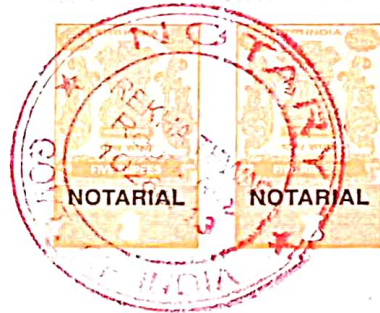


अभिचरदण पश्चिम बंगाल WEST BENGAL

20AB 259005



**BOUNDARY DECLARATION**

THIS DECLARATION is made this 01 day of Dec 2020

BY

NITU DEVELOPERS PVT. LTD.

*Smriti debnath*

Director

*RT*  
**REKHA TEWARI**  
 NOTARY  
 Regn. No.- 10288/13  
 C.M.M's Court  
 Kolkata - 700 001

**01 DEC 2020**



**M.N. DEVELOPERS (PAN NO-AARFM6710A)** a Partnership Firm having its office address Chinar park, Atghara, Rajarhat, New Town, P.O- R. Gopalpur, P.S- Baguihati, Kolkata-700136, District- North 24 Parganas, West Bengal, represented by its partners namely (I) **MOZAMMEL TARAFDER (PAN NO-ABUPT7159E)**, son of Late Haji jakir Ali Tarafder @ Late Jakir Ali Hajee Tarafder, by faith- Muslim, by occupation- Business, by Nationality- Indian, residing at Atghra, P.O- R . Gopalpur, P.S-Baguihati, Kolkata -700136, District- North 24 Paraganas, West Bengal & (II) **NAZIR HOSSAIN MONDAL ( PAN NO-AJLPM3771C)** son of Late Fazlur Rahaman Mondal by faith-Muslim, by occupation- Business, by Nationality - Indian, residing at Atghra . P.O-R. Gopalpur , P.S- Baguihati , Kolkata - 700136, District -North 24 Paraganas, West Bengal

**A N D**

2) **MD. AIJUDDIN MONDAL (PAN NO- AJRPM3139Q)** son of Abdul Mojid Mondal, by faith- Muslim , by occupation- Business, by Nationality- Indian, presently residing at Vill- Tikitiki Para, P.O- Nagrajole, P.S- Berhampore, District - Murshidabad. Pin- 742102, West Bengal

**A N D**

3) **MOHAMMAD ABDUL HALIM MONDAL ( PAN NO-CEUPM4261F)** son of Aijuddin Mondal @ MD Aijuddin Mondal , , by faith- Muslim , by occupation - Business, by nationality-Indian , presently residing at Vill-Tikitiki Para , P.O- Nagrajole, P.S-Berhampore, District - Murshidabad , Pin- 742102. West Bengal

**A N D**

4) **MD SALIM MONDAL ( PAN NO- CRKM0375H)** son of Aijuddin Mondal @ MD Aijuddin Mondal, by faith- Muslim, by occupation -Business, by nationality- Indian presently residing at Vill-Tikitiki Para, P.O-Nagrajole, P.S-Berhampore, District - Murshidabad, Pin- 742102 West Bengal hereinafter jointly and collectively called and referred to as the **"LANDOWNERS/ DECLARANT"** (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include their heirs , executors, administrators , representatives and assigns and nominee ) of the **ONE PART**, being represented by their duly constituted Attorney having being No 152311183 for the year 2019 M/S

01 DEC 2020

NITU DEVELOPERS PVT. LTD.

*Smal Uddin Mondal*  
Director

REKHA TEWARI  
NOTARY  
Regn. No.- 10288/13  
C.M.M's Court  
Kolkata - 700 001

**NITU DEVELOPERS PRIVATE LIMITED ( PAN NO AAECN1633P)** a private Limited company incorporated under the provisions of Company Act 1956, having its Registered Office address at Louhati , Rajarhat Kolkata -7000135. District North 24 Parganas, West Bengal, being represented by its Director **JAMALUDDIN MOLLA (PAN NO-AIYPM1138K)**, son of Mojambari Molla by faith- Muslim, by occupation- Business, by nationality-Indian, residing at Louhati Rajarhat, P.O- Louhati, P.S-Rajarhat, Kolkata-700135 District North 24 Paraganas, West Bengal by virtue of the resolution adopted, passed and resolved in the meeting of B.O.D. held on 15/11/2020 at 1 AM/PM at the registered office at Louhati , Rajarhat Kolkata - 7000135. District North 24 Parganas, West Bengal.

**AND WHEREAS** the Declarant/Landowner herein being desirous of developing its land by constructing a multi storied Residential with Commercial building consisting of several self contained residential flats/ unit / apartments / commercial space /car parking space /shops etc thereon the said plot of land morefully described in schedule A hereafter, had entered into and executed a registered development Agreement having being no. 152312468/2019 of A.D.S.R Rajarhat.

**AND WHEREAS** the Declarant / Landowner herein is the recorded owner of all that piece and parcel of land admeasuring about 26 decimals be the same a little more or less, lying and situated Mouza- Kalikapur , j.l No. 40 in R.S & L.R dag No. 1142 , appertaining to L.R Khatian No. 3312, 3313, 3314 & 3315 and it has become necessary to delineate the actual boundary of the plot of land under consideration and morefully described in Schedule A hereinafter.

**NOW THIS DECLARATION WITNESSETH AS FOLLOWS:-**

The declarant/Landowner herein declares that the plot land morefully described in scheduled A hereinafter admeasuring about 26 decimals be the same a little more or less, lying and situated Mouza- Kalikapur , j.l No. 40 Re Sa No 143, Touzi No 10, Pargana- Kalikata in R.S & L.R dag No. 1142 , appertaining to L.R Khatian No. 3312, 3313, 3314 & 3315 P.S- formerly Rajarhat now Newtown, within the local limit of Partharghata Gram Panchayet Dist- North 24 Parganas Pin- 700136 within the boundary area as pointed and marked with red colour in the site plan attached herein.

**REKHA TEWARI**  
NOTARY  
Regn. No.- 10288/13  
C.M.M's Court  
Kolkata - 700 001

**NITU DEVELOPERS PVT. LTD.**

*Jamaluddin Molla*  
Director

**01 DEC 2020**

**Schedule – A**

All that piece and parcel of land measuring about 26 decimals be the same a little more or less, lying and situated Mouza- Kalikapur , j.l No. 40 Re Sa No 143, Touzi No 10, Pargana- Kalikata in R.S & L.R dag No. 1142 , appertaining to L.R Khatian No. 3312, 3313, 3314 & 3315 P.S- formerly Rajarhat now Newtown, within the local limit of Partharghata Gram Panchayet Dist- North 24 Parganas Pin- 700136 butted and bounded as follows :-

On The North – Part of R.S Dag No 1142

On The South – 20ft. Wide Public Road.

On the East – P.W.D Road

On The West – R.S Dag No 1146

**IN WITNESS WHEREOF** the parties hereunto execute these presents on the day, month and the year first above-mentioned.

Signed, sealed and delivered by  
in presence of Witness:

1. *Apurba Kumar*  
vill - Bishrupur Baroshikata  
P.O - Rajarhat/Bishrupur  
P.S - Rajarhat, Dist - 24 PGS(W)  
Kol - 700135.

2. *Santosh Das*  
81, Goleghata, VIP Road,  
Kolkata - 700048 (WB)

**NITU DEVELOPERS PVT. LTD.**

*Smita Bin Moh*

**Director**

Signature of the Land-Owners  
(For & on behalf of as constituted attorney)

ATTESTED SIGNATURE ONLY  
BEFORE ME ON IDENTIFICATION

**REKHA TEWARI**  
NOTARY  
Regn. No. - 10288/13  
C.M.M.'s Court  
Kolkata - 700 001

**01 DEC 2020**

*RK*  
**REKHA TEWARI**  
NOTARY

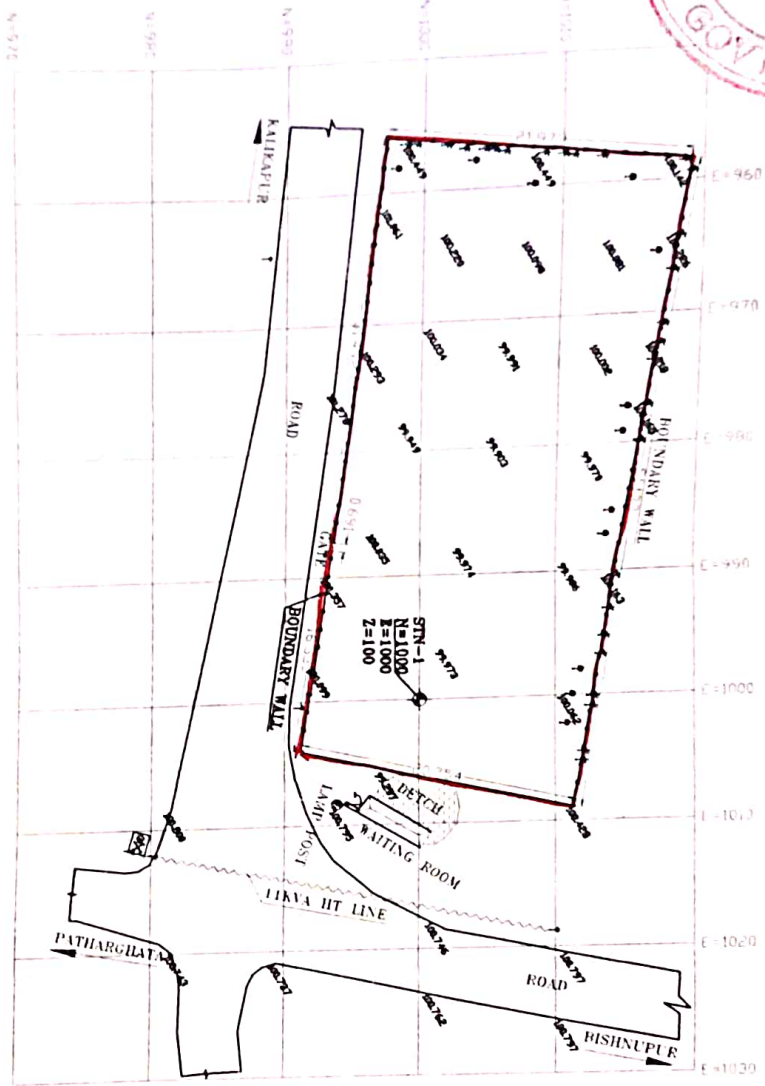


# VITRUVIAN\_PMC

Architecture, Landscape, PMC and Interior designing



- NOTE:-**
1. ALL DIMENSIONS ARE IN METRES.
  2. AREA OF THE PLOT = 1074.001 Sqm.  
= 11560.546 Sqf. = 26.539 Decimal = 0.265 ACRES.  
= 16.056 Katha
  3. GRID INTERVAL = 10M



DETAILS SURVEY OF I. TITHAL SERVICE PVT. LTD.  
2. NEGUS SERVICE PVT. LTD.  
AT KALURMORE, RAJARHAT, KOLKATA-700135  
MOTZA - KALIKAPUR, JL NO-40.

SL NO	SYMBOL	DESCRIPTION
1	□	CONC. TIE
2	▭	ROOFING
3	⊗	GATE
4	—	ROAD
5	—	BOUNDARY WALL
6	~	ELECTRIC
7	~	ELECTRIC POST
8	~	TELEPHONE
9	~	LIGHT POST

DRAWN	A.MOLLA
DATE	28.09.2020
SIZE	A4
SCALE	1:400

*Done by Surveyor*



NITU DEVELOPERS PVT. LTD.

*Sanjay Molla*

Director

# VITRUVIAN\_PMC

Architecture, Landscape, PMC and interior designing



CORD	Latitude	Longitude
BW	22.58615	88.50871
BW	22.58597	88.50866
GT	22.58599	88.5085
GT	22.58599	88.5085
BW	22.58601	88.5084
BW	22.58602	88.50827
BW	22.58603	88.50819
BW	22.58609	88.5082
BW	22.58623	88.50822
BW	22.58622	88.50826
BW	22.58622	88.50827
BW	22.58621	88.50831
BW	22.58619	88.50847
BW	22.58617	88.50859
BW	22.58616	88.50869
LP	22.58599	88.5087
W ROOM	22.58601	88.50871
W ROOM	22.58602	88.5087
W ROOM	22.58606	88.50873
W ROOM	22.58609	88.50874

VITRUVIAN

NITU DEVELOPERS PVT. LTD.

*Anjan Chakraborty*

Director



Done by Surveyor.