

201173118<sup>346</sup>



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Certified that the document is admitted to registration. The signature and date on the endorsement sheet, attached with this document are the part of this document.

10-35  
01/02/18  
D.No. 3223/18

*R. Ghosh*  
District Sub-Registrar-II  
Alipore, South 24 Parganas

Deed Of Declaration For Boundary With Plan

1 FEB 2018

DECLARATION

I, MR. NISHITH JHUNJHUNWALA, (PAN ACVPJ3624J), Son of Late Shiv Kumar Jhunjhunwala, by nationality Indian, religion Hindu, profession Service, residing at 99/1B, Hemanta Mukherjee Sarani, Post Office Sarat Bose Road, Police Station Lake, Kolkata-700 029, Director of IDEAL REAL ESTATES PRIVATE LIMITED (PAN AAACD9025H), a Company within the meaning of the Companies Act, 1956, having its registered Office at 50, Jawahar Lal Nehru Road, Post Office Little Russel Street, Police Station-Shakerpeare Sarani, Kolkata-700071, do hereby solemnly affirm and declare as follows:

*Nishith*

1. That Ideal Real Estates Private Limited, a Company incorporated under the Companies Act, 1956 and having its Registered Office at 50, Jawahar Lal Nehru Road, Post Office Little Russel Street, Police Station-Shakerpeare Sarani, Kolkata-700 071, is the Owner of total land measuring 161 (One Hundred Sixty One) Decimals, which is equivalent to 97.405 *Cottahs*, equivalent to 4 *Bighas* 17 *Cottahs* 6 *Chittacks* 21 Sq. Ft. and equivalent to 6515.3290 (Six thousand five hundred fifteen and point three two nine zero) Sq. Mtr. (**Total Land**) being a little more or less at 52, Buroshibtala Main Road, (formerly 49 & 52, Buroshibtala Main Road), Police Station Behala, Kolkata-700 038, under Ward No. 117, Borough No. XIII of Kolkata Municipal Corporation, comprising of the land and structures thereon (**Said Premises**).
2. That a strip of land out of the **Total Land**, situated at the eastern side starting from the Buroshibtala Main Road to end measuring an area of 15 (fifteen) *Cottahs* 15 (fifteen) *Chittacks* and 30.57 (thirty point five seven) Sq. Ft., which is equivalent to 1068.89 (one thousand and sixty eight point eight nine) Sq. Mtr., being a little more or less, herein after referred to as "**Own Passage**" and same will be Gifted in favour of the Kolkata Municipal Corporation (confirmed by Kolkata Municipal Corporation, by vide MIC, item no. M-55.1 dated 21.12.2017).
3. That I am the Director and Authorised Signatory of the Owner Company and I am competent to make this Declaration for and on behalf of the Owner.
4. That the actual position and location of the aforesaid land with structures (including the portion of "**Own Passage**") being land measuring 161 (One Hundred Sixty One) Decimals, which is equivalent to 97.405 *Cottahs*, which is equivalent to 4 *Bighas* 17 *Cottahs* 6 *Chittacks* 21 Sq. Ft. and which is equivalent to 6515.3290 (Six thousand five hundred and fifteen and point three two nine zero) Sq. Mtr.. being a little more or less being at 52, Buroshibtala Main Road, (formerly 49 & 52, Buroshibtala Main Road), Police Station Behala, Kolkata-700 038.
5. That the measurement of the land with structures without the portion of "**Own Passage**" (including butted & bounded by wall) is 4 (four) *Bighas*, 01 (one) *Cottahs* 06 (six) *Chittaks* and 35.47 (thirty five point four seven) Sq. Ft. which is equivalent to 5446.4390 (five thousand four hundred and forty six point four three nine zero) Sq. Mtr. being a little more or less, hereinafter referred to as the **Said Land**.
6. That 52, Buroshibtala Main Road, (formerly 49 & 52, Buroshibtala Main Road), Police Station Behala, Kolkata-700 038, under Ward No. 117 and Borough No. XIII of Kolkata Municipal Corporation is clearly shown in the plan which is prepared by the Architect-Sanon Sen & Associates Pvt. Ltd. of 5, Russel Street, Kolkata-700071 after surveying the Said Land and structures (butted and bounded by boundary wall) and the portion of "**Own Passage**" (Collectively **Said Premises**). A copy whereof is annexed herewith and declare that the same is correct and in order and part and parcel of this Deed.

*Asish*

7. That I make this Declaration on proper verification of the location of the land with structures and the plan annexed hereto show the true and correct position and measurement of the Said Land and Total Land with structures (including butted & bounded by boundary wall & "Own Passage").
8. That I do hereby declare and affirm that under no circumstances the Kolkata Municipal Corporation will be held liable and/or responsible for any dispute or difference concerning or touching the point of boundary and/or measurement of the said premises.
9. That I do hereby further declare that, if required, the Kolkata Municipal Corporation will be indemnified in future against all suits, proceedings etc., that may be taken or proceeded with in connection with this deed and/or any paper, map/plan etc. that are likely to be submitted before the Kolkata Municipal Corporation.

**That Schedule Above Referred To  
(Said Land)**

**All That** the land with structures measuring an area ((including butted & bounded by wall) of 4 (four) *Bighas*, 01 (one) *Cottah* 06 (six) *Chittaks* and 35.47 (thirty five point four seven) Sq. Ft. which is equivalent to 5446.4390 (five thousand four hundred forty six and point four three nine zero) Sq. Mtr. being a little more or less situated at 52, Buroshibtala Main Road, (formerly 49 & 52, Buroshibtala Main Road), Police Station Behala, Kolkata-700 038, under Ward No. 117 and Borough No. XIII of Kolkata Municipal Corporation and delineated on the "Map" annexed hereto and bordered in colour "Red" thereon and butted and bounded as follows.

- On The North** : By Buroshibtala Main Road.
- On The South** : By Municipal Premises No. 65, Buroshibtala Main Road and thereafter Municipal Road.
- On The East** : By Own Passage (Land to be gifted for Road to KMC).
- On The West** : By Buroshibtala Main Road.

*Handwritten signature*

In Witness Whereof the Declarant above named has put his signature on these presents this 21<sup>st</sup> day of January, 2018.

For IDEAL REAL ESTATES PVT. LTD.  
  
Director

\_\_\_\_\_  
DECLARANT

Drafted by me as per Kolkata Municipal Corporation proforma:

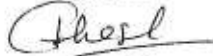


R.P. Singh  
Advocate, High Court, Calcutta  
Enrolment No. F-1588/1581 of 2000

Witnesses:

1. 

AMLAN SAHA  
50, J. L. Nehru Road  
Kolkata-700071

2. 

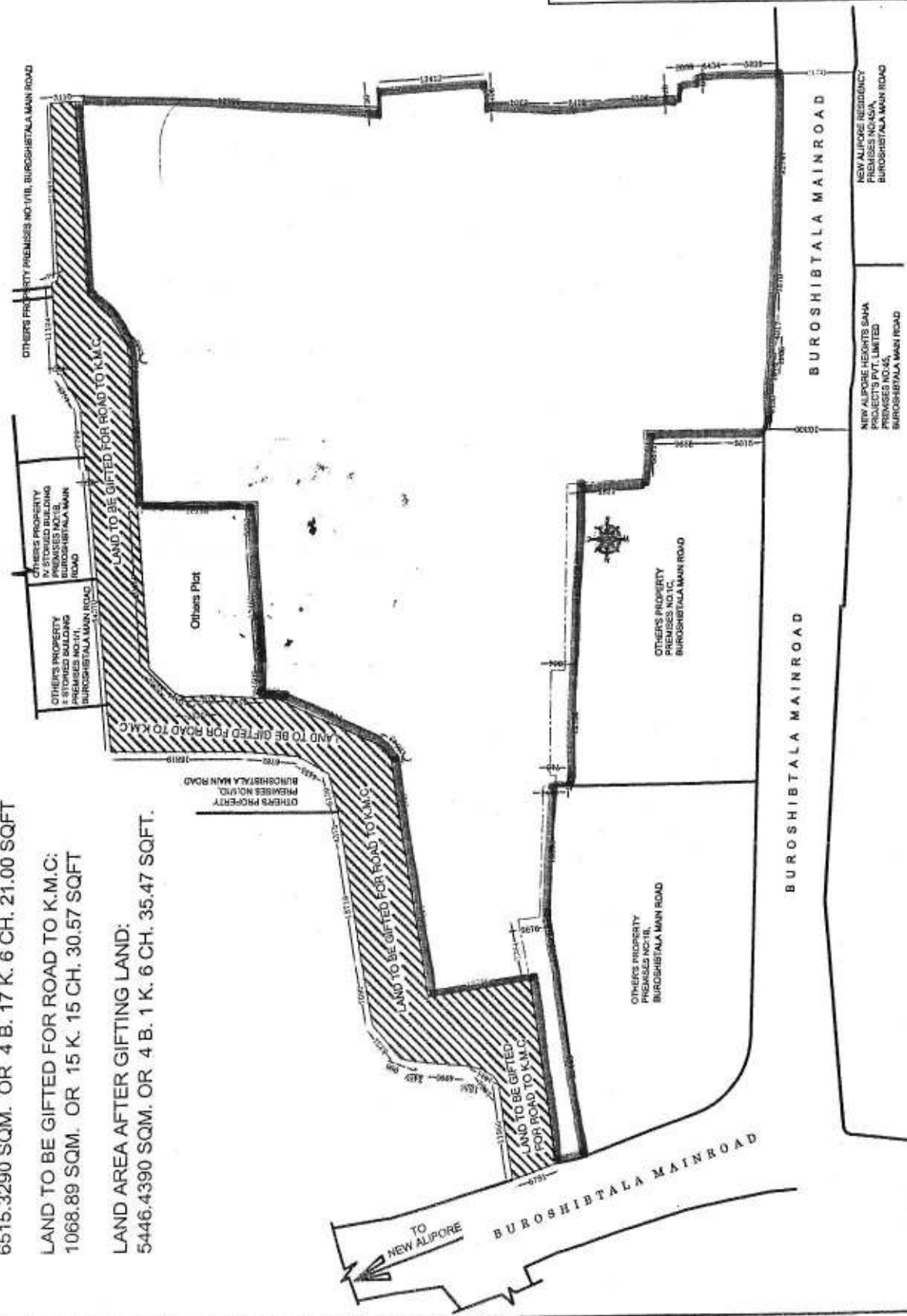
HRISHIKESH GHOSH  
50, J. L. Nehru Road.  
Kolkata-700071

**SITE PLAN OF BOUNDARY AT PREMISES NO - 52, BUROSHIBTALA MAIN ROAD, P.S :BEHALA , WARD NO: 117, BOROUGH : XIII, KOLKATA:700 038, UNDER KOLKATA MUNICIPAL CORPORATION.**

TOTAL LAND AREA WITHOUT GIFTING LAND :  
6515.3290 SQM. OR 4 B. 17 K. 6 CH. 21.00 SQFT

LAND TO BE GIFTED FOR ROAD TO K.M.C:  
1068.89 SQM. OR 15 K. 15 CH. 30.57 SQFT


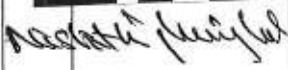














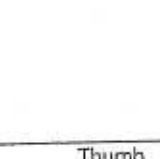

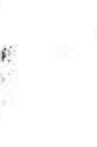








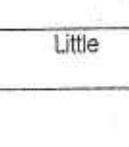
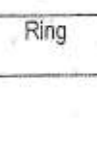
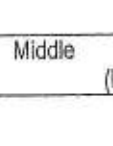
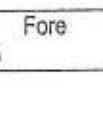
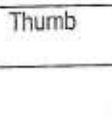
LAND AREA AFTER GIFTING LAND:  
5446.4390 SQM. OR 4 B. 1 K. 6 CH. 35.47 SQFT.



For IDEAL REAL ESTATES PVT. LTD.  
*[Signature]*  
Director

OWNER

# SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants					
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little

<p>आयकर विभाग INCOME TAX DEPARTMENT</p> <p>भारत सरकार GOVT. OF INDIA</p> <p>IDEAL REAL ESTATE PRIVATE LIMITED</p> <p>07/10/1988</p> <p>Permanent Account Number AAACD9025H</p> <p>Signature</p>	<p><i>In case this card is lost / found, kindly inform / return to :</i>  Income Tax PAN Services Unit, UTITSL  Plot No. 3, Sector 11, CBD Belapur,  Navi Mumbai - 400 614.</p> <p>इस कार्ड के खोने/पाने पर सूचना सूचित करें/भेजें।  आयकर सेवा सेवा यूनिट, UTITSL  प्लॉट नं: 3, सेक्टर 11, सी.बी.डी. बेलपुर,  नवी मुंबई - 400 614.</p>
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*Handwritten signature*



**आयकर विभाग**      **भारत सरकार**  
**INCOME TAX DEPARTMENT**      **GOVT. OF INDIA**

NISHITH JHUNJHUNWALA  
 SHEV KUMAR JHUNJHUNWALA  
 19/11/1966

Permanent Account Number  
**ACVPJ3624J**



*Handwritten signature*

*In case this card is lost, please apply for a duplicate card.*  
 Income Tax PAN Services Unit, 277/28  
 Plot No. 3, Sector 11, CBD Marges  
 Near Mumbai - 400 674

*यदि इस कार्ड खोया जाय तो कृपया नया कार्ड के लिए आवेदन करें।*  
 आयकर पैन सेवाएँ, यूनिट - 277/28  
 प्लॉट नं. 3, सेक्टर 11, सीबीडी मार्ज  
 नजदीक मुंबई - 400 674





**GOVERNMENT OF WEST BENGAL  
INDIAN UNION DRIVING LICENCE**

Driving Licence No: **WB-011987568795**

Name: **N JHUNJHUNWALA**

Address: **9, ANIL ROY ROAD KOLKATA  
700029**

S/D/W Of: **S K JHUNJHUNWALA**

Date of Issue	22/10/1987	Blood Group: U
Valid Till (NT)	19/11/2015	Date of Birth
Valid Till (T)	X	13/11/1965

Licensing Authority: **P.V.D. Kolkata**      Licensing Authority Sign: \_\_\_\_\_

*Handwritten signature*

Authorisation to drive the following vehicle class throughout India.

Vehicle Class	Date of Issue
MCWOG	22/10/1987
MCWG	22/10/1987
LMV	22/10/1987

CL-01-18-058171

Badge Details		
Number	Date Of Issue	Valid Till
	00/00/0000	00/00/0000



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
**ভারত সরকার**  
**Unique Identification Authority of India**  
**Government of India**

তথ্যপ্রকৃতির আইডি / Enrollment No. : 1040/20025/19472

To  
**Amlan Saha**  
 অমল সাহা  
 B. R. S-10 B-2 F-32  
 17 NO. BAGMARI LANE  
 Kankurgachi S.O  
 Kankurgachi, Kolkata  
 West Bengal - 700054

08/01/2013



KL193880537DF

19388053



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**9724 0567 5653**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
 GOVERNMENT OF INDIA



অমল সাহা  
**Amlan Saha**  
 পিতা : সাদানন্দ সাহা  
 Father : SADANANDA SAHA

জন্ম সাল/Year of Birth: 1970  
 লিঙ্গ/Male

**9724 0567 5653**



আধার - সাধারণ মানুষের অধিকার

*Amlan Saha*



Government of West Bengal  
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	1602-1000032238/2018	Office where deed will be registered
Query Date	31/01/2018 2:18:32 PM	D.S.R. - I   SOUTH 24-PARGANAS, District: South 24 -Parganas
Applicant Name, Address & Other Details	R P SINGH Thana : Shakespeare Sarani, District : Kolkata, WEST BENGAL, PIN - 700071, Mobile No. : 9836119922, Status Advocate	
Transaction	Additional Transaction	
[0901] Declaration, Declaration relating to immovable property		
Set Forth value	Market Value	
Rs. 1/-	Rs. 14,69,25,162/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 10/- (Article:4)	Rs. 39/- (Article:E, M(b), H)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip. (Urban area)	

Land Details :

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bura Shibtala Main Road, Road Zone : (Premises Located on Road -- ) , , Premises No. 52, Ward No: 117

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		4 Bigha 1 Katha 6 Chatak 35.47 Sq Ft	1/-	14,69,25,162/-	Property is on Road
Grand Total :					134.35Dec	1 /-	1469,25,162 /-	

Declarant Details :

SI No	Name & address	Status	Execution Admission Details :
1	IDEAL REAL ESTATES PRIVATE LIMITED 50 J L NEHRU ROAD, P.O - LITTLE RUSSEL STREET, P.S:- Shakespeare Sarani, District-Kolkata, West Bengal, India, PIN - 700071 PAN No :: AAACD9025H Status :Organization, Executed by: Representative	Organization	Executed by Representative

**Representative Details :**

SI No	Name & Address	Representative of
-1	Mr NISHITH JHUNJHUNWALA Son of Late SHIV KUMAR JHUNJHUNWALA99/1B HEMANTA MUKHERJEE SARANI, P.O:- SARAT BOSE ROAD, P S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700029 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,	IDEAL REAL ESTATES PRIVATE LIMITED (as DIRECTOR)

**Identifier Details :**

Name & address
Mr AMLAN SAHA Son of Late S N SAHA 50 J L NEHRU ROAD, P O:- LITTLE RUSSEL STREET. P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal India, PIN - 700071, Sex: Male, By Caste Hindu, Occupation: Service, Citizen of: India, Identifier Of Mr NISHITH JHUNJHUNWALA
N

**Note:**

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 02/03/2018) for e-Payment. Assessed market value & Query is valid for 44 days (i.e. upto 16/03/2018) for registration.
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required.
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.

### Major Information of the Deed

Deed No :	I-1602-01173/2018	Date of Registration	01/02/2018
Query No / Year	1602-1000032238/2018	Office where deed is registered	
Query Date	31/01/2018 2:18:32 PM	D.S.R. -II SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	R P SINGH Thana : Shakespeare Sarani, District : Kolkata, WEST BENGAL, PIN - 700071, Mobile No. : 9836119922, Status :Advocate		
Transaction	Additional Transaction		
<b>[0901] Declaration, Declaration relating to immovable property</b>			
Set Forth value	Market Value		
Rs. 1/-	Rs. 14,69,25,162/-		
Stampduty 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:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bura Shibtala Main Road, Road Zone : (Premises Located on Road -- ) , , Premises No. 52, Ward No: 117

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		4 Bigha 1 Katha 6 Chatak 35.47 Sq Ft	1/-	14,69,25,162/-	Property is on Road
<b>Grand Total :</b>					<b>134.35Dec</b>	<b>1 /-</b>	<b>1469,25,162 /-</b>	



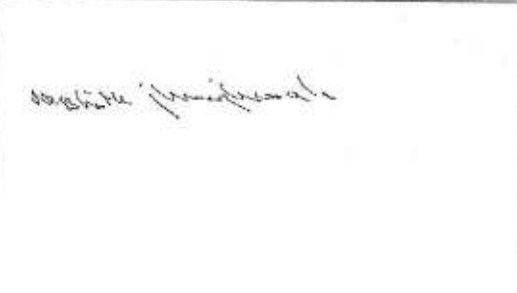
#### Declarant Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>IDEAL REAL ESTATES PRIVATE LIMITED</b> 50 J L NEHRU ROAD, P.O:- LITTLE RUSSEL STREET, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700071 , PAN No.:: AAACD9025H, Status :Organization, Executed by: Representative, Executed by: Representative

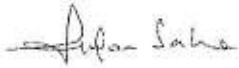


Major Information of the Deed :- I-1602-01173/2018-01/02/2018

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr NISHITH JHUNJHUNWALA (Presentant)</b> Son of Late SHIV KUMAR JHUNJHUNWALA Date of Execution - 01/02/2018, , Admitted by: Self, Date of Admission: 01/02/2018, Place of Admission of Execution: Office			
		Feb 1 2018 11:11AM	LTI 01/02/2018	01/02/2018
99/1B HEMANTA MUKHERJEE SARANI, P.O:- SARAT BOSE ROAD, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700029, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Status : Representative, Representative of : IDEAL REAL ESTATES PRIVATE LIMITED (as DIRECTOR)				

**Identifier Details :**

Name & address	
Mr AMLAN SAHA Son of Late S N SAHA 50 J L NEHRU ROAD, P.O:- LITTLE RUSSEL STREET, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700071, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Mr NISHITH JHUNJHUNWALA	
	01/02/2018

**Endorsement For Deed Number : I - 160201173 / 2018**

On 01-02-2018

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

Admissible under rule 21 of West Bengal Registration Rule, 1908 duly stamped under schedule 1A, Article number : 4 of Indian Stamp Act 1899.



Major Information of the Deed :- I-1602-01173/2018-01/02/2018

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

Presented for registration at 12:35 hrs on 01-02-2018, at the Office of the D.S.R. -I I SOUTH 24-PARGANAS by Mr NISHITH JHUNJHUNWALA ,

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

Execution is admitted on 01-02-2018 by Mr NISHITH JHUNJHUNWALA, DIRECTOR, IDEAL REAL ESTATES PRIVATE LIMITED (Private Limited Company), 50 J L NEHRU ROAD, P.O:- LITTLE RUSSEL STREET, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700071

Indetified by Mr AMLAN SAHA, , Son of Late S N SAHA, 50 J L NEHRU ROAD, P.O: LITTLE RUSSEL STREET, Thana: Shakespeare Sarani, , Kolkata, WEST BENGAL, India, PIN - 700071, by caste Hindu, by profession Service

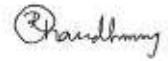
**Payment of Fees**

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/-

**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 4784, Amount: Rs.10/-, Date of Purchase: 26/12/2017, Vendor name: A K Purakasyastha



**Rina Chaudhury**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. -I I SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**



Major Information of the Deed :- I-1602-01173/2018-01/02/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2018, Page from 40343 to 40358

being No 160201173 for the year 2018.



Digitally signed by RINA CHAUDHURY  
Date: 2018.02.01 11:52:46 +05:30  
Reason: Digital Signing of Deed.

*R Chaudhury*

(Rina Chaudhury) 01/02/2018 11:52:40  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - II SOUTH 24-PARGANAS  
West Bengal.



(This document is digitally signed.)