

9594/2015

09953/11

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

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.

S 855020

Additional Registrar
of Assurances-I, Kolkata

19 DEC 2015

BOUNDARY DECLARATION

We, (1) **INDRANIL GHOSH** (PAN: AYGPG7174H), son of Shankar Ghosh, by religion Hindu, by occupation Service, presently residing at 13214 Frazier PI NW, Seattle, WA 98177, United States of America and also at 15C, Raja Santosh Road, P.O. Alipore, P.S. Chetla, Kolkata – 700027, (2) **SMT AMRITA DOUGLAS** (PAN: CHCPD7616L), daughter of Shankar Ghosh, by religion Hindu, by nationality Indian, by occupation Business, presently residing at 16, East 96th Street, Apartment 68, New York NY10128, United States of America and also at 15C, Raja Santosh Road, P.O. Alipore, P.S. Chetla, Kolkata – 700027, (3) **SMT ROSHNI SURANA** (PAN: DBBPS9528A), daughter of Shankar Ghosh, by religion Hindu, by nationality Indian, by occupation Service, presently residing at 56,

Queens Wood Court, Kings Avenue, London SW4 8EB, United Kingdom and also at 15C, Raja Santosh Road, P.O. Alipore, P.S. Chetla, Kolkata – 700027 duly represented by constituted Attorney **MR RISHAD RAMCHANDANI (PAN APDPR2364A)** son of Harish P Ramchandani Director of Master Properties having office at 5B Heysham Road, PO : Bhawanipore, PS Elgin, Kolkata 700020 do hereby solemnly affirm and declare as under :

1. That a plan submitted herewith may kindly be accepted for as final boundary plan of premises 15C, Raja Santosh Road, Calcutta
2. That at the time when the deed was registered the boundary measurement plan of the premises was differ from the present boundary.
3. The said measurement is given in the attached plan and the same may be taken as the actual boundary measurement of the premises, which is annexed herewith. If any dispute arises we are not hold the Kolkata Municipal Corporation on responsible regarding boundary of the adjoining owner.
4. That we are the absolute owner of the demarcated premises number 15C, Raja Santosh Road, Calcutta, the boundary of which has now been surveyed and duly shown in the enclosed site plan.
5. That now the area of the premises 15C, Raja Santosh Road, Calcutta is 12 Cottahs 2 Chittacks 10 Sq. Ft or 811.966 sq.m.
6. That there is no case pending in either civil or criminal court regarding the ownership of premises no 15C, Raja Santosh Road, Calcutta if any dispute arises the Kolkata Municipal Corporation will revoke the building sanction plan.

SCHEDULE ABOVE REFERRED TO :-

All that the two storied brick built messuage and dwelling house of 6000 sq. ft. with out-houses having total built up area of 2000 Sq. Ft. aggregating to 8000 Sq. Ft. known as Premises No. 15C, Raja Santosh Road, Calcutta Together with the piece or parcel of rent free land thereunto belonging and containing an area of 12 Cottahs 2 Chittacks 10 Sq. Ft. approximately situate in Mouza Durgapore, Pargana Magura, Thana-

Chetla and Sub-Registration District Alipore in the District of 24 Parganas, Ward No: 74,
Borough No. IX and bounded as follows :

On the North : partly by 15C/1B, Raja Santosh Road;
On the East : by 17, Raja Santosh Road;
On the South : by Raja Santosh Road: and
On the West : by 15B, Raja Santosh Road

OR HOWSOEVER OTHERWISE the same may be known, numbered, described and distinguished.

Measurement of Boundary line of premises

ON THE NORTH: - 8.699 M + 12.115 M + 5.073 M

ON THE SOUTH: - 13.972 M + 5.246 M + 2.047 M + 4.828 M

ON THE EAST :- 8.421 M + 12.526 M + 11.557 M

ON THE WEST :- 6.525 M + 12.240 M + 13.645 M

That the aforesaid declaration will be binding on the heir, executors, representatives and assignees.

Signed herein 19th day of December 2015.

WITNESS :

1. Ram Prasad Pal
16/3 P. K. Roy Chandra
2nd bye lane How-3
2. Sarin Lal
15/1 B. M. Lane
How-2

Master Properties Pvt. Ltd.

R. Ramchandani

CONSTITUTED ATTORNEY OF:

Indranil Ghosh
Smt. Amrita Douglas
Smt. Roshni Surana

Drafted by me:-

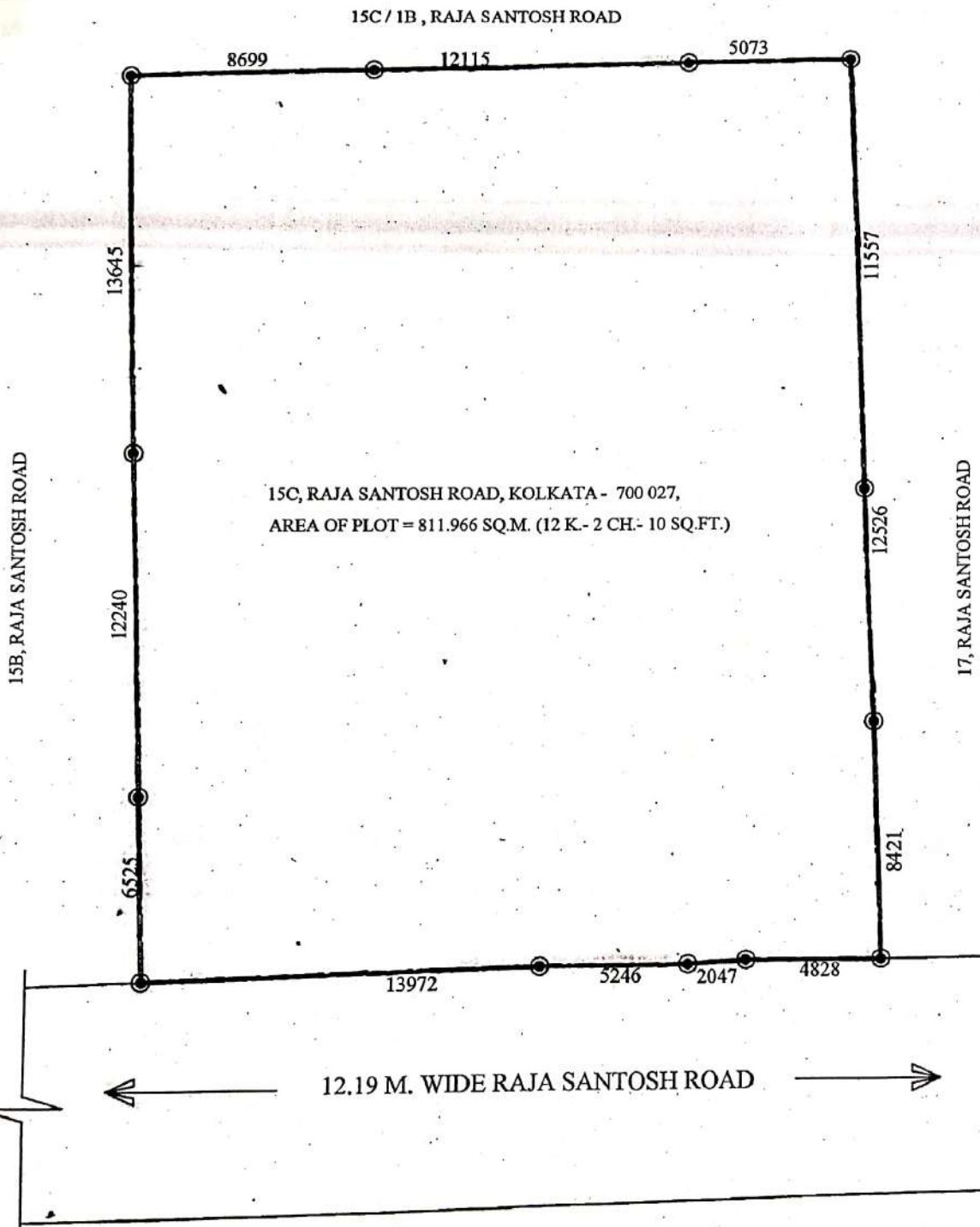
Plaban Basu

Adv.

High Court, Calcutta

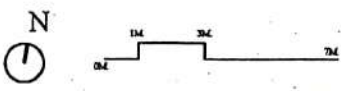
F-1494/1212/2012

SITE PLAN AT PREMISES NO. 15C, RAJA SANTOSH ROAD, WARD NO. - 74, BOROUGH NO.- IX,
KOLKATA- 700 027, UNDER KOLKATA MUNICIPAL CORPORATION.



NOTE :-

- 1. ALL DIMENTION AREA IN MM. UNLESS OTHERWISE MENTIONED
- 2. LAND AREA = 811.966 SQ.M. (12 K.- 2 CH.- 10 SQ.FT.)



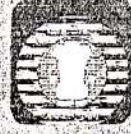
Master Properties Pvt. Ltd.
R. Namchandani
CONSTITUTED ATTORNEY OF:
Indranil Ghosh
Smt. Amrita Douglas
Smt. Roshni Surana

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MASTER PROPERTIES PRIVATE LIMITED



15/05/2000

Permanent Account Number

AADCM5973C

Signature

Master Properties Pvt. Ltd.

R. Ramchandani
Director

...

In case this card is lost / found, kindly inform / return to :

Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाने :

आयकर पैन सेवा यूनिट, UTITSL
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई-४०० ६१४

आयकर विभाग
INCOME TAX DEPARTMENT



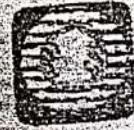
भारत सरकार
GOVT. OF INDIA

RISHAD RAMCHANDANI
HARISH RAMCHANDANI

12/11/1986

Permanent Account Number
APDPR2364A

R. Ramchandani
Signature



R. Ramchandani

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTIISI
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.
इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटायें :
आयकर पैन सेवा यूनिट, यूटीआईसी
प्लॉट नं. ३, सेक्टर ११, सीडीबी बेलपुर,
नवी मुंबई-४०० ६१४

From forward Pal

Observation / OBSERVATION

MISCELLANEOUS SERVICE

पिता / कायदा अविभाजक का नाम / Name of Father / Legal Guardian

RATNESHWAR PAL



L9807648

माता का नाम / Name of Mother
RADHA RANI PAL

पति या पत्नी का नाम / Name of Spouse
SHRABANI PAL

पता / Address
16/3 P.K. ROYCHOWDHURY

2ND BYE LANE, HOWRAH




PIN: 711103, WEST BENGAL, INDIA

पुराने पासपोर्ट का नं. और जारी होने की तिथि एवं स्थान / Old Passport No. with Date and Place of Issue
E7748851 31/08/2004 KOLKATA

फाइल नं. / File No.
CA2077772866114





Seller, Buyer and Property Details

Declarant & Details


Presentant Details			
SL No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	<p>Mr Rishad Ramchandani Son of Mr Harish P Ramchandani 5 B, Heysham Road, P.O:- Elgin, P.S:- Bhawanipore, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700020</p>	 19/12/2015 12:31:27 PM	 LTI 19/12/2015 12:32:43 PM
	 19/12/2015 12:32:58 PM		

Declarant Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	<p>INDRANIL GHOSH Son of SHANKAR GHOSH 15C, RAJA SANTOSH ROAD, P.O:- ALIPORE, P.S:- Chetla, District:-South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. AYGPG7174H,; Status : Individual</p>
2	<p>Smt AMRITA DOUGLAS Son of SHANKAR GHOSH 15C, RAJA SANTOSH ROAD, P.O:- ALIPORE, P.S:- Chetla, District:-South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. CHCPD7616L,; Status : Individual</p>
3	<p>Smt ROSHNI SURANA Daugther of Mr SHANKAR GHOSH 15C, RAJA SANTOSH ROAD, P.O:- ALIPORE, P.S:- Chetla, District:-South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. DBBPS9528A,; Status : Individual; Represented by their (1-3) constituted attorney as given below:-</p>

Declarant Details

SL No.	Name, Address, Photo, Finger print and Signature		
1-3 (1)	<p>Mr Rishad Ramchandani Son of Mr Harish P Ramchandani 5 B, Heysham Road, P.O:- Elgin, P.S:- Bhawanipore, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700020 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. APDPR2364A,; Status : Attorney; Date of Execution : 19/12/2015; Date of Admission : 19/12/2015; Place of Admission of Execution : Office</p>	 19/12/2015 12:31:27 PM	 LTI 19/12/2015 12:32:43 PM
<p align="center"><i>R. Ramchandani</i></p> <p align="center">19/12/2015 12:32:58 PM</p>			
4	<p>Master Propertiese Pvt Ltd 5 B, Heysham Road, P.O:- Elgin, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700020; Status : Organization; Represented by representative as given below:-</p>		
4(1)	<p>Mr Rishad Ramchandani 5 B, Heysham Road, P.O:- Elgin, P.S:- Bhawanipore, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700020 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. APDPR2364A,; Status : Representative; Date of Execution : 19/12/2015; Date of Admission : 19/12/2015; Place of Admission of Execution : Office</p>	 19/12/2015 12:31:42 PM	 LTI 19/12/2015 12:32:10 PM
<p align="center"><i>R. Ramchandani</i></p> <p align="center">19/12/2015 12:33:35 PM</p>			

Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr Ram Prasad Pal Son of Late. Ratneswar Pal 16/3, P K Roy Chowdhury 2nd Bye Lane, P.O:- B Garden, P.S:- Shibpur, Howrah, District:-Howrah, West Bengal, India, PIN - 711103 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,	Mr Rishad Ramchandani, Mr Rishad Ramchandani	 19/12/2015 12:34:17 PM

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Alipore, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raja Santosh Road, , Premises No. 15C		12 Katha 2 Chatak 10 Sq Ft	1/-	9,78,33,367/-	Proposed Use: Bastu, Property is on Road

Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
F0	Gr. Floor	6000 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete
F1	Floor No: 1	2000 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete
S1	On Land L1	8000 Sq Ft.	0/-	60,00,000/-	Structure Type: Structure

Transfer of Property from Declarant to				
Sch No.	Name of the Declarant	Name of the	Transferred Area	Transferred Area in(%)
L1	INDRANIL GHOSH		6.67639	33.3333
	Smt AMRITA DOUGLAS		6.67639	33.3333
	Smt ROSHNI SURANA		6.67639	33.3333

Transfer of Property from Declarant to

Sch No.	Name of the Declarant	Name of the	Transferred Area	Transferred Area in(%)
S1	INDRANIL GHOSH		2666.67 Sq Ft	33.3333
	Smt AMRITA DOUGLAS		2666.67 Sq Ft	33.3333
	Smt ROSHNI SURANA		2666.67 Sq Ft	33.3333

D. Applicant Details**Details of the applicant who has submitted the requisition form**

Applicant's Name	INDRANIL GHOSH
Address	15C, RAJ SANTOSH ROAD, Thana : Chetla, District : South 24-Parganas, WEST BENGAL, PIN - 700027
Applicant's Status	Advocate

Office of the A.R.A. - I KOLKATA, District: Kolkata
Endorsement For Deed Number : I - 190109953 / 2015

Query No/Year	19011000378994/2015	Serial no/Year	1901009594 / 2015
Deed No/Year	I - 190109953 / 2015		
Transaction	[0901] Declaration, Declaration relating to immovable property		
Name of Presentant	Mr Rishad Ramchandani	Presented At	Office
Date of Execution	19-12-2015	Date of Presentation	19-12-2015

Remarks

On 19/12/2015

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 12:22 hrs on : 19/12/2015, at the Office of the A.R.A. - I KOLKATA by Mr Rishad Ramchandani ,.

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

Execution is admitted on 19/12/2015 by

Mr Rishad Ramchandani

Indetified by Mr Ram Prasad Pal, Son of Late Ratneswar Pal, 16/3, P K Roy Chowdhury 2nd Bye Lane, P.O: B Garden, Thana: Shibpur, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711103, By caste Hindu, By Profession Service

Executed by Attorney

Execution by

1. Mr Rishad Ramchandani, 5 B, Heysham Road, P.O: Elgin, Thana: Bhawanipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700020 as the constituted attorney of
1. INDRANIL GHOSH, 15C, RAJA SANTOSH ROAD, P.O: ALIPORE, Thana: Chetla, , South 24-Parganas, WEST BENGAL, India, PIN - 700027
2. Smt AMRITA DOUGLAS, 15C, RAJA SANTOSH ROAD, P.O: ALIPORE, Thana: Chetla, , South 24-Parganas, WEST BENGAL, India, PIN - 700027
3. Smt ROSHNI SURANA, 15C, RAJA SANTOSH ROAD, P.O: ALIPORE, Thana: Chetla, , South 24-Parganas, WEST BENGAL, India, PIN - 700027

Indetified by Mr Ram Prasad Pal, Son of Late Ratneswar Pal, 16/3, P K Roy Chowdhury 2nd Bye Lane, P.O: B Garden, Thana: Shibpur, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711103, By caste Hindu, By Profession Service is admitted by him

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 73/- (E = Rs 7/- , I = Rs 55/- , M(a) = Rs 7/- , M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 73/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10/- and Stamp Duty paid by Stamp Rs 50/-

Description of Stamp

1. Rs 50/- is paid on Impressed type of Stamp, Serial no 126199, Purchased on 05/12/2015, Vendor named Suranjan Mukherjee.



(Sujan Kumar Maity)

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - I KOLKATA

Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2015, Page from 190594 to 190612

being No 190109953 for the year 2015.



Digitally signed by SUJAN KUMAR
MAITY

Date: 2015.12.22 17:44:29 +05:30

Reason: Digital Signing of Deed.

(Sujan Kumar Maity) 22/12/2015 17:44:29
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

(This document is digitally signed.)