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Certified that the document is submitted to registration. The signature, seal and the endorsement of the attached document are the part of the document.

Deed of Declaration (Boundary)

Sub-Registrar
Mahendra Road, Kolkata

In respect of: Premises No. 4Q, Naktala Road, Kolkata-700047,
Ward No.100, Borough -X, of K.M.C., P.S. Netaji Nagar

18 NOV 2017

07 NOV 2017

We, (1) Mr. Chandan Chatterjee (PAN No. ACRPC0270H) son of Late S. K. Chatterjee, and (2) Mr. Amit Bajoria (PAN No. AHCPB2460Q) son of Late Sree Krishna Bajoria, both being the Authorized Signatories of i) Jagriti Towers Pvt. Ltd. (CIN No. U70101WB2005PTC104355) & (PAN No. AABCJ5699L) ii) Pastel Vanijya Pvt. Ltd. (CIN No. U51109WB2006PTC109343) & (PAN No. AAACP0992J) both private limited companies incorporated in accordance with the provisions of the Companies Act, 1956, all having its registered office at Premises No. 2C, Mahendra Road, Kolkata-700025, do hereby jointly and solemnly affirm and declare as under:-

Received
the original
14/11/17



115805

VIC
24/11/17

- 1) That Jagriti Towers Pvt. Ltd. and Pastel Vanijya Pvt. Ltd. are the sole and absolute owners of the Premises No. 4Q, Naktala Road, Kolkata – 700047, P.S.- Netaji Nagar, Ward No. 100, Borough – X.
- 2) That we, on behalf of Jagriti Towers Pvt. Ltd. and Pastel Vanijya Pvt. Ltd. have submitted a building plan to the City Architect's Departments for Sanction. The property which is fully mentioned in the schedule below is demarcated by boundary walls.
- 3) That we, on behalf of Jagriti Towers Pvt. Ltd. and Pastel Vanijya Pvt. Ltd. shall be liable for disputes if any, with the neighbors said land in future. That we shall not hold KMC liable for any litigation over the said land.
- 4) That there is no civil suit pending against the said land. The said land is free from all encumbrances.
- 5) A site area plan showing the actual measurement of the boundaries is attached herewith.
- 6) Total land area of the premises No. 4Q, Naktala Road, Kolkata-700047 is about 1233.277 sq.m. equivalent to 18 Cottahs-7 Chittaks- 00 sq.ft. (as per deed)

SCHEDULE

All that the piece and parcel of land of land measuring about 1233.277 sq.m. equivalent to 18 Cottahs-7 Chittaks- 00 sq.ft. (as per deed) and boundary of the Premises NO. 4Q, Naktala Road, Kolkata-700047 is bounded by-

- ON THE NORTH : By KMC Road namely Naktala Road,
Kolkata
- ON THE SOUTH : By KMC Road, Kolkata
- ON THE EAST : By Premises No. 4/1A, Naktala Road, Kolkata
- ON THE WEST : By KMC Road namely Naktala Road, Kolkata



Measurement of the boundary line of premises No. 4Q, Naktala Road, Kolkata-700047 is as follows:

ON THE NORTH: 35089 mm

ON THE SOUTH: 1426mm, 2659mm, 2700mm, 1478mm,
2307mm, 4875mm, 3301mm, 13110mm,
3408mm, 2722mm, 2912mm, 2170mm,
3321mm, 443mm

ON THE EAST : 12084mm, 16206mm, 4957mm

ON THE WEST: 660mm, 1442mm, 4317mm, 3754mm,
8596mm, 3596mm, 993mm, 2668mm,
3233mm, 2521mm, 1876mm

Jagrati Towers Pvt. Ltd.
Pastel Vaniya Pvt. Ltd.

Date: - 06/11/2017.

[Signature]
Director / Authorised Signatory

Witnesses :

DEPONENTS

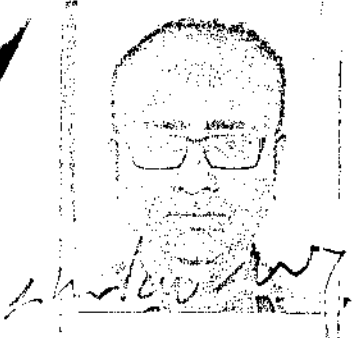
1. Sandeep Kumar Ray
Alipore Police Court
WS-27
2. Anurupa Ghoshal
Alipore Police Court
WS-27

[Signature]
for the
Alipore Police Court
WS-27

WS-6 13/2001



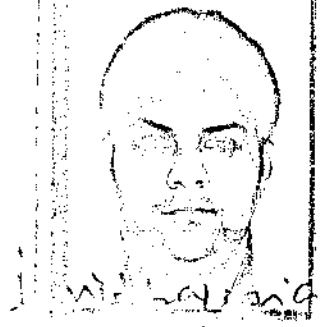
Thumb 1st finger middle finger ring finger small finger



hand					
hand					

Name Shardara Sanyal
 Signature Shardara Sanyal

Thumb 1st finger middle finger ring finger small finger



left hand					
right hand					

Name ANIT DASORIA
 Signature Anit Dasoria

Thumb 1st finger middle finger ring finger small finger

PHOTO	left hand				
	right hand				

Name _____
 Signature _____

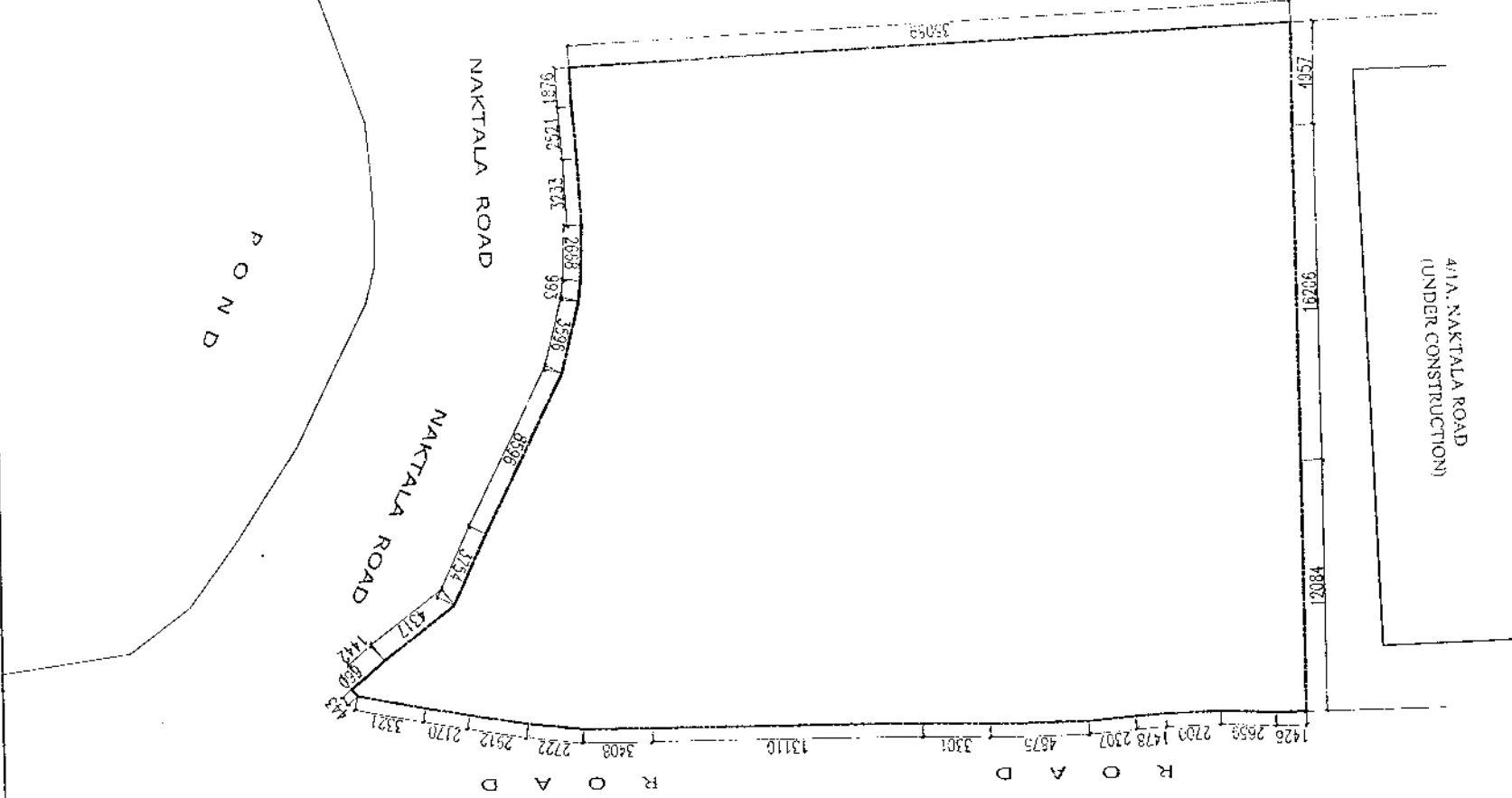


Jagriti Towers Pvt. Ltd.
Bastel Vaniya Pvt. Ltd.

Handwritten signature
Authorised Signatory

ANJAN DEB
Architect
11A Reg. No. (A/91/13-2)

Handwritten signature



SITE PLAN OF PREMISES NO. 40, NAKTALA ROAD,
KOLKATA-700047, WARD NO.-109, BOROUGH-X, P.S.-NETAJI NAGAR,
LAND AREA= 18K-07CH-00SQFT. = 1233.277 SQM. (AS PER DEED)
SCALE=1:300







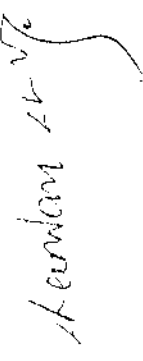


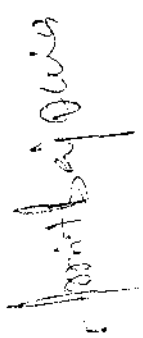
Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. ALIPORE, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16050001458075/2017

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Chandan Chatterjee 2C, Mahendra Road, P.O:- Bhawanipore, P. S:- Bhawanipore, District:-South 24- Parganas, West Bengal, India, PIN - 700025	Representative of Declarant [Jagruti Towers Private Limited] .[Pastel Vanijya Private Limited]			
2	Mr Amit Bajoria 2C, Mahendra Road, P.O:- Bhawanipore, P.S:- Bhawanipore. District:- South 24-Parganas, West Bengal, India, PIN - 700025	Representative of Declarant [Jagruti Towers Private Limited] .[Pastel Vanijya Private Limited]			



Sl No.	Name and Address of identifier	Identifier of	Signature with date
1	Mr Aparesh Mondal Son of Late B K Mondal Alipore Police Court, P.O:- Alipore, P. S:- Alipore, District:-South 24- Parganas, West Bengal, India, PIN - 700027	Mr Chandan Chatterjee, Mr Amit Bajoria	Aparesh Mondal 6/11/2017

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



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

CHANDAN CHATTERJEE

SACHINDRA KUMAR CHATTERJEE

15/08/1967

Permanent Account Number
ACRPC0270H

Chandan Chatterjee

Signature



68072010

इस कार्ड के साथ / साथ ही कृपया सुविधा हेतु / सुविधा
आयकर पैन सेवा इकाई, एन एस डी यूनिट
नजदीक, सफ़ायर चैंबर,
नजदीक, टेलीफोन एक्सचेंज के संपर्क में
रहें, पिन - 411 045

If this card is lost / someone's card is found
please inform / return to
Income Tax PAN Services Unit, NSDI
1st Floor, Sapphire Chambers,
Near Hauer Telephone Exchange,
Bandra, Bangalore - 411 045

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



आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA

AMIT BAJORIA
SRIKRISHNA BAJORIA
14/11/1980
Pensioners Account Number
AHCPB2460Q

(Signature)

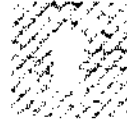


आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PASTEL VANIJYA PRIVATE LIMITED



12/05/2006
Permanent Account Number

AAECP0892J

06012007

यदि आपका PAN कार्ड किसी अन्य व्यक्ति के पास है, तो उसे वापस कर देना चाहिए।
If this card is found in someone's possession, it should be returned to the Income Tax Department.

If this card is lost / someone's lost card is found,
please inform / return to
Income Tax PAN Services Unit, NSDL,
1st Floor, Times Tower,
Kandla MIDC Compound,
S. B. Marg, Lower Parel, Mumbai - 400 011.
Tel: 91-22-2496 6680 Fax: 91-22-2495 0604,
e-mail: dsnl@nsdl.com



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

JAGRITI TOWERS PRIVATE LIMITED

25/07/2005

Permanent Account Number

AABCJ5699L

13082905

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*If this card is not someone's lost card, it found,
please return it to:*

Income Tax IT'S Services Unit, NSD,
3rd Floor, Trade World, W Wing,
Kamala Mills Compound,
S. B. Marg, Lower Panel, Mumbai - 400 013.

Tel: 91-22-2499 4650, Fax: 91-22-2493 0604,
e-mail: itnsd@itnsd.gov.in



Major Information of the Deed

Deed No :	I-1605-06794/2017	Date of Registration	07/11/2017
Query No / Year	1605-0001458075/2017	Office where deed is registered	
Query Date	25/10/2017 7:46:37 PM	A.D.S.R. ALIPORE, 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. 2,45,78,112/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 15/- (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:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Naktala Road, , Premises No. 4Q, Ward No: 100

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		18 Katha 7 Chatak	1/-	2,45,78,112/-	Property is on Road
Grand Total :					30.4219Dec	1 /-	245,78,112 /-	

Declarant Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Jagriti Towers Private Limited 2C, Mahendra Road, P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India. PIN - 700025 , PAN No.:: AABCJ5699L, Status :Organization, Executed by: Representative, Executed by: Representative
2	Pastel Vanijya Private Limited 2C, Mahendra Road, P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India. PIN - 700025 , PAN No.:: AAACP0892J, Status :Organization, Executed by: Representative, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Chandan Chatterjee Son of Late S K Chatterjee 2C, Mahendra Road, P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700025, Sex: Male, By Caste: Hindu, Occupation: Business. Citizen of: India, , PAN No.:: ACRPC0270H Status : Representative, Representative of : Jagriti Towers Private Limited (as Authorised Signatory), Pastel Vanijya Private Limited (as Authorised Signatory)
2	Mr Amit Bajoria (Presentant) Son of Late Sree Krishna Bajoria 2C, Mahendra Road, P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700025, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHCPB2460Q Status : Representative, Representative of : Jagriti Towers Private Limited (as Authorised Signatory), Pastel Vanijya Private Limited (as Authorised Signatory)

08/11/2017 Query No:-16050001458075 / 2017 Deed No :- I - 160506794 / 2017, Document is digitally signed.



Identifier Details :

Name & address
Mr Aparesh Mondal Son of Late B K Mondal Alipore Police Court, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Mr Chandan Chatterjee, Mr Amit Bajoria

Endorsement For Deed Number : I - 160506794 / 2017

On 06-11-2017

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

Presented for registration at 16:00 hrs on 06-11-2017, at the Private residence by Mr Amit Bajoria ,

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

Execution is admitted on 06-11-2017 by Mr Chandan Chatterjee, Authorised Signatory, Jagriti Towers Private Limited, 2C, Mahendra Road, P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700025; Authorised Signatory, Pastel Vanijya Private Limited, 2C, Mahendra Road, P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700025

Identified by Mr Aparesh Mondal, , Son of Late B K Mondal, Alipore Police Court, P.O: Alipore, Thana: Alipore, . South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business

Execution is admitted on 06-11-2017 by Mr Amit Bajoria, Authorised Signatory, Jagriti Towers Private Limited, 2C, Mahendra Road, P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700025; Authorised Signatory, Pastel Vanijya Private Limited, 2C, Mahendra Road, P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700025

Identified by Mr Aparesh Mondal, , Son of Late B K Mondal, Alipore Police Court, P.O: Alipore, Thana: Alipore, . South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business



Amitava Chanda

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. ALIPORE

South 24-Parganas, West Bengal

On 07-11-2017

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.



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 10/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 16129, Amount: Rs.10/-, Date of Purchase: 15/09/2017, Vendor name: S Das



Amitava Chanda

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



ertificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2017, Page from 183919 to 183934

being No 160506794 for the year 2017.



Digitally signed by AMITAVA CHANDA
Date: 2017.11.08 15:41:08 +05:30
Reason: Digital Signing of Deed.

(Amitava Chanda) 08/11/2017 15:41:01
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)

