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01.07.2011 पश्चिम बंगाल WEST BENGAL

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

Additional Registrar  
of Assurances, Kolkata

1-3-11

### DEED OF DECLARATION FOR BOUNDARY WITH PLAN

#### DECLARATION

We **IDEAL REAL ESTATES PRIVATE LIMITED (PAN AAACD9025H)**, having its registered office at 50, Jawhar Lal Nehru Road, Police Station Shakespeare Sarani, Kolkata-700 071, represented by its Authorized Signatory **Ravi Kumar Daruka**, son of Shiv Kumar Daruka, residing at 164, Chittaranjan Avenue, Police Station Jorabagan, Kolkata-700 007, do hereby solemnly affirm and declare as follows :

Jorabagan, Kolkata-700 007 @

@



**Government Of West Bengal**  
**Office Of the A.R.A.-I KOLKATA**  
**District:-Kolkata**

**Endorsement For Deed Number : I - 01724 of 2011**  
**(Serial No. 01532 of 2011)**

**On**

**Payment of Fees:**

**On 01/03/2011**

**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.

**Payment of Fees:**

Amount By Cash

Rs. 73/-, on 01/03/2011

( Under Article : ,E = 7/- ,I = 55/- ,M(a) = 7/- ,M(b) = 4/- on 01/03/2011 )

**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 13.51 hrs on :01/03/2011, at the Office of the A.R.A.-I KOLKATA by Ravi Kumar Daruka ,Executant.

**Admission of Execution(Under Section 58,W.B.Registration Rules,1962)**

Execution is admitted on 01/03/2011 by

1. Ravi Kumar Daruka

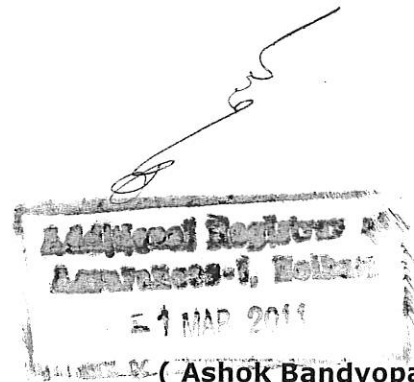
Authorised Signatory, Ideal Real Estates Pvt Ltd, 50, J. L. Nehru Road, Kolkata, Thana:-Shakespeare Sarani, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700071 .

, By Profession : Service

Identified By Amlan Saha, son of S N Saha, 50, J. L. Nehru Road, Kolkata, Thana:-Shakespeare Sarani, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700071 , By Caste: Hindu, By Profession: Service.

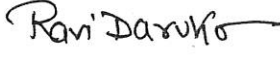
( Ashok Bandyopadhyay )

ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA


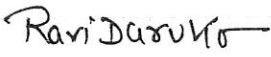


**Government of West Bengal**  
**Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue**  
**Office of the A.R.A.-I KOLKATA, District- Kolkata**  
**Signature / LTI Sheet of Serial No. 01532 / 2011, Deed No. (Book - I , 01724/2011)**

I . Signature of the Presentant

Name of the Presentant	Signature with date
Ravi Kumar Daruka	 1/3/11

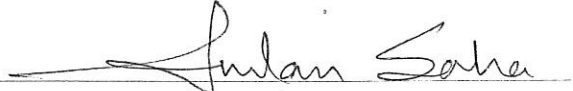
II . Signature of the person(s) admitting the Execution at Office.

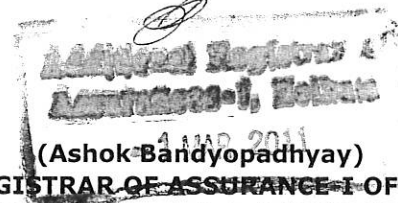
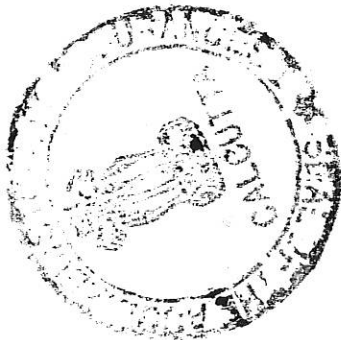
Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Ravi Kumar Daruka Address -164, Chittaranjan Avenue, Kolkata, Thana:-Jorasanko, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700007	Self		 LTI	REAL REAL ESTATES PVT. LTD.  Authorised Signatory
			01/03/2011	01/03/2011	

**Name of Identifier of above Person(s)**

Amlan Saha  
 50, J. L. Nehru Road, Kolkata, Thana:-Shakespeare Sarani, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700071

**Signature of Identifier with Date**





ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA  
 Office of the A.R.A.-I KOLKATA

1. Ideal Real Estates Private Limited, a Company incorporated under the Companies Act, 1956 and having its Registered Office at 50, Jawhar Lal Nehru Road, Police Station Shakespeare Sarani, Kolkata-700 071 is the Owner of the Municipal Premises No. 21, Pramatha Chowdhury Sarani, Kolkata-700053 comprising of the land and structures thereon (**Said Premises**).
2. I am the Authorized Signatory of the Owner Company and I am competent to make this Declaration for and on behalf of the Owner.
3. The actual position and location of the aforesaid land with structures (including butted and bounded by boundary wall) being Premises No. 21, Pramatha Chowdhury Sarani, Kolkata-700053 is clearly shown in the plan which is prepared by the Architect- Sanon Sen & Associates Pvt. Ltd. of 5, Russel Street, Kolkata - 700071 after surveying the said land and structures (including butted and bounded by boundary wall), a copy whereof is annexed herewith and declare that the same is correct and in order and part and parcel of this Deed.
4. The measurement of the aforesaid land with structures (including butted & bounded by wall) is 11 (eleven) *Bigha*, 9 (nine) *Cottah*, 10 (ten) *Chittak* and 42 (forty two) Square Feet which is equivalent to 15363.43 (fifteen thousand three hundred sixty three and point four three) Sq.Mtr being a little more or less.
5. I make this Declaration on proper verification of the location of the land with structures and the plan annexed hereto show the true and correct position and measurement of the said land with structures (including butted & bounded by boundary wall).
6. I do hereby declare and affirm that under no circumstances the Kolkata Municipal Corporation will be held liable and/or responsible for any dispute or difference concerning or touching the point of boundary and/or measurement of the said premises.
7. I do hereby further declare that, if required, the Kolkata Municipal Corporation will be indemnified in future against all suits, proceedings etc., that may be taken or proceeded with in connection with this deed and/or any paper, map/plan etc. that are likely to be submitted before the Kolkata Municipal Corporation.



**THAT SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece and parcel of land with structures (including butted and bounded by boundary wall) admeasuring an area of 11 (eleven) *Bigha*, 9 (nine) *Cottah*, 10 (ten) *Chittak* and 42 (forty two) Square Feet which is equivalent to 15363.43 (fifteen thousand three hundred sixty three and point four three) Sq.Mtr being a little more or less being Premises No. 21, Pramatha Chowdhury Sarani, Ward No.81, Police Station New Alipore, Kolkata-700053 and delineated on the "**MAP**" annexed hereto and bordered in colour "**RED**" thereon and butted and bounded as follows :-

- ON THE NORTH** : By Sealdah-Budge Budge railway tracks.
- ON THE SOUTH** : Partly by Chetla Road and partly by Municipal Pumping Station.
- ON THE EAST** : Partly by Pramatha Chowdhury Sarani (previously Station Road)
- ON THE WEST** : By land and residential quarters of Railways

**IN WITNESS WHEREOF** the **DECLARANT** above named has put his signature on these present this 1<sup>ST</sup> day of MARCH, 2011.

For IDEAL REAL ESTATES PVT. LTD.

*Ravi Daruk*

Authorised Signatory

D E C L A R A N T

Drafted by me :  
as per the K.M.C Proforma.

*Rajesh Gangopadhyay*

**Rajesh Gangopadhyay**  
Advocate, High Court, Calcutta

Witnesses:

1. *Amlan Saha*

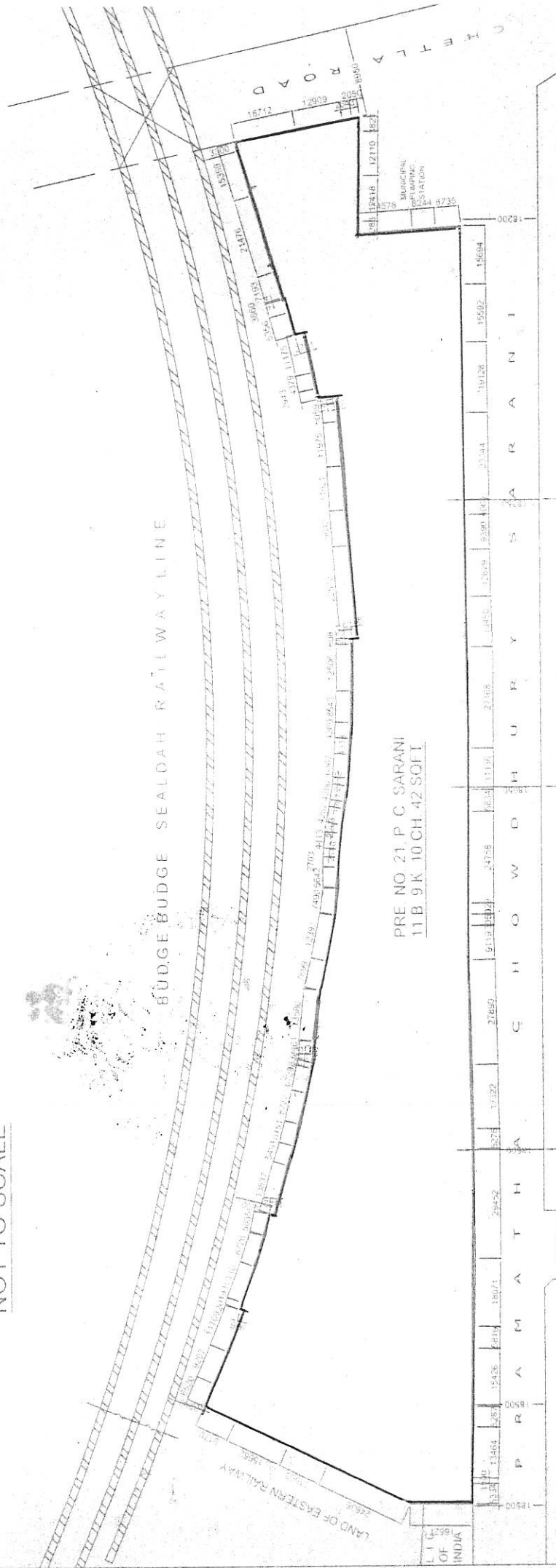
**AMLAN SAHA**  
50, J. L. Nehru Rd., Kol-71

2.

*Arun Kedia*  
**ARUN KEDIA**  
50, J L Nehru Road  
Kolkata -700 071

**SITE PLAN SHOWING BOUNDARY DECLARATION AT PREMISES NO. 21 PRAMATHA CHOWDHURY SARANI, WARD NO : 81, BOROUGH NO : X, KOLKATA - 700 053**  
**LAND AREA - 11 B. 9 K. 10 CH. 42 SQFT. = 15363.43 SQM.**

**NOT TO SCALE**



*Suvadip Dutta*

**SUVADIP DUTTA**  
**B. Arch.**  
**COUNCIL OF ARCHITECTURE**  
**REGISTRATION NO. CA/2002/28951**

















**SIGNATURE OF ARCHITECT**

**For IDEAL REAL ESTATES PVT. LTD.**

*Ravi Daru*  
**Authorised Signatory**

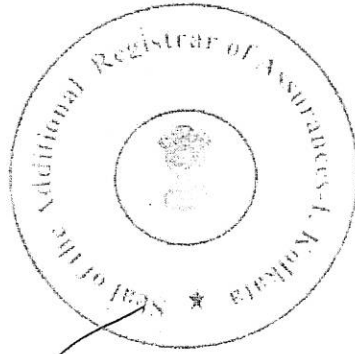
**SIGNATURE OF OWNER**

SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants					
						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
<i>Ravi Dasu</i>						
		Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
		Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 4  
Page from 5009 to 5017  
being No 01724 for the year 2011.



(Ashok Bandopadhyay) 01-March-2011  
ADDL. REGISTRAR OF ASSURANCE-1 OF KOLKATA  
Office of the A.R.A.-1 KOLKATA  
West Bengal