

05390/18 NC-1293/18

I 4895/2018



17/12/18  
4.00  
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पश्चिम बंगाल WEST BENGAL

27AB 963930

Certified that the document is admitted to registration. The signature sheets and the endroement sheets attached with the document are the part of this document.

District Sub-Register-III  
Alipore, South 24-parganas

18/12/18

**DECLARATION DEED FOR BOUNDARY AREA**

THIS DEED OF DECLARATION, made this 17<sup>th</sup> day of December, 2018 by

072355

12 NOV 2018

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

KESHAV KUMAR DARUKA  
Advocate  
High Court, Calcutta

*[Handwritten signature]*



V.C.T. NO - 3785

FOR UNIVERSAL ENTERPRISES LTD.

*[Handwritten signature]*  
Director

FOR UNIVERSAL AUTOCRAFTS PVT. LTD.

*[Handwritten signature]*  
Authorised Signatory

FOR PRATIBHA KHAITAN

*[Handwritten signature]*  
Power of Attorney  
Prakash Kumar Mohla  
PRAKASH KUMAR MONTA H.U.F.

*[Handwritten signature]*  
Karta

*[Handwritten signature]*

SOURITRA CHANDA  
Licensed Stamp Vendor  
8/2, K. S. Das Road, Kolkata



District Sub-Registrar-II  
Alipore, South 24 Parganas  
17 DEC 2018

*[Handwritten note]*  
@ Chitra patra hi  
4/12/18

**(1) UNIVERSAL ENTERPRISES LTD (PAN: AAACU6089Q)** a company within the meaning of the Companies Act 2013 having its registered office situated at No.15 India Exchange Place, 3<sup>rd</sup> floor, P.S. Hare Street P.O. Kolkata GPO Kolkata 700 001 **(2) UNIVERSAL AUTOCRAFTS PVT LTD (PAN AAACU6272B)** also a company within the meaning of the Companies Act 2013 having its registered office situated at No.4 India Exchange Place, 6<sup>th</sup> floor, P.S. Hare Street P.O. Kolkata GPO Kolkata 700 001, represented by their authorized signatory **PRAKASH KUMAR MOHTA (PAN: AGUPM2260N)** (Mobile No. 98301-19479) son of Late Shriratan Mohta residing at Shreegunjan, No. 7 Ronaldshay Road, Kolkata 700 027 P.S. Alipore P.O. Alipore **(3) PRATIBHA KHAITAN (PAN No.AFNPK7949A)** wife of Sri Saket Khaitan represented by her constituted attorney Mr. Prakash Kumar Mohta **(PAN. AGUPM2260N)** (Mobile No. 98301-19479) residing at 7, Ronaldshay Road, Kolkata 700 027 P.S. Alipore P.O. Alipore and **(4) PRAKASH KUMAR MOHTA (HUF) (PAN .AADHP6057K)** represented by its Karta Mr. Prakash Kumar Mohta **(Pan . AGUPM2260N)** (Mobile No. 98301-19479) residing at No. 7 Ronaldshay Road, Kolkata 700 027 P.S. Alipore P.O. Alipore and **(5) PRAKASH KUMAR MOHTA (Pan. AGUPM2260N)** (Mobile No. 98301-19479) son of Late Shriratan Mohta residing at Shreegunjan, No. 7 Ronaldshay Road, Kolkata 700 027 P.S. Alipore P.O. Alipore hereby solemnly affirm and undertake as follows:-

1. We are the Joint owners of the Premises No. 9A, New Tangra Road, Kolkata - 700 046 within the Kolkata Municipal Corporation Ward No. 58
2. That we propose to construct a building in the aforesaid premises. The actual boundary line of the property is fully mentioned below and shown in the plan annexed herewith demarcated with red border.



District Sub-Registrar-III  
Alipore, South 24 Parganas

17 DEC 2018

3. That only we shall be liable to any dispute with any of our neighbours adjoining to our premises in future. However, the Kolkata Municipal Corporation will not be liable for any litigation for the said land.
4. That the said property is owned by us being Premises No. 9A, New Tangra Road, Kolkata - 700 046 within the Kolkata Municipal Corporation Ward No. 58 comprising a total land area being 29 (twenty nine) Cottahs 3 (Three) Chittack 25 (twenty five) sq.ft, be the same a little more or less, equivalent to 1954.711 Sq. m (more or less) as per deed but on physical measurement the land area was found to be 28 (twenty eight) Cottahs 10 (Ten) Chittack 36.42 (thirty six point forty two) sq.ft equivalent to 1918.099 sq.m (more or less) within the municipal limits of Kolkata with structures standing thereon.
5. The actual boundary line of the property is fully mentioned below and shown in the plan annexed herewith demarcated with red border.
6. There is no civil or original suit pending against the said property and the said property is free from all encumbrances.
7. That, in case of any dispute of boundary, the sanctioned plan may stand revoked.
8. That the aforesaid site plan is part of the affidavit.

**THE SCHEDULE ABOVE REFERRED TO**

ALL THAT the land admeasuring 28 (twenty eight) Cottahs 10 (Ten) Chittack 36.42 (thirty six point forty two) sq.ft equivalent to 1918.099 sq.m be the same a little more or less, together with building and structures standing thereon forming part of the Municipal Premises No. 9A, New Tangra Road, Police Station - Tangra, Post Office - Gobindo Khatick within the municipal limits of



District Sub-Registrar  
Alipore, South 24 Parganas  
17 DEC 2016

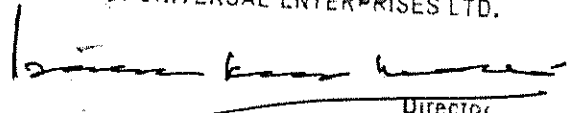
the Kolkata Municipal Corporation, Ward No. - 58, Kolkata - 700 046, being butted and bounded:

- ON THE NORTH : By Municipal Premises No. 12, New Tangra Road
- ON THE SOUTH : By 9.5 Mtr .wide New Tangra Road
- ON THE EAST : By P S Equinox being Premises No. 2B, Miajan Lane, Kolkata - 700 046
- ON THE WEST : By PS Palm Spring being Premises No. 9B, New Tangra Road, Kolkata - 700 046

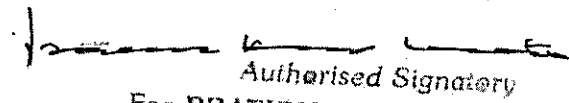
WITNESS: -

1. Jayanta Paul -  
1002 EM Proj Pass.  
Kc - 700105
2. P. V. Gopalan Sen  
163 Parmasree Palley  
Kolkata - 700060

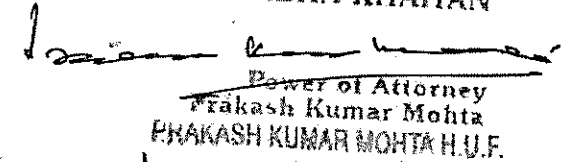
For UNIVERSAL ENTERPRISES LTD.

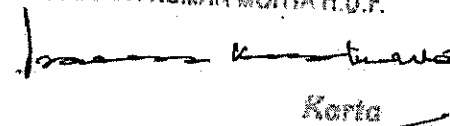
  
Director

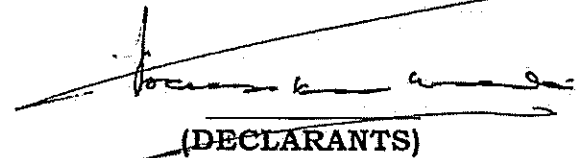
For UNIVERSAL AUTOCRAFTS PVT. LTD.

  
Authorised Signatory

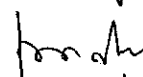
For PRATIBHA KHAITAN

  
Power of Attorney  
Prakash Kumar Mohta  
PRAKASH KUMAR MOHTA H.U.F.

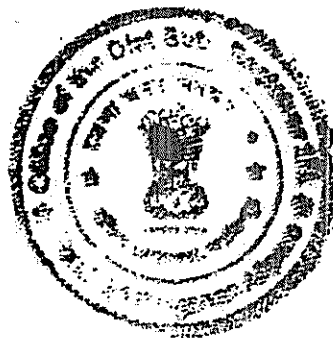
  
Karta

  
(DECLARANTS)

Prepared by me  
as per K.H.C. proforma

  
Kolkata Police Act  
Kal-27

WB-613/2001



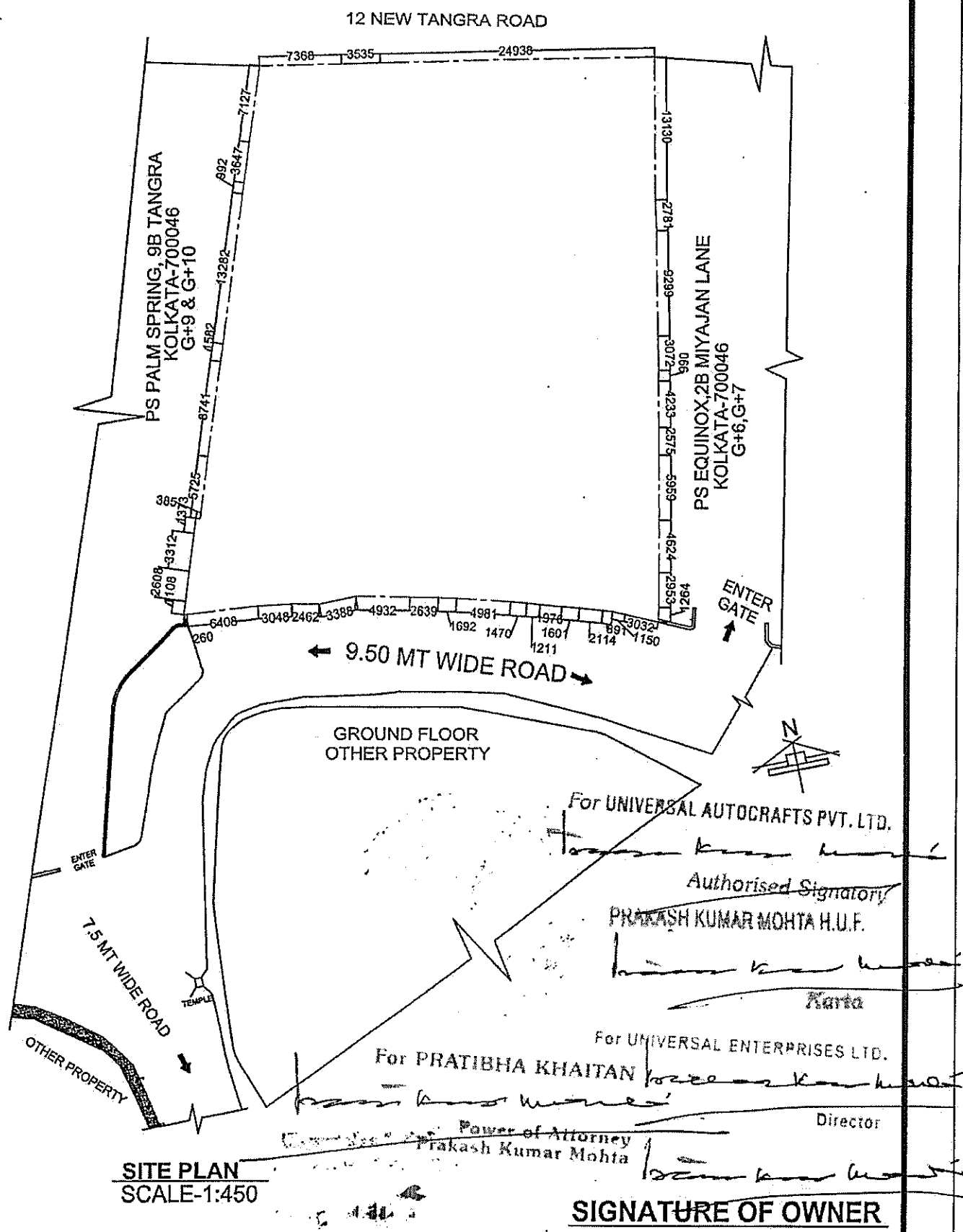
District Sub-Registrar-III  
Alipore, South 24 Parganas

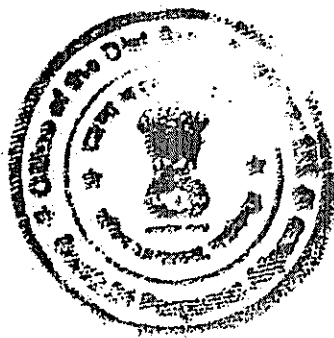
17 DEC 2018




**SITE PLAN OF PREMISES NO:9A, NEW TANGRA ROAD, P.O:TOPSIA,  
P.S:TANGRA, WARD NO:58, BOROUGH:VII,KOLKATA:700046  
UNDER KOLKATA MUNICIPAL CORPORATION**

**AREA OF LAND - 1 B. 8 K. 10 CH. 36.42 SQFT. = 1918.099 SQM./ 20646.42 SFT.**





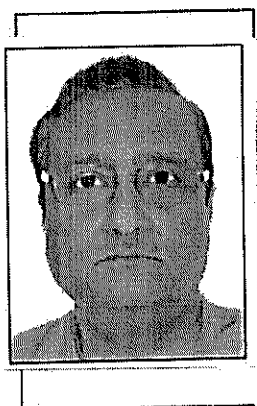
District Sub-Registrar   
Alipore, South 24 Parganas

17 DEC 2018

		Thumb	1st finger	mid fingure	ring finger	small finger
PHOTO	left hand					
	right hand					

Name:.....

Signature:.....



		Thumb	1st finger	mid fingure	ring finger	small finger
left hand						
right hand						

Name: PRAKASH KUMAR MOHTA

Signature:

		Thumb	1st finger	mid fingure	ring finger	small finger
PHOTO	left hand					
	right hand					

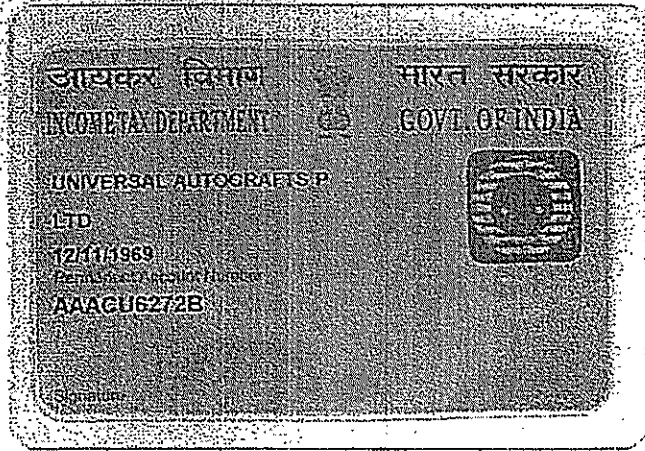
Name:.....

Signature:.....

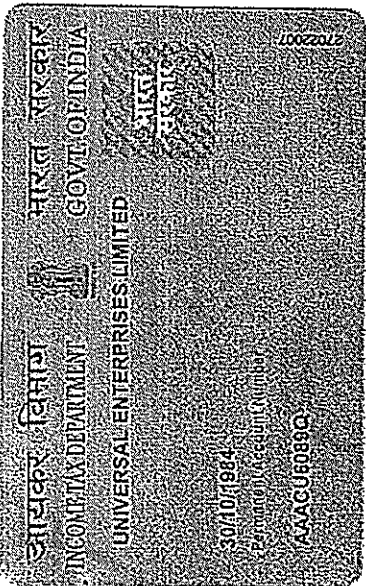


District Sub-Registrar-III  
Alipore, South 24 Parganas

17 DEC 2018











आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA


प्रतिभाकथितान  
PRATIBHAKHAITAN

प्रभाकशिकुमार मोहा  
PRABAKSHIKUMAR MOHTA



19/10/1973  
Permanent Account Number

AFNPK7949A

*Pratikshikumar Mohta*  
Signature




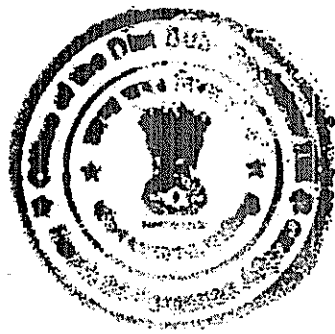


संघी लेखा संख्या / PERMANENT ACCOUNT NUMBER	AADHP6057K	
नाम / NAME	PRAKASH KUMAR MOHTA	
निगमन/यपने की तिथि / DATE OF INCORPORATION/FORMATION	ANCESTRAL	
 आयकर आचार्य, पं.सं. 111 COMMISSIONER OF INCOME-TAX, W.B. - II		





PERMANENT ACCOUNT NUMBER	
AGUPM2260N	
NAME	PRAKASH KUMAR MOHTA
FATHER'S NAME	SHRI RATAN MOHTA
DATE OF BIRTH	31-12-1948
SIGNATURE	
COMMISSIONER OF INCOME TAX, CO. 1, KOLKATA	





ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

KNH6583680

পরিচয় পত্র



Elector's Name Bapi Das

নির্বাচকের নাম বাপি দাস

Father's Name Sunil

পিতার নাম সুনীল

Sex M

লিঙ্গ পুং

Age as on 1.1.2000 23

১.১.২০০০-এ বয়স ২৩

Address

127 SARAT GHOSH GARDEN ROAD  
KASBA Calcutta 700031

ঠিকানা

১২৭ শরৎ ঘোষ গার্ডেন রোড কসবা কলিকাতা  
৭০০০৩১

Facsimile Signature  
Electoral Registration Officer  
নির্বাচক নিবন্ধন অধিকারিক

For 151-Dhakuria

Assembly Constituency

১৫১-ঢাকুরিয়া

বিধানসভা নির্বাচন কেন্দ্র

Place Calcutta

স্থান কলিকাতা

Date 22.09.2000

তারিখ ২২.০৯.২০০০

কলিকাতা





### Major Information of the Deed

Deed No.	I-1603-04895/2018	Date of Registration	18/12/2018
Query No./Year	1603-0001863471/2018	Office where deed is registered	
Query Date	10/12/2018 4:07:17 PM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	Bapi Das Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830373677, Status : Advocate		
Transaction	Additional Transaction		
[0901] Declaration, Declaration relating to immovable property			
Set Forth value	Market Value		
Rs. 1/-	Rs. 5,03,25,640/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 10/- (Article:4)	Rs. 39/- (Article:E, M(b), H)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

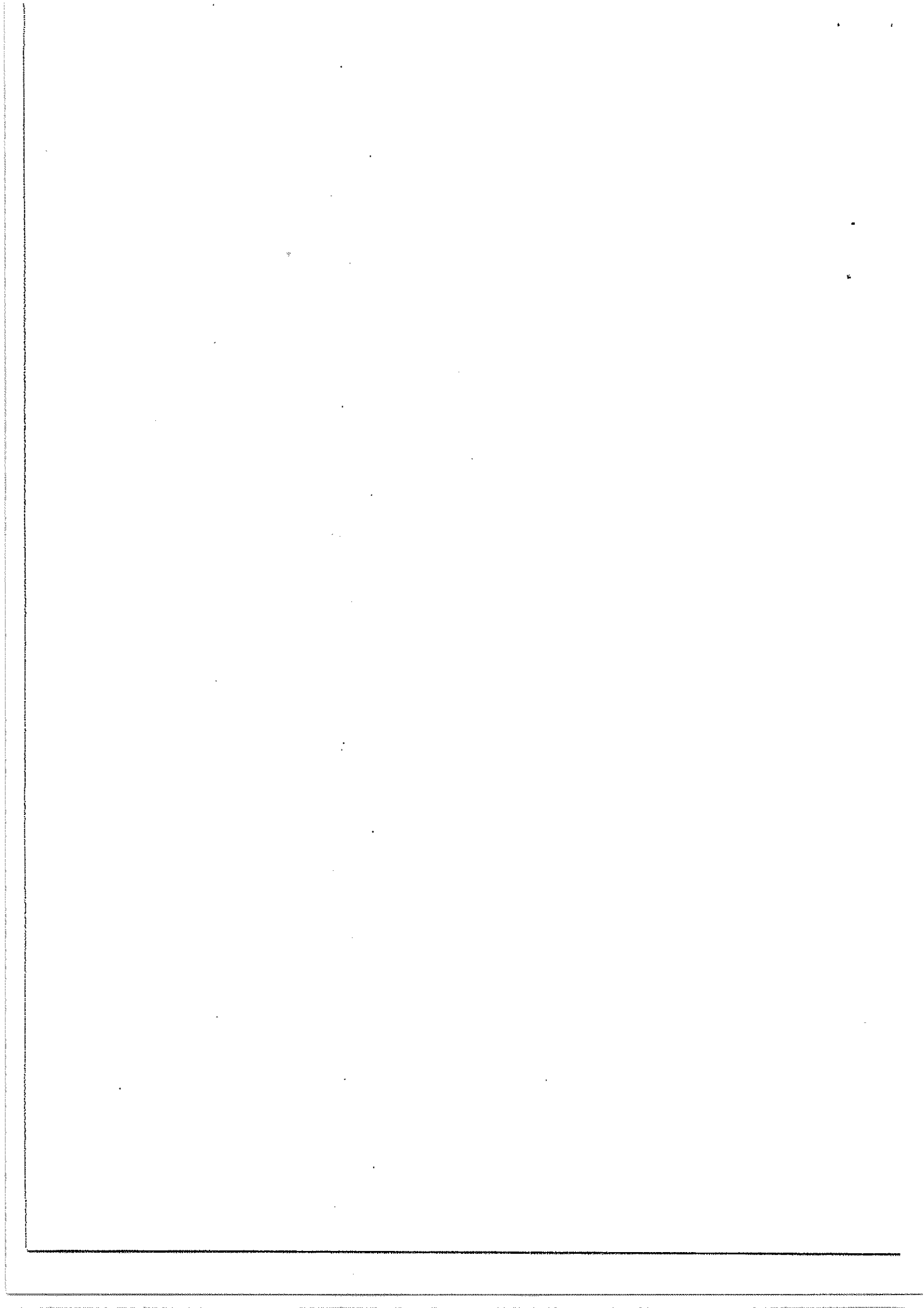
District: South 24-Parganas, P.S:- Tangra, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: New Tangra Road, , Premises No. 9A, Ward No: 058

Sch No.	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	Set Forth Value (In:Rs.)	Market Value (In:Rs.)	Other Details
L1			Bastu		28 Katha 10 Chatak 36.42 Sq Ft	1/-	5,03,25,640/-	Property is on Road
<b>Grand Total :</b>					47.3147Dec	1/-	503,25,640 /-	

#### Declarant Details :

S/ No	Name, Address, Photo, Finger print and Signature
1	<b>UNIVERSAL ENTERPRISES LIMITED</b> 15 India Exchange Place, 3rd Floor, P.O:- Kolkata G P O, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AAACU6089Q, Status :Organization, Executed by: Representative, Executed by: Representative
2	<b>UNIVERSAL AUTOCRAFTS P LTD</b> 4 India Exchange Place, 6th Floor, P.O:- Kolkata G P O, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AAACU6272B, Status :Organization, Executed by: Representative, Executed by: Representative
3	<b>PRATIBHA KHAITAN</b> Wife of Shri Saket Khaitan 7, Ronaldshay Road, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AFNPK7949A, Status :Individual, Executed by: Attorney, Executed by: Attorney
4	<b>PRAKASH KUMAR MOHTA</b> 7 Ronaldshay Road, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, PAN No.:: AADHP6057K, Status :Organization, Executed by: Representative, Executed by: Representative

Major Information of the Deed :- I-1603-04895/2018-18/12/2018



5 **PRAKASH KUMAR MOHTA**  
 Son of Late Shriratan Mohta Shreegunjan, No. 7 Ronaldshay Road, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AGUPM2260N, Status :Individual, Executed by: Self, Date of Execution: 17/12/2018 , Admitted by: Self, Date of Admission: 17/12/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/12/2018 , Admitted by: Self, Date of Admission: 17/12/2018 ,Place : Pvt. Residence

**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>PRAKASH KUMAR MOHTA</b> Son of Late Shriratan Mohta Shreegunjan, No. 7 Ronaldshay Road, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: AGUPM2260N Status : Attorney, Attorney of : PRATIBHA KHAITAN

**Representative Details :**

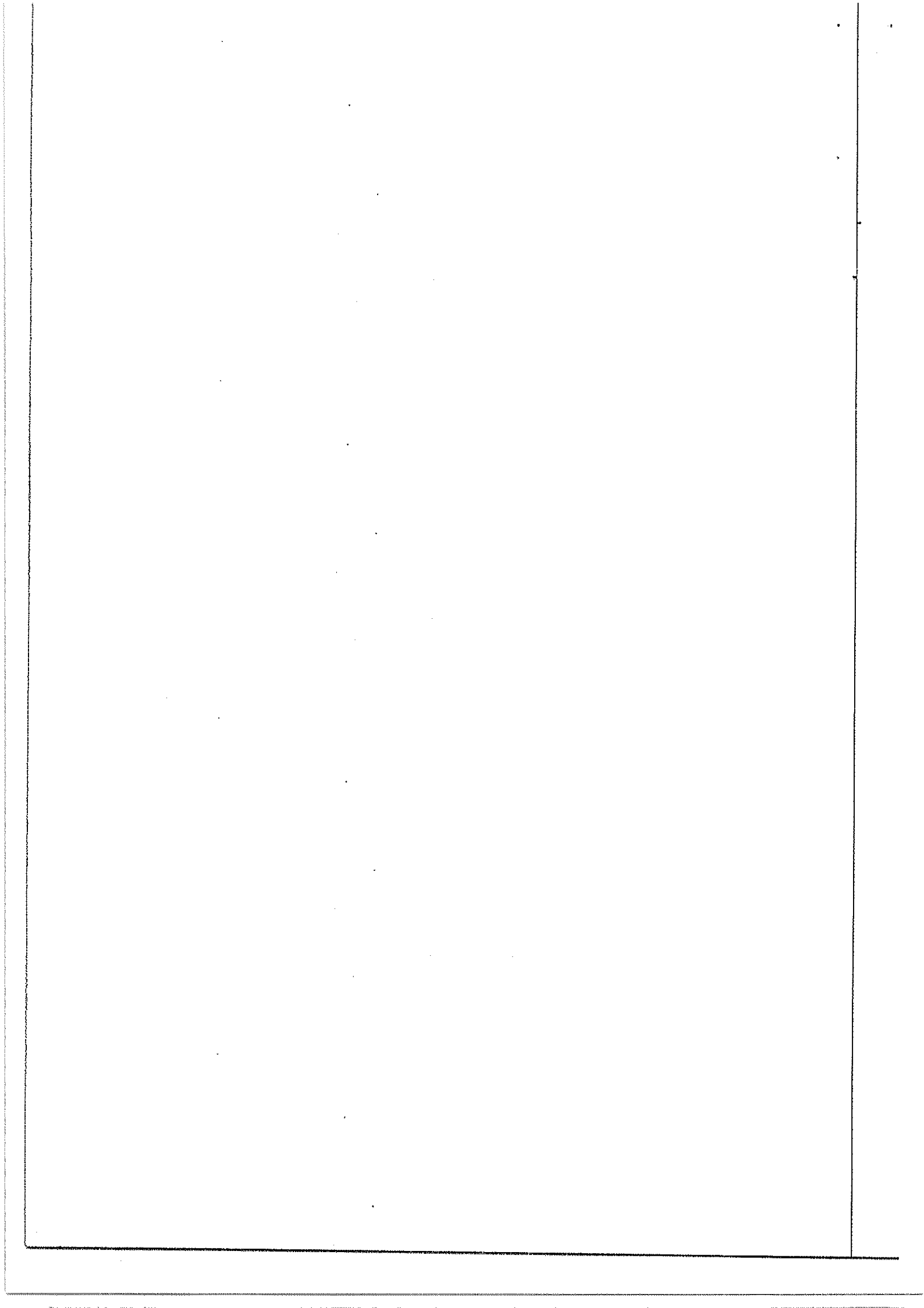
Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr PRAKASH KUMAR MOHTA (Presentant )</b> Son of Late Shriratan Mohta Shreegunjan, No. 7 Ronaldshay Road, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: AGUPM2260N Status : Representative, Representative of : UNIVERSAL ENTERPRISES LIMITED (as Authorised Signatory), UNIVERSAL AUTOCRAFTS P LTD (as Authorised Signatory), PRAKASH KUMAR MOHTA (as karta)

**Identifier Details :**

Name & address	
1	Mr Bapi Das Son of Late S Das Alipore Police Court, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of PRAKASH KUMAR MOHTA, PRAKASH KUMAR MOHTA, Mr PRAKASH KUMAR MOHTA

**Endorsement For Deed Number : I - 160304895 / 2018**

Major Information of the Deed :- I-1603-04895/2018-18/12/2018



On 17-12-2018

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

Presented for registration at 16:00 hrs on 17-12-2018, at the Private residence by Mr PRAKASH KUMAR MOHTA ,

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

Execution is admitted on 17/12/2018 by PRAKASH KUMAR MOHTA, Son of Late Shriratan Mohta, Shreegunjan, No. 7 Ronaldshay Road, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by Profession Others

Identified by Mr Bapi Das, , , Son of Late S Das, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 17-12-2018 by Mr PRAKASH KUMAR MOHTA, Authorised Signatory, UNIVERSAL ENTERPRISES LIMITED, 15 India Exchange Place, 3rd Floor, P.O:- Kolkata G P O, P.S:- Hare Street, District:- Kolkata, West Bengal, India, PIN - 700001; Authorised Signatory, UNIVERSAL AUTOCRAFTS P LTD, 4 India Exchange Place, 6th Floor, P.O:- Kolkata G P O, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001; karta, PRAKASH KUMAR MOHTA (HUF), 7 Ronaldshay Road, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027

Identified by Mr Bapi Das, , , Son of Late S Das, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Executed by Attorney

Execution by PRAKASH KUMAR MOHTA, , Son of Late Shriratan Mohta, Shreegunjan, No. 7 Ronaldshay Road, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others as the constituted attorney of PRATIBHA KHAITAN 7, Ronaldshay Road, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027 is admitted by him

Identified by Mr Bapi Das, , , Son of Late S Das, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate



Asish Goswami  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

On 18-12-2018

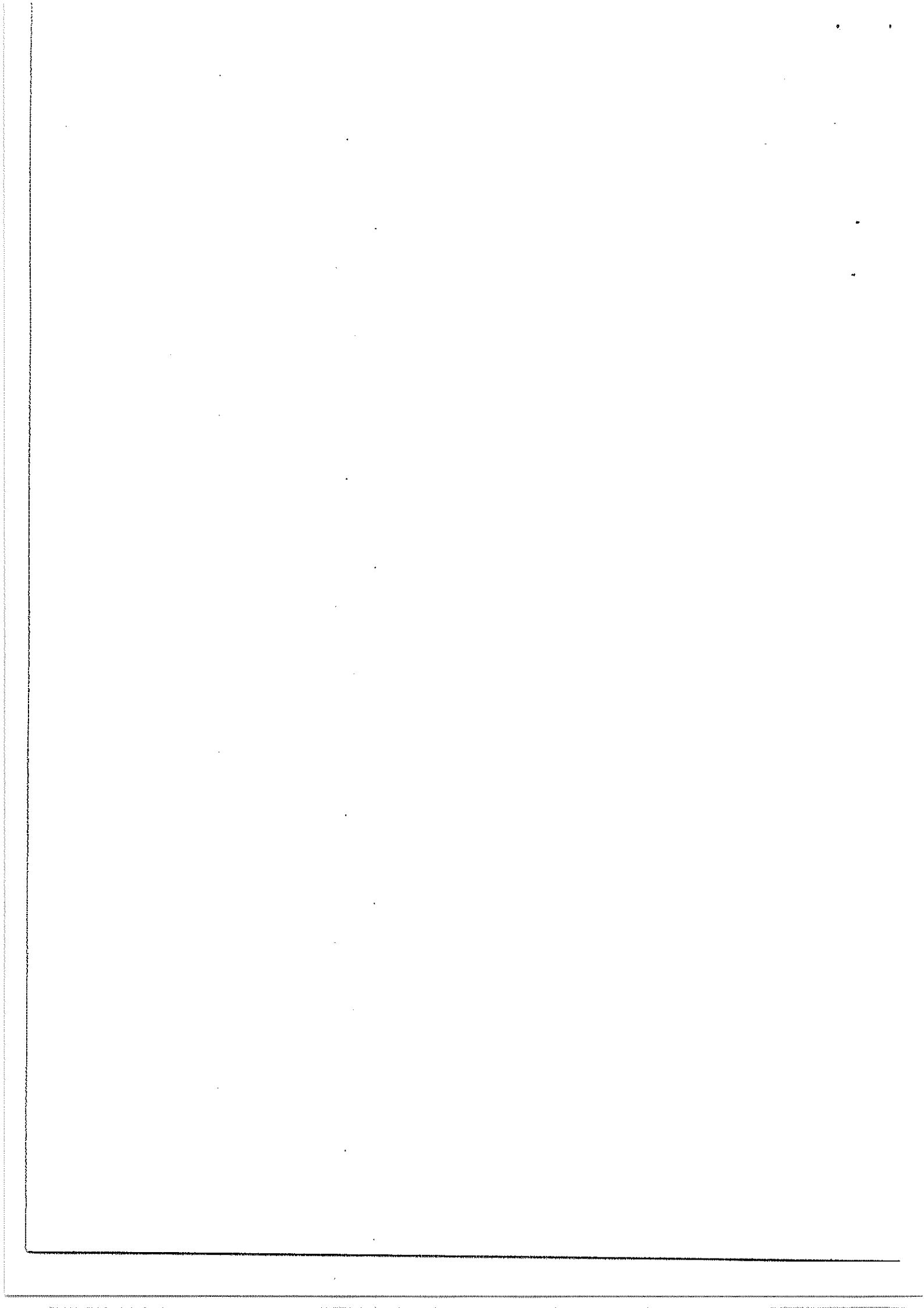
Certificate of Admissibility(Rule 43; W.B. Registration Rules 1962)

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 39/- ( E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 39/-

Major Information of the Deed :- I-1603-04895/2018-18/12/2018



**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 072355, Amount: Rs.10/-, Date of Purchase: 12/11/2018, Vendor name: Souitra Chanda



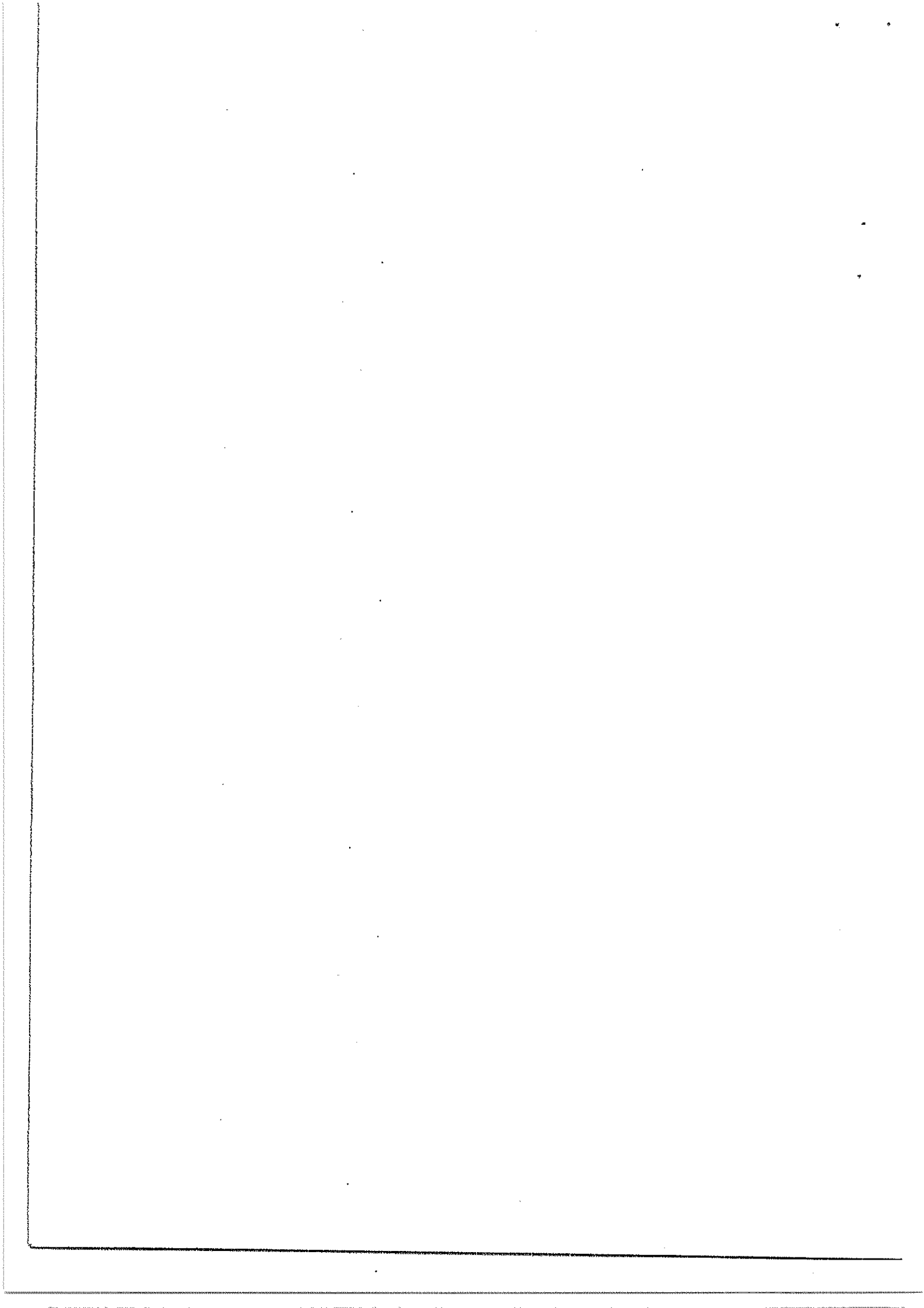
Asish Goswami

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-  
PARGANAS

South 24-Parganas, West Bengal

Major Information of the Deed :- I-1603-04895/2018-18/12/2018





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2018, Page from 152063 to 152080  
being No 160304895 for the year 2018.



Digitally signed by ASISH GOSWAMI  
Date: 2018.12.18 15:58:04 +05:30  
Reason: Digital Signing of Deed.

(Asish Goswami) 18/12/2018 15:57:40  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.

PS GROUP REALTY PVT. LTD.

*Ravi Kumar Dey*  
Director/ Authorised Signatory

(This document is digitally signed.)

