

7/16/17

7473/2017

भारतीय गैर न्यायिक

दस  
रुपये  
रु.10



TEN  
RUPEES  
Rs.10

INDIA NON JUDICIAL

भारत पश्चिम बंगाल WEST BENGAL



66AA 150047

Certified that the document is admitted to Registration and the endorsement made on this document are the part of the document.

Additional Registrar of Assurance-IV, Kolkata

DEED OF DEMARCATION

124 JUL 2017

KNOW ALL MEN BY THESE PRESENTS that we, EDEN REALTY VENTURES PRIVATE LIMITED (PAN No. AAACL9697H), a private limited Company incorporated under the Companies Act, 1956, having its registered office at Metropolitan Building, No.7, Jawahar Lal Nehru Road, P.O. Esplanade, P.S. Hare Street, Kolkata - 700013, represented by its Director Sri Arya Sumant (PAN. No. BYMPS8656P) son of Sri Sachchidanand Rai, residing at Flat No.7, National Court, 3<sup>rd</sup> Floor, No.13, U. N. Brahmachari Street (Loudon Street), P.O. Beckbagan, P.S. Shakespeare Sarani, Kolkata - 700 017 (hereinafter referred to as the "Declarant") SEND GREETINGS :-

Handwritten notes and signatures on the left side of the document, including dates like 22/7/17 and 22/7/17, and names like 'Sri Arya Sumant'.

SL. No. 958 Cl. 06 MAY 2013

Customer.....

Vill.....

R.S. ....

Vender.....

*M. H. Jain*



Place- Ghaleswar A. D. S. R. Office  
Dist.- South 24 Parganas  
Mahabub Hasan Paik

*Ang Sumary*

*Ang Sumary*



ADDL. REGISTRAR  
OF ASSURANCES-TV, KOLKATA  
22 JUL 2017

I identified by  
Chandan Singh  
S/O Lakshman Singh  
7, J.L. Nehru Road



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - IV KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19040001063113/2017

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Sri Arya Sumant 7, National Court, 3rd Floor, No.13, U. N. Brahmachari Street (Loudon Street),, P.O:- Beckbagan, P.S:- Shakespear Sarani, District:-South 24- Parganas, West Bengal, India, PIN - 700017	Representative of Declarant [EDEN REALTY VENTURES PRIVATE LIMITED]		4360 	 11/10/26
Sl No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mr Chandan Kumar Singh Son of Mr Lakshman Prasad Singh 7, JI Nehru Road, P.O:- Esplanade, P.S:- New Market, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700013	Sri Arya Sumant		 11/02/2017	

(Srijani Ghosh)

ADDITIONAL REGISTRAR  
OF ASSURANCE

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

Kolkata, West Bengal

Sl. No.	Name of the Insured	Policy No.	Sum Insured	Amount Paid	Remarks
1	Shri. Prakash	12345	100000	100000	Claim settled
2	Shri. Anand	67890	50000	50000	Claim settled
3	Shri. Ravi	11111	20000	20000	Claim settled
4	Shri. Suresh	22222	30000	30000	Claim settled
5	Shri. Mahesh	33333	40000	40000	Claim settled
6	Shri. Vinay	44444	60000	60000	Claim settled
7	Shri. Arun	55555	80000	80000	Claim settled
8	Shri. Manoj	66666	100000	100000	Claim settled
9	Shri. Rajesh	77777	120000	120000	Claim settled
10	Shri. Sunil	88888	150000	150000	Claim settled

Shri. Prakash  
Shri. Anand

Shri. Ravi  
Shri. Suresh



ADDITIONAL REGISTRAR  
OF ASSURANCES  
22 JUL 2017



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

**EDEN REALTY VENTURES PRIVATE  
LIMITED**



**21/02/2003**

Permanent Account Number

**AAACL9697H**

16072012

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

आयकर सेन सेवा इकाई, एन एस डी एल  
लीसरी मंजिल, सफायर चेंबर्स,  
बानेर टेलिफोन एक्सचेंज के नजदीक,  
बानेर, पुना - 411 045.

*If this card is lost / someone's lost card is found,  
please inform / return to :*

Income Tax PAN Services Unit, NSDL  
3rd Floor, Sapphire Chambers,  
Near Baner Telephone Exchange,  
Baner, Pune - 411 045.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: tininfo@nsdl.co.in

**WHEREAS :-**

A. By virtue of Lease Deed dated 18<sup>th</sup> September, 2014 registered in Book No. I, C.D. Volume No.57, Pages 3966 to 3984 being Deed No.11873 for the year 2014 at the office of the Additional Registrar of Assurances-II, Kolkata, we, Messrs Eden Realty Ventures Private Limited, the Declarant herein, are the Lessee under the State of West Bengal in respect of **All That** the pieces or parcels of Plots of Land in aggregate measuring **12.20 Acres**, out of which land measuring **10.82 Acres** comprised within **Mouza – Noapara** and the remaining land measuring **1.38 Acres** comprised within **Mouza – Palpara**, bearing **Municipal Premises No. 561, Bonhooghly Arable Land, Lakeview Park Road, Holding No.4, Ward No.15, Baranagar Municipality, P.S. Baranagar, Kolkata – 700 108** and the same shown and delineated in **RED** borders in the plan marked **“A”** annexed hereto, more fully described in the *First Schedule* hereunder written (hereinafter referred to as the **“demised Premises”**) at the lease rent and on the terms and conditions recorded therein.

B. By a Development Agreement dated the **8<sup>th</sup> May, 2015** registered in Book No. I, Volume No.1902, Pages from 30071 to 30115, Being No.190206516 for the year 2015 at the office of the Additional Registrar of Assurances-II, Kolkata, we, Messrs Eden Realty Ventures Private Limited, the Declarant herein, retained and appointed Messrs Siddha Real Estate Development Private Limited, having office at Siddha Park, 99A, Park Street, Kolkata – 700 016 (hereinafter referred to as the **“Developer”**) as the Developer and further entrusted to it development of portions of the said **“demised Premises”** being **All That** the pieces or parcels of Plots of Land in aggregate measuring **11.29 Acres**, out of which land measuring **10.82 Acres** comprised in **Mouza – Noapara** and the balance land measuring about **0.47 Acres** comprised in **Mouza – Palpara** being divided and demarcated portion of the said **Municipal Premises No.561, Bonhooghly Arable Land, Lakeview Park Road, Holding No.4, Ward No.15, Baranagar Municipality, P.S. Baranagar, Kolkata – 700 108**, more fully described in *Parts I, II and III* of the *Second Schedule* hereunder written and



ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
22 JUL 2017



the same also shown and delineated in **BLUE** borders in the map or plan **marked "A"** annexed hereto.

C. After having entrusted to the Developer abovenamed the development of the demarcated portion of the said "demised Premises", more fully described in *Parts I, II and III* of the *Second Schedule* hereunder written, by virtue of the said registered Development Agreement dated the 8<sup>th</sup> May, 2015 as hereinbefore stated, we the said Messrs Eden Realty Ventures Private Limited, the Declarant herein, continued to be in possession of the demarcated portion of the "demised Premises" being **All That** the piece or parcel of Plot of Land measuring about **91 Decimals** comprised in **Mouza – Palpara** being the divided and demarcated portion of the said **Municipal Premises No.561, Bonhooghly Arable Land, Lakeview Park Road, Holding No.4, Ward No.15, Baranagar Municipality, P.S. Baranagar, Kolkata – 700 108**, more fully described in *Parts I and II* of the *Third Schedule* hereunder written (hereinafter referred to as the "**said demarcated portion of the demised Premises**").

D. We, the said Messrs Eden Realty Ventures Private Limited, the Declarant herein have since decided to undertake development and further to construct residential building complex named "**SOLARIS BONHOOGHLY**" at or upon portion of the "said demarcated portion of the demised Premises" being **All That** the pieces or parcels of Plots of Land in aggregate measuring **90 Decimals** comprised in **Mouza – Palpara** being divided and demarcated portion of the said **Municipal Premises No. 561, Bonhooghly Arable Land, Lakeview Park Road, Holding No.4, Ward No.15, Baranagar Municipality, P.S. Baranagar, Kolkata – 700 108**, more fully described in *Part – I* of the *Third Schedule* hereunder written and the same also shown and delineated in **GREEN** borders in the map or plan **marked "A"** annexed hereto.

E. After having carved out the portion of the "said demarcated portion of the demised Premises" for construction of the proposed multi-storied residential building

complex named "**SOLARIS BONHOOGHLY**" as hereinbefore stated, we the said Messrs Eden Realty Ventures Private Limited, the Declarant herein continue to be in possession of the remaining portion of the said "demarcated portion of the said demised Premises" being **All That** the piece or parcel of Plot of Land measuring about **0.01 Acres** (one Decimal) comprised in **R.S. Dag No.42 (Part) under Khatian No. 819 within Mouza – Palpara** being portion of the said **Municipal Premises No.561, Bonhooghly Arable Land, Lakeview Park Road, Holding No.4, Ward No.15, Baranagar Municipality, P.S. Baranagar, Kolkata – 700 108**, more fully described in **Part-II** of the **Third Schedule** hereunder written and the same also shown and delineated in **YELLOW** borders in the map or plan **marked "A"** annexed hereto.

**NOW KNOW YE ALL MEN BY THESE PRESENTS** that we, the said **Messrs Eden Realty Ventures Private Limited**, the Declarant herein, doth hereby record, declare and confirm that we are continuing to be in exclusive possession of the "said demarcated portion of the demised Premises", described in **Parts – I and II** of the **Third Schedule** hereunder written as the Lessee under the State of West Bengal by virtue of the said hereinbefore in part recited Lease Deed dated the 18<sup>th</sup> September, 2014 **AND THAT** the "said demarcated portion of the demised Premises" has not been entrusted to the abovenamed Developer or anyone else for development thereof **AND ALSO THAT** we, the Declarant herein have since decided to undertake and carry out development of the portion of the "said demarcated portion of the demised Premises", described in **Part-I** of the **Third Schedule** hereunder written and to construct residential building complex named "**SOLARIS BONHOOGHLY**" thereat and the same as per the terms, conditions, covenants and stipulations recorded in the said registered Lease Deed dated the 18<sup>th</sup> September, 2014, **AND FURTHER THAT** we, the Declarant herein, would continue to hold, occupy and possess the remaining portion of the "said demarcated portion of the demised Premises", described in **Part-II** of the **Third Schedule** hereunder written and the same subject to the terms, conditions, covenants and stipulations recorded in the said registered Lease Deed dated the 18<sup>th</sup> September, 2014.

**THE FIRST SCHEDULE ABOVE REFERRED TO**

**“Demised Premises”**

**All That** the pieces or parcels of Plots of Land in aggregate measuring **12.20 Acres**, out of which land measuring **10.82 Acres** comprised within Mouza – Noapara and the remaining land measuring **1.38 Acres** comprised within Mouza – Palpara, bearing Municipal Premises No.561, Bonhooghly Arable Land, Lakeview Park Road, Holding No.4, Ward No.15, Baranagar Municipality, P.S. Baranagar, Kolkata – 700108 and the same shown and delineated in **RED** borders in the map or plan marked **“A”** annexed hereto.

**Mouza – Noapara, J.L. No.9, P.S. – Baranagar**

<b>Sl. No.</b>	<b>R.S. Dag No.</b>	<b>Portion</b>	<b>Area in acre</b>
1.	36 (part)	South & Middle portion	0.13
2.	39 (part)	North & Middle portion	0.45
3.	43 (part)	Southern portion	0.09
4.	47 (part)	Southern portion	0.16
5.	48 (part)	Southern portion	0.04
6.	49 (full)	Not Applicable	0.23
7.	50 (full)	Not Applicable	0.33
8.	51 (full)	Not Applicable	0.54
9.	52 (full)	Not Applicable	0.3
10.	53 (full)	Not Applicable	0.52
11.	54 (full)	Not Applicable	0.22
12.	55 (part)	Ex Northern portion	0.69
13.	56 (full)	Not Applicable	0.61
14.	57 (full)	Not Applicable	0.43
15.	58 (full)	Not Applicable	0.3
16.	59 (full)	Not Applicable	0.59
17.	60 (full)	Not Applicable	0.4
18.	61 (part)	Southern portion	0.03
19.	62 (part)	Western portion	0.17
20.	63 (full)	Not Applicable	0.04
21.	64 (part)	Western portion	0.15
22.	65 (part)	Western portion	0.47
23.	66 (part)	Northern portion	0.15
24.	67 (part)	Northern & South Western corner	0.18
25.	72 (full)	Not Applicable	0.43
26.	73 (part)	Northern portion	0.57
27.	74 (full)	Not Applicable	0.28
28.	75 (full)	Not Applicable	0.3

29.	76 (part)	Northern portion	0.3
30.	129 (part)	North West corner	0.13
31.	133 (part)	North east corner	0.03
32.	136 (part)	Eastern corner	0.03
33.	146 (part)	Ex Northern & South West corner	0.7
34.	147 (part)	South West corner	0.02
35.	148 (part)	Western portion	0.17
36.	149 (full)	Not Applicable	0.07
37.	150 (part)	North West corner	0.09
38.	549 (full)	Not Applicable	0.24
39.	553 (full)	Not Applicable	0.12
40.	554 (part)	Western portion	0.04
41.	555 (part)	Western portion	0.07
42.	556 (part)	North East corner	0.01
		<b>Total</b>	<b>10.82</b>

**Mouza – Palpara, J.L. No.7, P.S. – Baranagar**

Sl. No.	R.S. Dag No.	Portion	Area in acre
1.	32 (part)	Eastern portion	0.14
2.	35 (part)	Eastern portion	0.21
3.	38 (full)	Not Applicable	0.74
4.	42 (part)	Eastern portion	0.01
5.	47 (part)	Eastern portion	0.12
6.	224 (part)	Western portion	0.16
		<b>Total</b>	<b>1.38</b>

**Total of Mouza Noapara and Palpara = 12.20 Acres**

**THE SECOND SCHEDULE ABOVE REFERRED TO**

**All That** the pieces or parcels of Plots of Land in aggregate measuring **11.29 Acres**, out of which land measuring **10.82 Acres** comprised in **Mouza – Noapara** and the balance land measuring about **0.47 Acres** comprised in **Mouza – Palpara** being divided and demarcated portion of the said **Municipal Premises No.561, Bonhooghly Arable Land, Lakeview Park Road, Holding No.4, Ward No.15, Baranagar Municipality, P.S. Baranagar, Kolkata – 700 108** and the same shown and delineated in **BLUE** borders in the map or plan marked **“A”** annexed hereto.

7

## Part - I

Mouza – Noapara, J.L. No.9, P.S. – Baranagar

Sl. No.	R.S. Dag No.	Portion	Area in acre
1.	43 (part)	Southern portion	0.09
2.	47 (part)	Southern portion	0.16
3.	48 (part)	Southern portion	0.04
4.	49 (full)	Not Applicable	0.23
5.	50 (full)	Not Applicable	0.33
6.	51 (full)	Not Applicable	0.54
7.	52 (full)	Not Applicable	0.3
8.	53 (full)	Not Applicable	0.52
9.	54 (full)	Not Applicable	0.22
10.	55 (part)	Ex Northern portion	0.69
11.	56 (full)	Not Applicable	0.61
12.	57 (full)	Not Applicable	0.43
13.	58 (full)	Not Applicable	0.3
14.	59 (full)	Not Applicable	0.59
15.	60 (full)	Not Applicable	0.4
16.	61 (part)	Southern portion	0.03
17.	62 (part)	Western portion	0.17
18.	63 (full)	Not Applicable	0.04
19.	64 (part)	Western portion	0.15
20.	65 (part)	Western portion	0.47
21.	66 (part)	Northern portion	0.15
22.	67 (part)	Northern & South Western corner	0.18
23.	72 (full)	Not Applicable	0.43
24.	73 (part)	Northern portion	0.57
25.	74 (full)	Not Applicable	0.28
26.	75 (full)	Not Applicable	0.3
27.	76	Northern portion	0.3
28.	129 (part)	North West corner	0.13
29.	133 (part)	North east corner	0.03
30.	136 (part)	Eastern corner	0.03
31.	147 (part)	South West corner	0.02
32.	549 (full)	Not Applicable	0.24
33.	553 (full)	Not Applicable	0.12
34.	554 (part)	Western portion	0.04
35.	555 (part)	Western portion	0.07
36.	556 (part)	North East corner	0.01
		<b>Total</b>	<b>9.21</b>

**Mouza – Palpara, J.L. No.7, P.S. – Baranagar**

Sl. No.	R.S. Dag No.	Portion	Area in acre
1.	32 (part)	Eastern portion	0.14
2.	35 (part)	Eastern portion	0.21
3.	47 (part)	Eastern portion	0.12
<b>Total</b>			<b>0.47</b>

The above Plot of Land is butted and bounded in the manner following:-

- On the North** : By Approx. 50 ft. wide Lake View Park Road.
- On the South** : By 25 Ft. wide Matamuni Road
- On the East** : Partly by Play Ground and partly by Premises Nos. D-1, D-2/1 & D-9 Lake View Park Road.
- On the West** : By 20 Ft. wide Bazaar Road.

**Total of Part-I Mouza Noapara and Palpara = 9.68 Acres**

**Part - II****Mouza – Noapara, J.L. No.9, P.S. – Baranagar**

Sl. No.	R.S. Dag No.	Portion	Area in acre
1.	36 (part)	South & Middle portion	0.13
2.	39 (part)	North & Middle portion	0.45
<b>Total</b>			<b>0.58</b>

The above Plot of Land is butted and bounded in the manner following:-

- On the North** : By Land of Ananda Ashram Sarada Silpabeth
- On the South** : By Approx. 50 ft. wide Lake View Park Road
- On the East** : By 15 Ft. wide Lake View Park Road
- On the West** : By 19 Ft. wide Lake View Park Road

Part - IIIMouza - Noapara, J.L. No.9, P.S. - Baranagar

Sl.No.	R.S. Dag No.	Portion	Area in acre
1.	146 (part)	Ex Northern & South West corner	0.7
2.	148 (part)	Western portion	0.17
3.	149 (full)	Not Applicable	0.07
4.	150 (part)	North West corner	0.09
<b>Total</b>			<b>1.03</b>

The above Plot of Land is butted and bounded in the manner following:-

- On the North** : By 32 Ft. wide RIC Bazaar Road
- On the South** : By Approx. 13 Ft. wide passage
- On the East** : By 27 Ft. wide Denmark Industries Road
- On the West** : By Partly by 31 Ft. wide Lake View Park Road and  
Partly by 49 Ft. wide RIC Bazaar Road.

THE THIRD SCHEDULE ABOVE REFERRED TO"Demarcated Portion of the Demised Premises"PART - I

All That the piece or parcel of Plot of Land measuring about **90 Decimals** comprised in **Mouza - Palpara** being the divided and demarcated eastern portion of the said Municipal Premises No.561, **Bonhooghly Arable Land, Lakeview Park Road, Holding No.4, Ward No.15, Baranagar Municipality, P.S. Baranagar, Kolkata - 700 108** and the same shown and delineated in **GREEN** borders in the map or plan marked "**A**" annexed hereto.

Mouza - Palpara, J.L. No.7, P.S. - Baranagar

Sl. No.	R.S. Dag No.	Portion	Area in acre
1	38 (full)	Not Applicable	0.74
2	224 (part)	Western portion	0.16
<b>Total:</b>			<b>0.90</b>

**The above Plot of Land is butted and bounded in the manner following:-**

- On the North** : By Dag no. 37 & 279 of mouza Palpara  
**On the South** : By Dag no. 42 of mouza Palpara  
**On the East** : By 6 meter wide internal road. ✓  
**On the West** : By Dag nos. 283, 284, 285 & 286 of mouza Palpara.

**PART - II**

**All That** the piece or parcel of Plot of Land measuring about **0.01 Decimals** comprised in **Mouza - Palpara** being the divided and demarcated eastern portion of the said **Municipal Premises No.561, Bonhooghly Arable Land, Lakeview Park Road, Holding No.4, Ward No.15, Baranagar Municipality, P.S. Baranagar, Kolkata - 700 108** and the same shown and delineated in **YELLOW** borders in the map or plan marked "A" annexed hereto.

**Mouza - Palpara, J.L. No.7, P.S. - Baranagar**

Sl. No.	R.S. Dag No.	Portion	Area in acre
<b>1</b>	42 (part)	Eastern portion	0.01
		<b>Total:</b>	<b>0.01</b>

**The above Plot of Land is butted and bounded in the manner following:-**

- On the North** : By Dag no. 38 of mouza Palpara  
**On the South** : By Dag no. 1003 of mouza Palpara  
**On the East** : By 6 meter wide internal road ✓  
**On the West** : By portion of Dag no. 42 of mouza Palpara



IN WITNESS WHEREOF we, the Declarant abovenamed have hereunto set and subscribed our hand and seal on this the 22<sup>nd</sup> day of July Two Thousand and Seventeen.

SIGNED SEALED AND DELIVERED by the  
Declarant at Kolkata in the presence of:

Witnesses:

1. Debotosh Bhattacharya  
7, J.L. Nehru Road,  
Kol-13

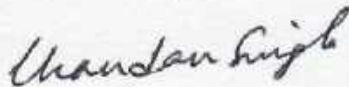
EDEN REALTY VENTURES PVT. LTD.

  
Director

2. Sumit Dey.  
7, J.L. Nehru Road  
Kol-13

(Signature of Declarant)

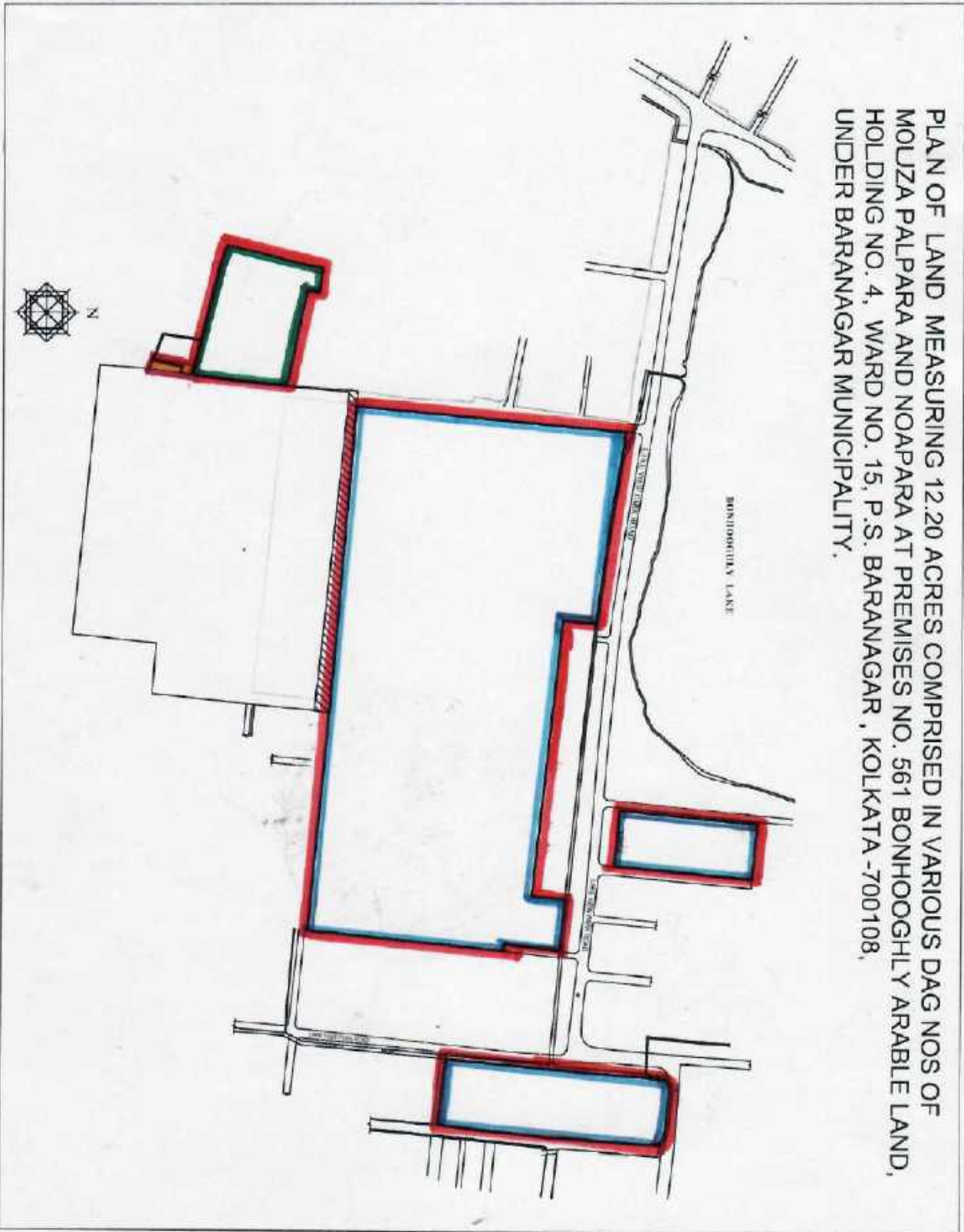
Drafted by














Advocate  
H.C. Calcutta  
F/77/2009.

"A"

PLAN OF LAND MEASURING 12.20 ACRES COMPRISED IN VARIOUS DAG NOS OF  
MOUZA PALPARA AND NOAPARA AT PREMISES NO. 561 BONHOOGHLY ARABLE LAND,  
HOLDING NO. 4, WARD NO. 15, P.S. BARANAGAR , KOLKATA -700108,  
UNDER BARANAGAR MUNICIPALITY.



**SPECIMEN FORM FOR TEN FINGERPRINTS**

	Left hand	Little finger	Ring finger	Middle finger	Fore finger	Thumb
						
	Right hand	Thumb	Fore finger	Middle finger	Ring finger	Little finger
						
Photo	Left hand	Little finger	Ring finger	Middle finger	Fore finger	Thumb
	Right hand	Thumb	Fore finger	Middle finger	Ring finger	Little finger
Photo	Left hand	Little finger	Ring finger	Middle finger	Fore finger	Thumb
	Right hand	Thumb	Fore finger	Middle finger	Ring finger	Little finger

### Major Information of the Deed

Deed No :	I-1904-07473/2017	Date of Registration	24/07/2017
Query No / Year	1904-0001063113/2017	Office where deed is registered	
Query Date	21/07/2017 2:59:12 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	EDEN REALTY VENTURES PRIVATE LIMITED 7, Jawahar Lal Nehru Road, Thana : New Market, District : Kolkata, WEST BENGAL, PIN - 700013, Mobile No. : 9143683290, Status :Buyer/Claimant		
Transaction		Additional Transaction	
[0901] Declaration, Declaration relating to immovable property			
Set Forth value		Market Value	
		Rs. 88,72,72,815/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 10/- (Article:4)		Rs. 73/- (Article:E, M(a), M(b), I)	
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: North 24-Parganas, P.S:- Baranagar, Municipality: BARANAGAR, Road: Lake View Park, Mouza: Noapara, Premises No. 561

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-43	RS-810	Bastu	Bastu	0.09 Acre		65,45,455/-	Property is on Road
L2	RS-47	RS-810	Bastu	Bastu	0.16 Acre		1,16,36,365/-	Property is on Road
L3	RS-36	RS-810	Bastu	Bastu	0.13 Acre		94,54,546/-	Property is on Road
L4	RS-39	RS-810	Bastu	Bastu	0.45 Acre		3,27,27,276/-	Property is on Road
L5	RS-48	RS-810	Bastu	Bastu	0.04 Acre		29,09,091/-	Property is on Road
L6	RS-49	RS-810	Bastu	Bastu	0.23 Acre		1,67,27,274/-	Property is on Road
L7	RS-50	RS-810	Bastu	Bastu	0.33 Acre		2,40,00,002/-	Property is on Road
L8	RS-51	RS-810	Bastu	Bastu	0.54 Acre		3,92,72,731/-	Property is on Road
L9	RS-52	RS-810	Bastu	Bastu	0.3 Acre		2,18,18,184/-	Property is on Road
L10	RS-53	RS-810	Bastu	Bastu	0.52 Acre		3,78,18,186/-	Property is on Road
L11	RS-54	RS-810	Bastu	Bastu	0.22 Acre		1,60,00,002/-	Property is on Road
L12	RS-55	RS-810	Bastu	Bastu	0.69 Acre		5,01,81,823/-	Property is on Road
L13	RS-56	RS-810	Bastu	Bastu	0.61 Acre		4,43,63,641/-	Property is on Road
L14	RS-57	RS-810	Bastu	Bastu	0.43 Acre		3,12,72,730/-	Property is on Road
L15	RS-58	RS-810	Bastu	Bastu	0.3 Acre		2,18,18,184/-	Property is on Road
L16	RS-59	RS-810	Bastu	Bastu	0.59 Acre		4,29,09,095/-	Property is on

L17	RS-60	RS-810	Bastu	Bastu	0.4 Acre		2,90,90,912/-	Property is on Road
L18	RS-61	RS-810	Bastu	Bastu	0.03 Acre		21,81,818/-	Property is on Road
L19	RS-62	RS-810	Bastu	Bastu	0.17 Acre		1,23,63,638/-	Property is on Road
L20	RS-63	RS-810	Bastu	Bastu	0.04 Acre		29,09,091/-	Property is on Road
L21	RS-64	RS-810	Bastu	Bastu	0.15 Acre		1,09,09,092/-	Property is on Road
L22	RS-65	RS-810	Bastu	Bastu	0.47 Acre		3,41,81,822/-	Property is on Road
L23	RS-66	RS-810	Bastu	Bastu	0.15 Acre		1,09,09,092/-	Property is on Road
L24	RS-67	RS-810	Bastu	Bastu	0.18 Acre		1,30,90,910/-	Property is on Road
L25	RS-72	RS-810	Bastu	Bastu	0.43 Acre		3,12,72,730/-	Property is on Road
L26	RS-73	RS-810	Bastu	Bastu	0.57 Acre		4,14,54,550/-	Property is on Road
L27	RS-74	RS-810	Bastu	Bastu	0.28 Acre		2,03,63,638/-	Property is on Road
L28	RS-75	RS-810	Bastu	Bastu	0.3 Acre		2,18,18,184/-	Property is on Road
L29	RS-76	RS-810	Bastu	Bastu	0.3 Acre		2,18,18,184/-	Property is on Road
L30	RS-129	RS-810	Bastu	Bastu	0.13 Acre		94,54,546/-	Property is on Road
L31	RS-133	RS-810	Bastu	Bastu	0.03 Acre		21,81,818/-	Property is on Road
L32	RS-136	RS-810	Bastu	Bastu	0.03 Acre		21,81,818/-	Property is on Road
L33	RS-146	RS-810	Bastu	Bastu	0.7 Acre		5,09,09,096/-	Property is on Road
L34	RS-147	RS-810	Bastu	Bastu	0.02 Acre		14,54,546/-	Property is on Road
L35	RS-148	RS-810	Bastu	Bastu	0.17 Acre		1,23,63,638/-	Property is on Road
L36	RS-149	RS-810	Bastu	Bastu	0.07 Acre		50,90,910/-	Property is on Road
L37	RS-150	RS-810	Bastu	Bastu	0.09 Acre		65,45,455/-	Property is on Road
L38	RS-549	RS-810	Bastu	Bastu	0.24 Acre		1,74,54,547/-	Property is on Road
L39	RS-553	RS-810	Bastu	Bastu	0.12 Acre		87,27,274/-	Property is on Road
L40	RS-554	RS-810	Bastu	Bastu	0.04 Acre		29,09,091/-	Property is on Road
L41	RS-555	RS-810	Bastu	Bastu	0.07 Acre		50,90,910/-	Property is on Road
L42	RS-556	RS-810	Bastu	Bastu	0.01 Acre		7,27,273/-	Property is on Road
		<b>TOTAL :</b>			<b>1082Dec</b>	<b>0 /-</b>	<b>7869,09,168 /-</b>	

District: North 24-Parganas, P.S:- Baranagar, Municipality: BARANAGAR, Road: Lake View Park, Mouza: Palpara, Premises No. 561

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L43	RS-32	RS-819	Bastu	Bastu	0.14 Acre		1,01,81,819/-	Property is on Road
L44	RS-35	RS-819	Bastu	Bastu	0.21 Acre		1,52,72,729/-	Property is on Road
L45	RS-38	RS-819	Bastu	Bastu	0.74 Acre		5,38,18,187/-	Property is on Road
L46	RS-42	RS-819	Bastu	Bastu	0.01 Acre		7,27,273/-	Property is on Road
L47	RS-47	RS-819	Bastu	Bastu	0.12 Acre		87,27,274/-	Property is on Road
L48	RS-224	RS-819	Bastu	Bastu	0.16 Acre		1,16,36,365/-	Property is on Road
		<b>TOTAL :</b>			<b>138Dec</b>	<b>0 /-</b>	<b>1003,63,647 /-</b>	
		<b>Grand Total :</b>			<b>1220Dec</b>	<b>0 /-</b>	<b>8872,72,815 /-</b>	

**Declarant Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>EDEN REALTY VENTURES PRIVATE LIMITED</b> 7, Jawahar Lal Nehru Road, P.O:- Esplanade, P.S:- New Market, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700013 , PAN No.:: AAACL9697H, Status :Organization, Executed by: Representative, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Sri Arya Sumant (Presentant )</b> Son of Sri Sachchidanand Rai 7, National Court, 3rd Floor, No.13, U. N. Brahmachari Street (Loudon Street),, P.O:- Beckbagan, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700017, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BYMPS8656P Status : Representative, Representative of : EDEN REALTY VENTURES PRIVATE LIMITED (as director)

**Identifier Details :**

Name & address	
Mr Chandan Kumar Singh Son of Mr Lakshman Prasad Singh 7, JI Nehru Road, P.O:- Esplanade, P.S:- New Market, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700013, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Sri Arya Sumant	

**Endorsement For Deed Number : I - 190407473 / 2017**

**On 22-07-2017**

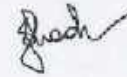
**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 16:00 hrs on 22-07-2017, at the Private residence by Sri Arya Sumant ,.

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

Execution is admitted on 22-07-2017 by Sri Arya Sumant, director, EDEN REALTY VENTURES PRIVATE LIMITED, 7, Jawahar Lal Nehru Road, P.O:- Esplanade, P.S:- New Market, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700013

Identified by Mr Chandan Kumar Singh, , , Son of Mr Lakshman Prasad Singh, 7, Jl Nehru Road, P.O: Esplanade, Thana: New Market, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700013, by caste Hindu, by profession Advocate



**Srijani Ghosh**

**ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA**

**Kolkata, West Bengal**

**On 24-07-2017**

**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**

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 10/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 956, Amount: Rs.10/-, Date of Purchase: 06/05/2017, Vendor name: M S PAIK



**Asit Kumar Joarder**

**ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA**

**Kolkata, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2017, Page from 282640 to 282662

being No 190407473 for the year 2017.



Digitally signed by ASIT KUMAR  
JOARDER  
Date: 2017.07.25 17:23:13 +05:30  
Reason: Digital Signing of Deed.

*AS*

(Asit Kumar Joarder) 25-07-2017 17:23:12  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.

(This document is digitally signed.)