

NOTARIAL CERTIFICATE

S. No. 84 2019



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

Parana Conclave Pvt. Ltd. of 1,
British Indian Street, Room No. 707,
P.O.- Bowbazar, P.S.-Hare Street,
Kolkata - 700 069.

IN THE MATTER OF DECLARATION

as the executant(s) on this 9th Day of January Two thousand Nineteen

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 hereunto set and subscribed my name and affixed my seal of office on this 9th day of January 2019

P-2019/1/2019

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



B. N. SAHA
NOTARY
Bidhannagar,
North Block, Gr. Floor
Kolkata - 700 091
India

09 JAN 2019



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

29AB 137655



BOUNDARY DECLARATION

This declaration is made on 09 January, Two Thousand Nineteen
By



“**PANASIA CONCLAVE PVT. LTD**” (PAN AAGCP2363J), a company incorporated under the Companies Act, 1956, having its registered office at 1, British Indian Street, 7th floor, Room no. 707, Post Office – Bowbazar, Police Station – Hare Street, Kolkata – 700 069, (which expression unless repugnant to the context shall mean and include its successors-in-office, executors, administrators, representatives and assigns)’ represented through its

B. N. SAHA
NOTARY
Bikash Bhawan
North Block, G. P. House
Buddharmangal, Kolkata
(West Bengal)

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Volume No. 1, Pages 19428 to 10443, Being no. 04921, for the year 2012.

Panasia Conclave Pvt. Ltd purchased from one Pintu Das ALL THAT land measuring 09 cottah 07 chittack 29 square feet in aggregate, be the same or a little more or less,

appertaining to Dag no. 2708, Khatian no. 4170, Mouza – Ghuni, Police Station – New

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constituted attorneys (1) SRI HARISH ROHRA (PAN AGJPR7205B) and (2) SRI YOGESH ROHRA (PAN ADKPR3778D), both sons of late Tirath Das Rohra, both by nationality Indian, both by faith - Hindu, both residing at 73, Bangur Avenue, Block 'C', Post Office - Bangur, Police Station - Lake Town, Kolkata - 700 055, by virtue of the power of attorney executed on 19.08.2015 registered with the office of Addl. Dist. Sub-Registrar, Rajarhat, New Town and recorded in Book No. 1, CD Volume No. 1523-2015, Pages from 116158 to 116171, Being No. 152310027 for the year 2015


AND

(2) **SRI RATAN LAL TANTIYA** (PAN No.ABNPT51460), son of late Ram Kumar Tantiya, by faith - Hindu, residing at P-447B, Keyatala Road, Post Office - Sarat Bose Road, Police Station - Gariahat, Kolkata - 700 029 which expression unless repugnant to the context shall mean and include his legal heirs, administrators, represented and assigns) represented through his constituted attorneys (1) SRI HARISH ROHRA ((PAN AGJPR7205B and (2) SRI YOGESH ROHRA (PAN ADKPR3778D), both sons of late Tirath Das Rohra, both by nationality Indian, both by faith - Hindu, both residing at 73, Bangur Avenue, Block 'C', Post Office - Bangur, Police Station - Lake Town, Kolkata - 700 055, by virtue of the power of attorney executed on 12.07.2018, registered with the office of Addl. Dist. Sub-Registrar, Rajarhat, New Town and recorded in Book No. 1, CD Volume No. 1523-2018, Pages 275297 to 275314, Being No. 152308243 for the year 2018,

For the followings :

WHEREAS ::

1. **"PANASIA CONCLAVE PVT. LTD"**, by virtue of a deed of sale, executed on 20.04.2012, registered with the office of ADSR, Bidhannagar, recorded in Book No. 1, CD Volume No.. 7, Pages 19428 to 10443, Being no. 04921, for the year 2012, Panasia Conclave Pvt. Ltd purchased from one Pintu Das ALL THAT land measuring 09 cottah 07 chittack 29 square feet in aggregate, be the same or a little more or less, appertaining to Dag no. 2708, Khaitan no. 4170, Mouza - Ghuni, Police Station - New



District South 24-Parganas (more fully and particularly describe in the first schedule hereunder written and hereinafter, for brevity referred to as PLOT NO. A)

2 By virtue of another deed of sale, executed on 10.09.2012, registered with the office of ADSR, Bidhan Nagore, recorded in Book No. 1, CD Volume No. 16, Pages 9107 to 9119, Being no. 11607, for the year 2012, Panasia Conclave Pvt. Ltd. purchased from one Tinku Poddar ALL THAT land measuring 19 cottah 08 chittack 40 square feet in aggregate, be the same or a little more or less, appertaining to Dag no. 2708, Khatian no. 4170, Mouza - Ghuni, Police Station - New Town, District South 24-Parganas (more fully and particularly describe in the second schedule hereunder written and hereinafter, for brevity referred to as PLOT NO. B)

3 By virtue of a deed of sale, executed on 19.08.2008, registered with the office of ADSR, Bidhan Nagore, recorded in Book No. 1, CD Volume No. 10, Pages 11695 to 11709, Being no. 10820, for the year 2008, Ratanlal Tantiya purchased from one Pintu Das ALL THAT land measuring 10 cottah 08 chittack 40 square feet in aggregate, be the same or a little more or less, appertaining to Dag no. 2708, Khatian no. 4173, Mouza - Ghuni, Police Station - New Town, District South 24-Parganas (more fully and particularly describe in the first schedule hereunder written and hereinafter, for brevity referred to as PLOT NO. C)

4. All the plot nos. A, B and C are contiguous and so can be amalgamate without harming and encumbering the third party interest.

5. Both the "**PANASIA CONCLAVE PVT. LTD**" and **SRI RATAN LAL TANTIYA** have now agreed to cause a project under the name and style of **ROHRA NIBAS** and hence they want amalgamate the plot nos. A,B and C in a single identity waving all the individual identity of plot nos. A,B and C.

NOW THIS DECLARATION WITNESSETH the followings :

"PANASIA CONCLAVE PVT. LTD" and **SRI RATAN LAL TANTIYA** do hereby waive the individual identity of plot nos. A,B and C and amalgamate the said plot nos. and C absolutely and forever. Boundary of the amalgamated plot nos. A B and

B. N. SAHA
NOTARY

Bikash Dasgupta
North Block, Cr. Phase
Kolkata-700014, India
Phone: 98301 12345

09/11/2012

into a single identity is described in the fourth schedule hereunder written
er I and II). The boundary of the said premises is annexed herewith and
elineated with RED verge and be treated as part of this declaration

THE FIRST SCHEDULE AS REFERRED TO ABOVE

(description of plot No. A)

ALL THAT land measuring 09 cottah 07 chittack 29 square feet in aggregate, be the
same or a little more or less, appertaining to Dag no. 2708, Khatian no. 4170, Mouza
- Ghuni, Police Station - New Town, District South 24-Parganas, butted and bounded
in the following manner :

On the North	: by part of Dag no. 2708
On the South	: by part of Dag no. 2708
On the East	: by 36 feet wide Road
On the West	: by part of Dag no. 2708

THE SECOND SCHEDULE AS REFERRED TO ABOVE

(description of plot No. B)

ALL THAT land measuring 19 cottah 08 chittack 40 square feet in aggregate, be the
same or a little more or less, appertaining to Dag no. 2708, Khatian no. 4170,
Mouza - Ghuni, Police Station - New Town, District South 24-Parganas butted and
bounded in the following manner :

On the North	: by 15 feet wide Road
On the South	: by part of Dag no. 2708
On the East	: by part of Dag no. 2708
On the West	: by part of Dag no. 2708

THE THIRD SCHEDULE AS REFERRED TO ABOVE

(description of plot No. C)

ALL THAT land measuring 10 cottah 08 chittack 40 square feet in aggregate, be the
same or a little more or less, appertaining to Dag no. 2708, Khatian no. 4173, Mouza

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Bikash Bhawan
North Block, C. 7100
Madhupur, Kolkata
West Bengal

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i, Police Station – New Town, District South 24-Parganas butted and bounded
the following manner :

On the North : by 15 feet wide Road
On the South : by part of Dag no. 2708
On the East : by part of Dag no. 2708
On the West : by part of Dag no. 2708

THE FOURTH SCHEDULE AS REFERRED TO ABOVE

(description of the said premises)

I

ALL THAT homestead land aggregate **39** cottah **00** chittack 22 square feet in Dag no.
2708, Khatian nos. 4170 and 4173, Mouza – Ghuni, Police Station – New Town,
within the jurisdiction of Jyangra-Hatiara No. II Gram Panchayet, Police Station – New
Town, District - North 24-Parganas, butted and bounded in the following manner :

On the North : by 15 feet wide Panchayet Road
On the South : by part of Dag no. 2708
On the East : by 36 feet wide Panchayet Road
On the West : by part of Dag no. 2708

THE FOURTH SCHEDULE AS REFERRED TO ABOVE

(description of the said premises by mm)

II

ALL THAT homestead land aggregate **39** cottah **00** chittack 22 square feet in Dag no.
2708, Khatian nos. 4170 and 4173, Mouza – Ghuni, Police Station – New Town,
within the jurisdiction of Jyangra-Hatiara No. II Gram Panchayet, Police Station – New
Town, District - North 24-Parganas, butted and bounded in the following manner :

On the North : by 24473 mm
On the South : by 12407 mm + 12087mm
On the East : by 51601mm + 81300mm
On the West : by 52021mm +87090

B. N. SAHA

NOTARY

Bikash Bhawan

North Block, Cr. Pass

Akshaynagar, Kolkata

West Bengal

09 JAN 20



WITNESSES WHEREOF the parties hereto have put their respective hands and seal
on respective hands and seal on these presents on the day, month and year first above
written.

Travis L. Lee

WITNESSES:

1. Arindam Ghosh,
73, Block C, Bangun Avenue
Kolkata - 700055,

Travis L. Lee
(PANASIA CONCLAVE PVT. LTD &
SRI RATAN LAL TANTIYA through
their constituted attorneys)

Drafted by me and prepared in my office

[SANTANU SINGHA]

Advocate

Alipore Judges' Court.

Bar Association Library No. 2,

Kolkata - 700 027

Signature Arrested by
me on Identification

B. N. SAHA
NOTARY

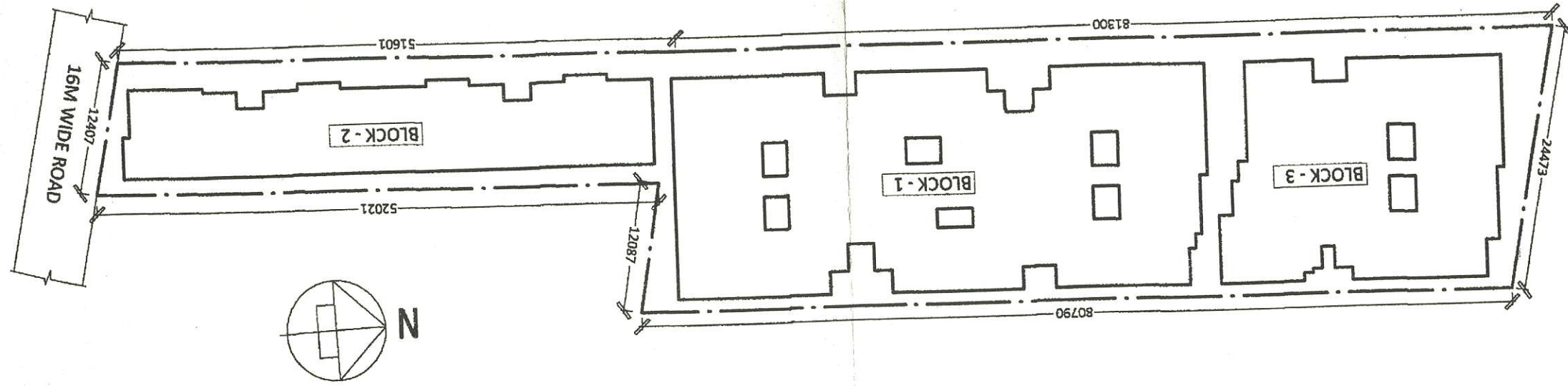
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B. N. SAHA
NOTARY
Bikash Bhawan
North Block, G. P. Road
Bachchanagar, Kolkata
West Bengal

LOCAL CENTER



SITE PLAN
SCALE - 1:400



SL. No.	OF	LENGTH	TOTAL	WIDTH	HEIGHT	REMARKS
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