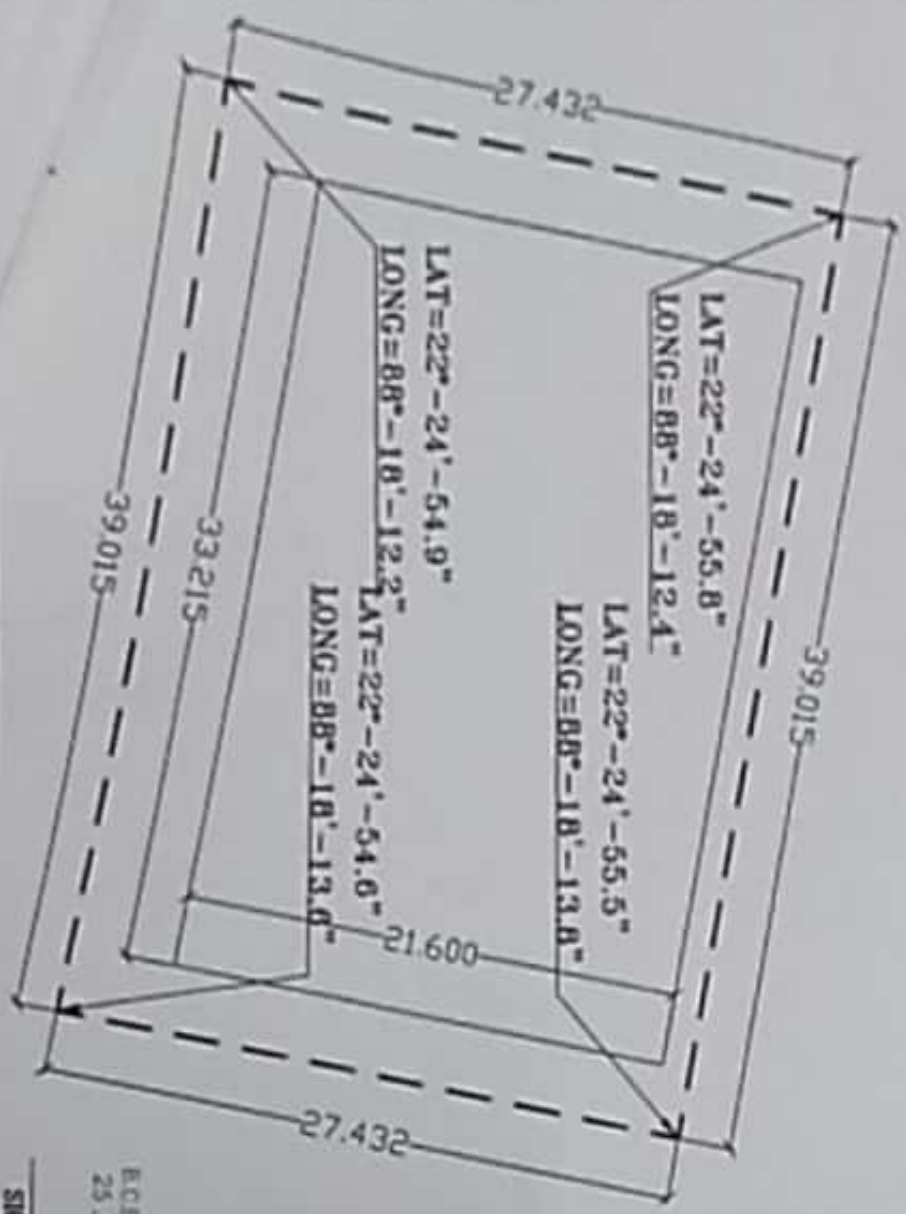
Schedule A

All that piece and parcel of land measuring about 26.4 Decimals laying and situated at Mouza - Amgachia, J.L. No. 93, Touzi No. 85, 87 & 94, R.S. No. 326, R.S. & L.R. Dag No. 659, L.R. Khatian No. 9878, within the jurisdiction of Amgachia Gram Panchayet, PS - Bishnupur, Dist: 24 PGS (S), butted and bounded as follows:-

N. SAHA
NOTARY
Bikash Ghoshan
North Block, 1st Floor
Buddhanger, K. Lines
Behala, Behala

17 JAN 2019

SURVEY PLAN ALONG WITH LATITUDE LONGITUDE AT MOUZA-AMGACHIA, J. L. NO.-93,
 Re. No. -326, TOUZI NO.-85,87,94, UNDER R. S. KHATIAN NO.-442, CORRESPONDING
 TO L. R. KHATIAN NO.-9378, OF R. S. AND L. R. DAG NO.-659 WITHIN THE AMBIT OF
 AMGACHIA GRAM PANCHAYAT AREA UNDER P. S.-BISHNUPUR, DIST.-24 PGS (S).



TO NEPALGUNJ ROAD

LAT=22°-24'-55.5"
 LONG=88°-18'-14.2"



USASHI REALSTATES PVT. LTD.
 Director

Ashish Kundu
 ASHISH KUNDU
 ECE (UJ) L.B.S. No. 679/9 K.M.C
 25 Jy, Mahatma Gandhi Road
 Kolkata-700 082

SIGNATURE OF L. R. S.

LEGENDS

Sl. NO.	DESCRIPTION	SYMBOL
01.	PROPERTY LINE	---
02.	PROPOSED STRUCTURE	□
03.	ROAD	---

Tapan Chakraborty

NIRMAN
 07, Laxmi Nagar, Garia
 Kolkata-700 032

EXECUTED BY NIRMAN 9630132207	
SCALE - 1 : 300	

17 JAN 2019

Date Day of 20



In the Matter of :
Instrument 'A'
and
In the Matter of

NOTARIAL CERTIFICATE



B. N. SAHA
M.A., L.L.B.
(Govt. of West Bengal)
Regn. No. 23 / 02
BIKASH BHABAN
North Block, Gr. Floor
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Kolkata - 700 091
(W.B.) India
Mob. : 9830490607



- North - By 20 feet wide common passage
- South - By R.S. & L.R. Dag No. 659
- East - By R.S. & L.R. Dag No. 659
- West - By other Dags

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

Signed, sealed and delivered by
In presence of Witness:-

1. Chandan Das
Ringpur, Hooghly - 712408
2. Debalanta Bhunia
301 Land Street, Jayapartment
Kolkata - 700048

USASHI REALSTATES PVT. LTD.

Buddhadar Das
Director

SIGNATURE OF THE LANDOWNERS
(For & on behalf of as constituted attorney)

I identified by me
Saptarshi Ray
SAPTARSHI RAY
ADVOCATE
CALCUTTA HIGH COURT
Dist Court Alipore/Barasat

Signature Attested by
me on Identification

B-L

B. N. SAHA
NOTARY
Bikas Chavan
North Block, G. Floor
Bidhanagar, Kolkata
West Bengal

B. N. SAHA
NOTARY

17 JAN 2019

042935


20 AUG 2018

Sl. No. _____ Date _____
Name _____
Add. _____
AMT. _____ 10/-

Uzashi Real Estate (P) Ltd

81, Goleghata, YIP

Ko-1-48


SOUMITRA CHANDA
Licensed Stamp Vendor
82, T. S. Roy Road, Kol-1