

2014/11

2017/17



11-28
1/31/6952

पश्चिम बंगाल WEST BENGAL

22AA 396177

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

[Signature]

Add. Dist. Sub-Registrar
Alipore, South 24 Parganas 14 SEP 2017

DECLARATION DEED FOR BOUNDARY AREA

We, [1] **ROCHITA TOWERS AND ESTATES PVT. LTD.** (formerly known as Evergreen Properties Pvt. Ltd.) [PAN - AAACE6318G], [2] **AMRITA PROMOTERS PVT. LTD.** [PAN - AACCA7488H], both the Companies registered under the Companies Act, 1956 and both having their office at 43/3, Hazra Road, Police Station & Post Office - Ballygunge, K.M.C. Ward No. 69, Kolkata - 700019 and [3] **NARESH KUMAR DE** [PAN - ALPPD9460R], by faith - Hindu, by citizenship - Indian, by occupation - Business and [4] **SAROJ KUMAR DE** [PAN - AIQPD9498M], by faith - Hindu, by citizenship - Indian, by occupation - Business, both sons of Late Dilip Kumar De and are Executors to the Estate of Dilip Kumar De and both are

[Handwritten signature]

1334

05 SEP 2017

No.....Rs.-20/- Date.....

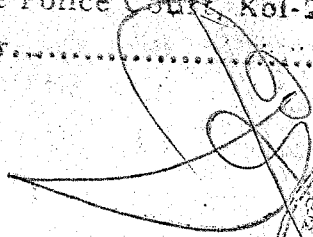
Name:-K. P. Majumder
Advocate

Address:-High Court, Calcutta
Alipore Collectorate, 24 Pgs. (S)

SUBHANKAR DAS
STAMP VENDOR

Alipore Police Court, Kol-27

Vendor.....



Signature.....
05 SEP 2017
ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

Identified by me
Saswati Sharma
Adv.

WB/F/48/1993
Alipore Judges court

residing at 381/F, Panchanantala Road, "Paschim Putiari", Karunamoyee (Tollygunge), Post Office - Kudghat, Police Station - Haridevpur, Kolkata - 700041, under K.M.C. Ward No. 115, represented by their Constituted Attorneys namely, **MR. SURESH KUMAR AGARWAL [PAN - ACZPA5498H]**, son of Mr. Ramjee Lal Agarwal, by faith - Hindu, by citizenship - Indian, by occupation - Service, residing at 22A, Buroshibtalla Main Road, Post Office - New Alipore, Police Station - Behala, K.M.C. Ward No. 118, Kolkata - 700038, Director of **Rochita Towers and Estates Pvt. Ltd.** and **MR. DEBABRATA BANERJEE [PAN - AEGPB2995B]**, son of Mr. Kalidas Banerjee, by faith - Hindu, by citizenship - Indian, by occupation - Service, residing at A/4, Chittaranjan Colony, Post Office - Regent Estate, Police Station - Jadavpur, K.M.C. Ward No. 96, Kolkata - 700092, Director of **Amrita Promoters Pvt. Ltd.**, Owners of Premises No.- **75/2A, Hazra Road, Ward No. - 85, Borough No. - VIII, Police Station - Lake, Kolkata - 700029**, do hereby solemnly affirm and undertake as follows:-

1. That the above persons are the absolute owners of **ALL THAT** the piece and parcel of Covering a Total Land measuring **579.904 Square Meters (8 Cottahs 10 Chittacks 32.09 Square Feet)** more or less, situate lying at and being Municipal Premises No.-**75/2A, Hazra Road, Ward No. - 85, Borough No. - VIII, Police Station - Lake, Kolkata - 700029**, more fully and particularly described in the **Schedule 'B'** hereunder written and hereinafter referred to as the "**said premises**".
2. That they propose to construct a building in the aforesaid premises. The actual Boundary Line of the said premises is more fully mentioned in the **Schedule 'A'** herein below and shown in the Plan annexed hereto and demarcated with Red Border.
3. That we shall be liable to any dispute with any of their neighbours adjoining to their said premises in future. However, The Kolkata Municipal Corporation will not be liable for any litigation of the said premises. That we have submitted a plan for construction of the building in the said premises for sanction vide an application.
4. That the said property is owned by us being Premises No.-**75/2A, Hazra Road, Ward No. - 85, Borough No. - VIII, Police Station - Lake, Kolkata - 700029**, covering a Total Land being **579.904 Square Meters (8 Cottahs 10 Chittacks 32.09 Square Feet)** a

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Signature.....

14 SEP 2017

ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

little more or less within the Municipal Limits of Kolkata with structure standing thereon also shown in the Plan annexed herewith.

5. There is no civil or criminal suit pending in any Court of Law in respect of the said premises and the same is free from all encumbrances.
6. That, in case any dispute of boundary, the sanctioned plan may stand revoked.
7. That the aforesaid Site Plan annexed herewith is a part and parcel of this Declaration.

THE SCHEDULE ABOVE REFERRED TO 'A'

ALL THAT the measurement of the four sides of Land at Municipal Premises No.- 75/2A, Hazra Road, Ward No. - 85, Borough No. - VIII, in the Town of Kolkata Police Station - Lake, Post Office - Sarat Bose Road, Kolkata - 700029, being butted and bounded in the manner, as follows:-

ON THE NORTH : 13067 mm ;
ON THE EAST : 12110 mm ; 5050 mm ; 22650 mm ;
ON THE SOUTH : 15069 mm ; and
ON THE WEST : 12630 mm ; 1700 mm ; 3760 mm ;
2080 mm ; 22388 mm ;

THE SCHEDULE ABOVE REFERRED TO 'B'

ALL THAT the piece and parcel of Land measuring **579.904 Square Meters (8 Cottahs 10 Chittacks 32.09 Square Feet)** more or less, together with structure, situate lying at and being Municipal Premises No.- 75/2A, Hazra Road, Ward No. - 85, Borough No. - VIII, in the Town of Kolkata Police Station - Lake, Post Office - Sarat Bose

Handwritten signature



Signature.....

14 SEP 2017

ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

Road, Kolkata - 700029, being butted and bounded in the manner as follows:-

ON THE NORTH : Hazra Road;

ON THE EAST : Partly by Premises No. 75/1, Hazra Road, Partly by Premises No. 17, Sevak Baidya Street and Partly by Premises No. 16/A, Sevak Baidya Street;

ON THE SOUTH : Common Passage leading to Sevak Baidya Street; and

ON THE WEST : Partly by Premises No. 75/3B, Hazra Road, Partly by Premises No. 75/3A, Hazra Road and Partly by Premises No. 15/C, Sevak Baidya Street.

8. That the statements contained in the foregoing paragraphs are true to our knowledge.

9. That this Declaration is made on the 14th day of September 2017.

Debabrata Banerjee

DEBABRATA BANERJEE
Director of Amrita Promoters Pvt. Ltd.,
Constituted Attorney of Naresh Kumar
De & Saroj Kumar De, Executors to the
Estate of Dilip Kumar De

AMRITA PROMOTERS PVT. LTD.

Debabrata Banerjee

Director

Suresh K. Agarwal

SURESH KUMAR AGARWAL, Director
of Rochita Towers and Estates Pvt. Ltd.,
Constituted Attorney of Naresh Kumar De
& Saroj Kumar De, Executors to the Estate
of Dilip Kumar De

ROCHITA TOWERS AND ESTATES PVT. LTD.

Suresh K. Agarwal

Director

D E C L A R A N T S

WITNESSES :

1) *Ravi Sahani*
43/3, Hazra Rd.
Kod-19

2) *Nirmal Das*
43/3, Hazra Rd.
Kod-19

Identified by me
Saswati Sharma
Adv.

WB/F/48/1993




Signature.....

14 SEP 2017


ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

SPECIMEN FOR TEN FINGER PRINT

	L E F T	Thumb	Fore Hand	Middle Right	Ring	Little
		Thumb	Fore Hand	Middle Right	Ring	Little
	R I G H T	Thumb	Fore Hand	Middle Right	Ring	Little
		Thumb	Fore Hand	Middle Right	Ring	Little

Name: SURESH KUMAR AGARWAL

Signature: Suresh K Agarwal

	L E F T	Thumb	Fore Hand	Middle Right	Ring	Little
		Thumb	Fore Hand	Middle Right	Ring	Little
	R I G H T	Thumb	Fore Hand	Middle Right	Ring	Little
		Thumb	Fore Hand	Middle Right	Ring	Little

Name: DEBABRATA BANERJEE

Signature: Debabrata Banerjee

P H O T O	L E F T	Thumb	Fore Hand	Middle Right	Ring	Little
		Thumb	Fore Hand	Middle Right	Ring	Little
	R I G H T	Thumb	Fore Hand	Middle Right	Ring	Little
		Thumb	Fore Hand	Middle Right	Ring	Little

Name:

Signature:



Signature.....

14 SEP 2017

ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

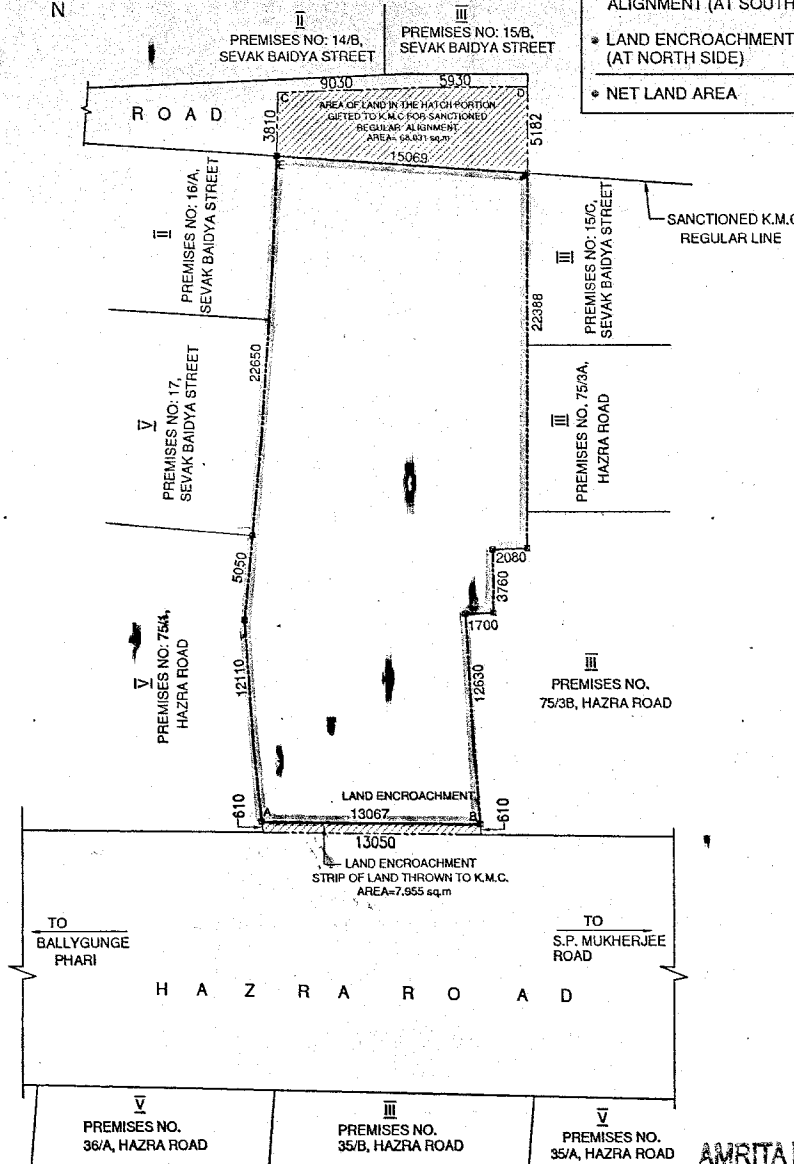
SITE PLAN OF PREMISES NO. - 75/2A, HAZRA ROAD , WARD NO - 85, BOROUGH - VIII , P.S. - LAKE , KOLKATA - 700 029.

NET LAND AREA (8 K. - 10 CH. - 32.09 SQ.FT.) = 579.904 SQ.M. (M/L)

SCALE-1:400



• LAND AREA AS PER DEED	= 655.890 SQ.M.
• AREA OF LAND GIFTED TO K.M.C. FOR SANCTIONED REGULAR ALIGNMENT (AT SOUTH SIDE)	= 68.031 SQ.M.
• LAND ENCROACHMENT AREA (AT NORTH SIDE)	= 7.955 SQ.M.
• NET LAND AREA	= 579.904 SQ.M.



Debabrati Banerjee
DEBABRATI BANERJEE
 Director of Amrita Promoters Pvt. Ltd.,
 Constituted Attorney of Naresh Kumar
 De & Saroj Kumar De, Executors to the
 Estate of Dilip Kumar De

AMRITA PROMOTERS PVT. LTD.
Debabrati Banerjee

Suresh K. Agarwal
SURESH KUMAR AGARWAL, Director
 of Rochita Towers and Estates Pvt. Ltd.,
 Constituted Attorney of Naresh Kumar De
 & Saroj Kumar De, Executors to the Estate
 of Dilip Kumar De

ROCHITA TOWERS AND ESTATES PVT. LTD.
Suresh K. Agarwal
 Director
 SIGNATURE OF OWNER'S

Director



Signature.....

14 SEP 2017

ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

ROCHITA TOWERS AND ESTATES
PRIVATE LIMITED

20/02/1989

Permanent Account Number

AAACE6318G

29122010

Sueba W. Agrawal

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लोटए

आयकर पैन सेवा इकाई, एन एस डी एल

तीसरी 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

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SURESH KUMAR AGARWAL

RAMJEE LAL AGARWAL

04/03/1962

Permanent Account Number

ACZPA5498H

Signature



24052010

Suresh K. Agarwal

इस कार्ड के खोने / या किसी द्वारा स्तब्धित करने / कौटुंबिक
आयकर सेना सेवा इकाई, एन एस डी एल
तीसरी मंजिल, सफ़ायर चेंबर,
बानेर टेलिफोन एक्चेंज के नजदीक,
बानेर, पुणे - 411 045

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

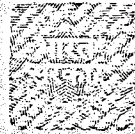
Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: unitinfo@nsdl.co.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

AMRITA PROMOTERS PRIVATE
LIMITED



17/08/1995

Permanent Account Number

AACCA7488H

10112010

Debabrata Banerjee

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

आयकर पैन सेवा इकाई, एन एस डी एल

तीसरी मंजील, सफायर चेंबरस,

बानेर टेलिफोन एक्स्चेंज के नजदीक,

बानेर, पुना - 411 045

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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

PERMANENT ACCOUNT NUMBER

AEGPB2995B



TAXPAYER NAME
DEBABRAYA BANERJEE

FATHER'S NAME
KALIDAS BANERJEE

DATE OF BIRTH
01-02-1955

SIGNATURE

Kalidas
COMMISSIONER OF INCOME-TAX, W.B.-XI

Original

इस कार्ड के लो / मिल जाने पर कृपया जारी करने वाले अधिकारी को सूचित / वापस कर दें।
संबुद्ध आसकर आपका (पदवि एवं तकनीकी)।
पी-7,
चौबिशी स्क्वार्,
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to the issuing authority :
Joint Commissioner of Income-tax (Systems & Technical),
P-7,
Chowringhee Square,
Calcutta-700 069.

Major Information of the Deed

Deed No :	I-1605-05849/2017	Date of Registration	14/09/2017
Query No / Year	1605-1000316952/2017	Office where deed is registered	
Query Date	12/09/2017 8:04:16 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	Saswati Sharma Alipore, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9331039069, Status : Advocate		
Transaction	Additional Transaction		
[0901] Declaration, Declaration relating to immovable property			
Set Forth value	Market Value		
Rs. 10/-	Rs. 5,84,74,085/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 20/- (Article:4)	Rs. 7/- (Article:E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

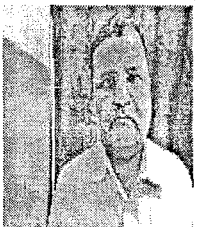

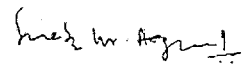
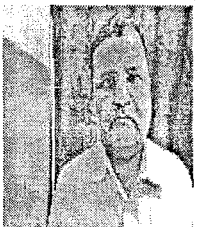

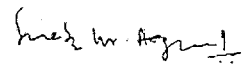
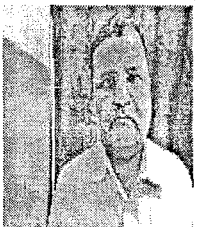

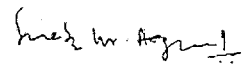
District: South 24-Parganas, P.S:- Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Hazra Road, Road Zone : (Sarat Bose Road -- Rest (Premises Nos. 22 to 37, 73 to 79)) , , Premises No. 75/2A, Ward No: 85

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		8 Katha 10 Chatak 32.09 Sq Ft	10/-	5,84,74,085/-	Property is on Road
Grand Total :					14.3048Dec	10 /-	584,74,085 /-	



Declarant Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Naresh Kumar De Son of Late Dilip Kumar De 381/F, Panchanantala Road, Karunamoyee, P.O:- Paschim Putiary, P.S:- Thakurpukur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700041 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status :Individual, Executed by: Attorney, Executed by: Attorney
2	Mr Saroj Kumar De Son of Late Dilip Kumar De 381/F, Panchanantala Road, Karunamoyee, P.O:- Paschim Putiary, P.S:- Thakurpukur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700041 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status :Individual, Executed by: Attorney, Executed by: Attorney

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1" style="width: 100%;"> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> <tr> <td> Mr Suresh Kumar Agarwal (Presentant) Son of Mr Ramjee Lal Agarwal Date of Execution - 14/09/2017, , Admitted by: Self, Date of Admission: 14/09/2017, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Sep 14 2017 11:46AM</td> <td>LTI 14/09/2017</td> <td>14/09/2017</td> </tr> </table>	Name	Photo	Finger Print	Signature	Mr Suresh Kumar Agarwal (Presentant) Son of Mr Ramjee Lal Agarwal Date of Execution - 14/09/2017, , Admitted by: Self, Date of Admission: 14/09/2017, Place of Admission of Execution: Office					Sep 14 2017 11:46AM	LTI 14/09/2017	14/09/2017
Name	Photo	Finger Print	Signature										
Mr Suresh Kumar Agarwal (Presentant) Son of Mr Ramjee Lal Agarwal Date of Execution - 14/09/2017, , Admitted by: Self, Date of Admission: 14/09/2017, Place of Admission of Execution: Office													
	Sep 14 2017 11:46AM	LTI 14/09/2017	14/09/2017										

DIRECTOR, ROCHITA TOWERS AND ESTATES PVT. LTD. , 43/3, Hazra Road, P.O:- Ballygunge, P.S:- Ballygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700019 , 22A, Buroshibtalla Main Road, P.O:- New Alipore, P.S:- Behala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700038, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Attorney, Attorney of : Mr Naresh Kumar De, Mr Saroj Kumar De

2	Name	Photo	Finger Print	Signature
	Mr Debabrata Banerjee Son of Mr Kalidas Banerjee Date of Execution - 14/09/2017, , Admitted by: Self, Date of Admission: 14/09/2017, Place of Admission of Execution: Office			<i>Debabrata Banerjee</i>
		Sep 14 2017 11:45AM	LTI 14/09/2017	14/09/2017
DIRECTOR, AMRITA PROMOTERS PVT. LTD. , 43/3, Hazra Road, P.O:- Ballygunge, P.S:- Ballygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700019 , A/4, Chittaranjan Colony, P.O:- Regent Estate, P.S:- Jadavpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700092, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Attorney, Attorney of : Mr Naresh Kumar De, Mr Saroj Kumar De				

Identifier Details :

Name & address	
Mrs Saswati Sharma Wife of Mr T. K. Sharma Alipore Judges Court, P.O:- Alipore, P.S:- Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Female, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr Suresh Kumar Agarwal, Mr Debabrata Banerjee	14/09/2017
<i>Saswati Sharma</i>	

Endorsement For Deed Number : I - 160505849 / 2017

On 14-09-2017

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.

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

Presented for registration at 11:28 hrs on 14-09-2017, at the Office of the A.D.S.R. ALIPORE by Mr Suresh Kumar Agarwal ,.

Executed by Attorney

1. Execution by Mr Suresh Kumar Agarwal, DIRECTOR, ROCHITA TOWERS AND ESTATES PVT. LTD. (Private Limited Company), 43/3, Hazra Road, P.O:- Ballygunge, P.S:- Bullygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700019 as the constituted attorney of 1. Mr Naresh Kumar De 381/F, Panchanantala Road, Karunamoyee, P.O: Paschim Putiary, Thana: Thakurpukur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700041, 2. Mr Saroj Kumar De 381/F, Panchanantala Road, Karunamoyee, P.O: Paschim Putiary, Thana: Thakurpukur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700041 is admitted by him

Indetified by Mrs Saswati Sharma, , Wife of Mr T. K. Sharma, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

2. Execution by Mr Debabrata Banerjee, DIRECTOR, AMRITA PROMOTERS PVT. LTD. (Private Limited Company), 43/3, Hazra Road, P.O:- Ballygunge, P.S:- Bullygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700019 as the constituted attorney of 1. Mr Naresh Kumar De 381/F, Panchanantala Road, Karunamoyee, P.O: Paschim Putiary, Thana: Thakurpukur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700041, 2. Mr Saroj Kumar De 381/F, Panchanantala Road, Karunamoyee, P.O: Paschim Putiary, Thana: Thakurpukur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700041 is admitted by him

Indetified by Mrs Saswati Sharma, , Wife of Mr T. K. Sharma, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

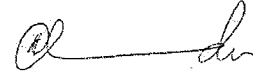
Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 7/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10/- and Stamp Duty paid by Stamp Rs 20/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 1334, Amount: Rs.20/-, Date of Purchase: 05/09/2017, Vendor name: S Das

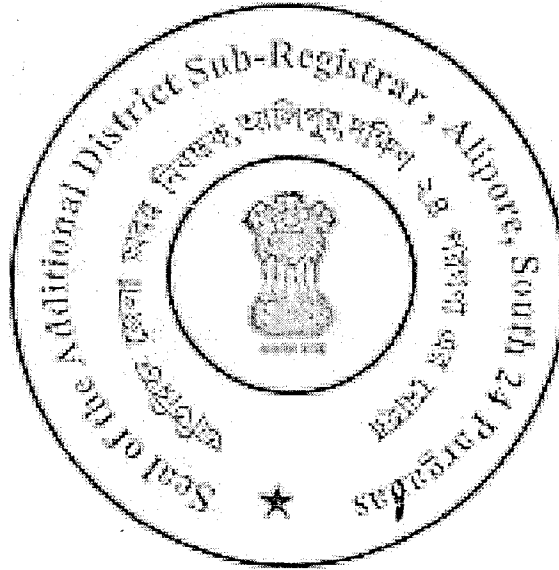


Amitava Chanda
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2017, Page from 165483 to 165498
being No 160505849 for the year 2017.



Digitally signed by AMITAVA CHANDA
Date: 2017.10.11 11:50:57 +05:30
Reason: Digital Signing of Deed.

(Amitava Chanda) 11/10/2017 11:50:04
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)