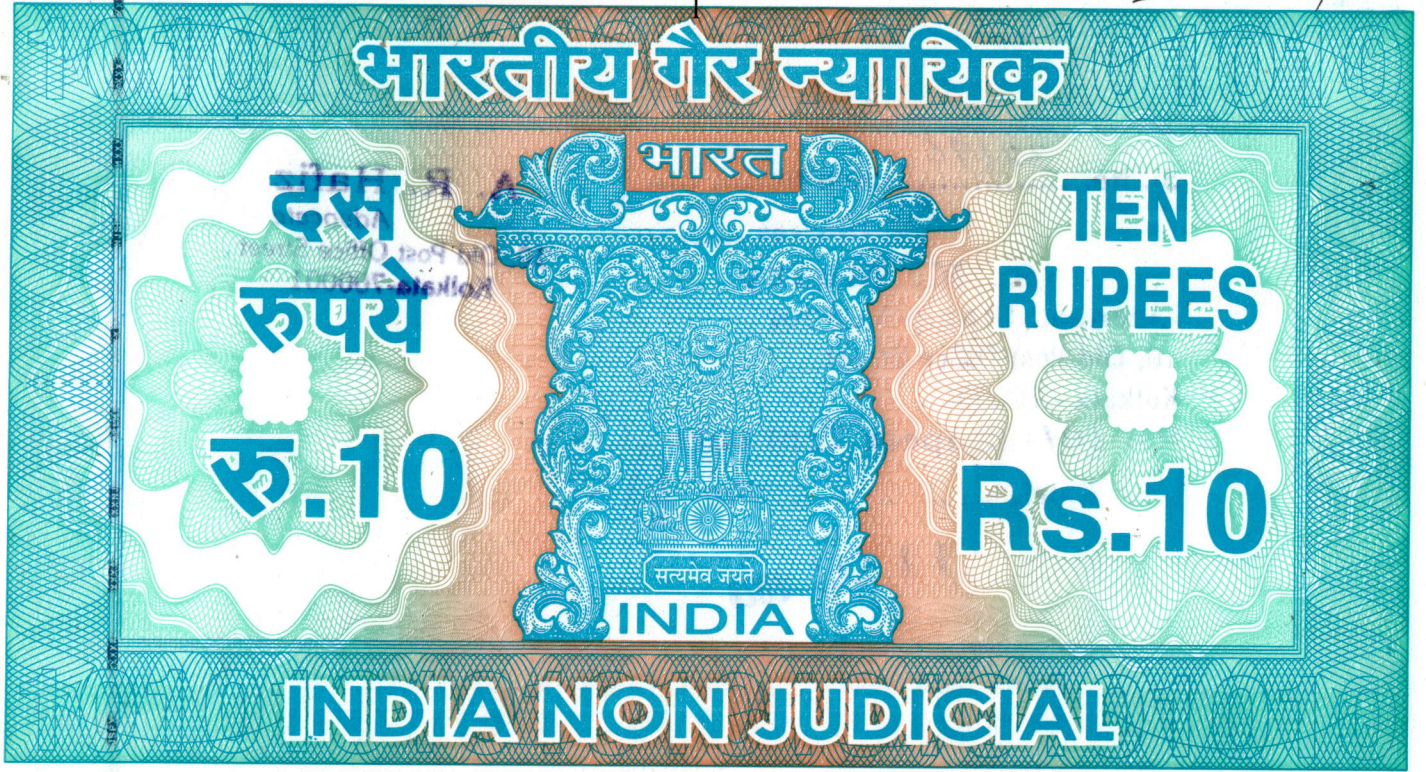


17071/24

I-14737/24



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

03AC 328093

2/3152162/24

Certified that the Document is admitted to registration The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

Additional Registrar
of Assurances II Kolkata

12 DEC 2024



ADDITIONAL REGISTRAR OF
ASSURANCES-II, KOLKATA

BOUNDARY DECLARATION

I, **FIRDOUS KALIM** (PA: **ALKPK8786E**) (Aadhaar No.: **925455349513**), Partner of **KALIM VENTURE LLP** a Limited Liability Partnership firm, having its Registered Office at Premises No. 63, Rafi Ahmed Kidwai Road, Post Office-Park Street, Police Station-Park Street, Kolkata-700 016, son of Late Md. Kalimuddin by faith -Islam, by occupation - Business, Nationality - Indian, residing at 61,

Post Office - Park Street, Police Station -Park Street, Kolkata - 700016,
do hereby and hereunder solemnly, affirm declare and state as follows:-

1. That I am the constituted attorney of **SHAIDUL ISLAM (PAN: AAEPI6927L), AADHAAR NO. 833726747765)** ^{S/o Abdul Islam} by faith Islam, by occupation -Business, residing at 9, Miajan Ostagar Lane, P.O.-

Jhowtala , P.S.-Karaya, Kolkata 700017. By virtue of a Power of Attorney Registered ~~D.S.R Sealdah~~ ^{AT POW} Book I, Pages 395908 - 395929, Being No 160314949 for the year 2024,

2. That the said **SHAIDUL ISLAM**, the absolutely owner's of the Premises No. 30/6, Fazlul Haque Sarani, P.S.- Karaya, Kolkata - 700 017, under the Kolkata Municipal Corporation Ward No. 064, Borough - VII, measuring about a land area of 10 Cottah - 03 Chittack - 32 Sq. ft equivalent to 684.411 SQ.M. as per deed & 08 Cottah - 08 Chittack - 15.91 Sq. ft equivalent to 570.040 SQ.M as per physical measurement be the same or a little more or less.

3. I said **SHAIDUL ISLAM**, the Absolutely owner's of the Premises No. 30/6, Fazlul Haque Sarani, P.S.- Karaya, Kolkata - 700 017, under the Kolkata Municipal Corporation Ward No. 064, Borough - VII, Kolkata-700017, measuring about a land area of 10 Cottah - 03 Chittack - 32 Sq. ft equivalent to 684.411 SQ.M. as per deed & 08 Cottah - 08 Chittack - 15.91 Sq. ft equivalent to 570.040 SQ.M as per physical measurement be the same or a little more or less, by virtue of a Deed of Gift, Dated : 24.07.2020, which was registered in the office of Additional District Sub-Registrar at Sealdah and recorded in the Book No. 1, Volume No.1606-2020, Pages from 75624 to 75648, Being No.- 160601610 for the year 2020.

4. That I shall submit a Building plan before the Kolkata Municipal Corporation for sanction of a Plan in respect of the Premises No. 30/6, Fazlul Haque Sarani, P.S.- Karaya, Kolkata – 700 017, under the Kolkata Municipal Corporation Ward No. 064, Borough – VII, Kolkata-700017, measuring about a land area of 10 Cottah - 03 Chittack – 32 Sq. ft equivalent to 684.411 SQ.M. as per deed & 08 Cottah - 08 Chittack – 15.91 Sq. ft equivalent to 570.040 SQ.M as per physical measurement be the same or a little more or less.
5. I say that there is no Civil or Criminal suit pending against the Said Land and the Said Land is free from all sorts of encumbrances, charges, liens and mortgage whatsoever.
6. I undertake that if any dispute arises against the said land or property in future in that event the Kolkata Municipal Corporation will not be liable for any litigation over the said land and in such circumstances The Kolkata Municipal Corporation has every right to revoke the Sanctioned Building Plan.
7. That the said Premises No. 30/6, Fazlul Haque Sarani, P.S.- Karaya, Kolkata – 700 017, under the Kolkata Municipal Corporation Ward No. 064, Borough – VII, Kolkata-700017, measuring about a land area of 10 Cottah - 03 Chittack – 32 Sq. ft equivalent to 684.411 SQ.M. as per deed & 08 Cottah - 08 Chittack – 15.91 Sq. ft equivalent to 570.040 SQ.M as per physical measurement, be the same or a little more or less is presently an Existing structure.

8. That the Premises No. 30/6, Fazlul Haque Sarani, P.S.- Karaya, Kolkata - 700 017, under the Kolkata Municipal Corporation Ward No. 064, Borough - VII, Kolkata-700017, measuring about a land area of 10 Cottah - 03 Chittack - 32 Sq. ft equivalent to 684.411 SQ.M. as per deed & 08 Cottah - 08 Chittack - 15.91 Sq. ft equivalent to 570.040 SQ.M as per physical measurement, be the same or a little more or less is butted & bounded in the following manner :-

- ON THE NORTH:** By 2831 mm, 1933 mm, 2110 mm, 1770 mm, 534 mm, 5051 mm & 2261 mm, 2612 mm and thereafter Premises no. B/2/H/9, Radha Gobind Saha lane.
- ON THE SOUTH:** By 373 mm, 1575 mm & 3732 mm, 3266 mm, 3312 mm, 3898 mm, 1869 mm, 454 mm, 132 mm and thereafter Fazlul Haque Sarani.
- ON THE EAST :** By 5241 mm, 1769 mm, 2220 mm, 3570 mm, 2877 mm, 3767 mm, 2717 mm, 2695 mm, 3252 mm, and 2873 mm, thereafter Premises no. 1/A New Kasia Bagan Lane.
- ON THE WEST :** By 2348 mm, 2562 mm, 3512 mm, 1747 mm, 3851mm, 2255 mm, 2038 mm, 5810 mm, 2168 mm, 2670 mm, 1903 mm, 1643 mm, 1670 mm and thereafter premises no. 140/1, Jhowtala Road

A Site Plan showing the actual measurement of the Boundary is attached herewith.

9. That the enclosed site plan is also a part of declaration.

10. That each and every statement made in foregoing paragraphs are true to my knowledge.

IN WITNESSES WHEREOF the owners have hereunto subscribed their respective hands and seal on this 12th Day of December 2024 at Kolkata.

**SIGNED, SEALED AND DELIVERED
BY THE DEPONENT IN PRESENCE OF:**

WITNESSES:

1. Parasnida Paul
292/C R.K. Sarani
Bentala Kat-60
2. Deblina Ghosh
Tribeni, Hooghly



FIRDOUS KALIM
Constituted Attorney

DECLARANT

As per K. M. C. proforma

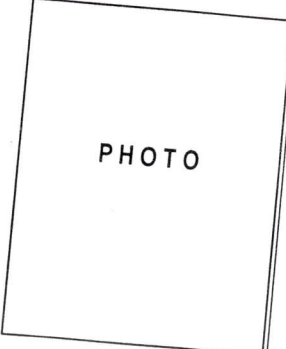
A. R. Hafiz
Advocate
F-281/333/2002
High Court, Calcutta

SPECIMEN FORM FOR TEN FINGERPRINTS

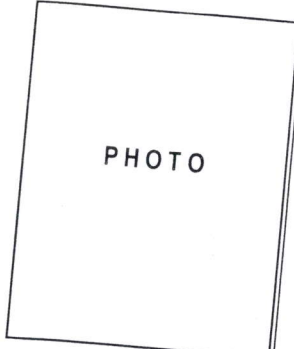


Adams

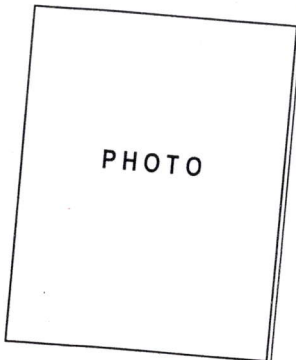
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|--|------------|---------------|-------------|---------------|-------------|---------------|
| | Left Hand | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
| | | | | | | |
| | Right Hand | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
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|--|------------|---------------|-------------|---------------|-------------|---------------|
| | Left Hand | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
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| | Right Hand | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
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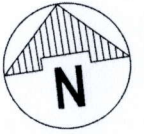
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| | Right Hand | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
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| | Left Hand | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
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| | Right Hand | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| | | | | | | |

**SITE PLAN AT PREMISES NO: 30/6, FAZLUL HAQUE SARANI, WARD NO. 064, BOROUGH - VII,
P.S.-KARAYA, KOLKATA-700017, UNDER THE KOLKATA MUNICIPAL CORPORATION.**

AREA OF LAND: 10 KATHA -03 CHHATAK -32 SQ.FT. => 684.411 SQ.MT. (AS PER DEED)
AREA OF LAND: 08 KATHA -08 CHHATAK - 15.91 SQ.FT. => 570.040 SQ.MT. (AS PER PHYSICAL MEASUREMENT)



MARKED IN RED BORDER

BUILDING(II)
PRE.NO.-140/1 JHOWTALA ROAD

PRE.NO.-30/6, FAZLUL
HAQUE SARANI

PRE.NO.-1/1/A, NEW KASIA BAGAN LANE

FAZLUL HAQUE SARANI

.....
Signature of the Owner/ Attorney

Major Information of the Deed

| | | | |
|---|--|--|------------|
| Deed No : | I-1902-14737/2024 | Date of Registration | 12/12/2024 |
| Query No / Year | 1902-2003152162/2024 | Office where deed is registered | |
| Query Date | 11/12/2024 11:12:14 PM | A.R.A. - II KOLKATA, District: Kolkata | |
| Applicant Name, Address & Other Details | BHASKAR CHONGDER BC-1 Samarpally Krishnapur Kol-700102, Thana : Baguiati, District : North 24-Parganas, WEST BENGAL, PIN - 700102, Mobile No. : 9674174110, Status :Deed Writer | | |
| Transaction | Additional Transaction | | |
| [0901] Declaration, Declaration relating to immovable property | | | |
| Set Forth value | Market Value | | |
| Rs. 1/- | Rs. 6,42,89,350/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 10/- (Article:4) | Rs. 73/- (Article:E) | | |
| Remarks | Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area) | | |

Land Details :

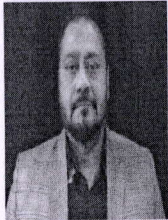

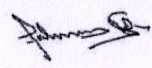
District: South 24-Parganas, P.S:- Karaya, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Fajlul Haque Sarani, Road Zone : (Park Street (Ward No-64) -- Nasiruddin Lane (Ward No-64)) , , Premises No: 30/6, , Ward No: 064 Pin Code : 700017

| Sch No | Plot Number | Khatian Number | Land Use Proposed ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|----------------------|-------------|----------------|-----------------------|----------------------------|-------------------------|-----------------------|---------------------|
| L1 | (RS :-) | | Bastu | 10 Katha 3 Chatak 32 Sq Ft | 1/- | 6,42,89,350/- | Property is on Road |
| Grand Total : | | | | 16.8827Dec | 1 /- | 642,89,350 /- | |

Declarant Details :

| SI No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | Mr SHAIDUL ISLAM Son of Mr ABDUL ISLAM 9,MIAJAN OSTAGAR LANE, City:- , P.O:- JHOWTALA, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700017 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.:: AAxxxxxx7L, Aadhaar No: 83xxxxxxxx7765, Status :Individual, Executed by: Attorney, Executed by: Attorney |

Attorney Details :

| SI No | Name,Address,Photo,Finger print and Signature | | | |
|--|--|---|---|---|
| 1 | Name | Photo | Finger Print | Signature |
| | Mr FIRDOUS KALIM (Presentant) Son of Late MOHAMMAD KALIMUDDIN Date of Execution - 12/12/2024, , Admitted by: Self, Date of Admission: 12/12/2024, Place of Admission of Execution: Office |  |  Captured |  |
| | Dec 12 2024 6:41PM | | LTI 12/12/2024 | 12/12/2024 |
| 61, RIPON STREET, City:- , P.O:- PARK STREET, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.:: ALxxxxxx6E, Aadhaar No: 92xxxxxxxx9513 Status : Attorney, Attorney of : Mr SHAIDUL ISLAM | | | | |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|--|--|--|---|
| Mr BHASKAR CHONGDER Son of Mr A CHONGDER Sealdah Civil Court, City:- , P.O:- Entaly, P.S:-Entaly, District:-South 24-Parganas, West Bengal, India, PIN:- 700014 |  |  Captured |  |
| | 12/12/2024 | 12/12/2024 | 12/12/2024 |
| Identifier Of Mr FIRDOUS KALIM, | | | |

Endorsement For Deed Number : I - 190214737 / 2024

On 12-12-2024

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 18:35 hrs on 12-12-2024, at the Office of the A.R.A. - II KOLKATA by Mr FIRDOUS KALIM .,

Executed by Attorney

Execution by Mr FIRDOUS KALIM, , Son of Late MOHAMMAD KALIMUDDIN, 61, RIPON STREET, P.O: PARK STREET, Thana: Park Street, , Kolkata, WEST BENGAL, India, PIN - 700016, by caste Muslim, by profession Business as constituted attorney for Mr SHAIDUL ISLAM 9,MIAJAN OSTAGAR LANE, P.O: JHOWTALA, Thana: Karaya, , South 24-Parganas, WEST BENGAL, India, PIN - 700017 is admitted by him

Indetified by Mr BHASKAR CHONGDER, , , Son of Mr A CHONGDER, Sealdah Civil Court, P.O: Entaly, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 73.00/- (E = Rs 7.00/- ,I = Rs 55.00/- ,M(a) = Rs 7.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 73.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10/- and Stamp Duty paid by Stamp Rs 10.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 32196, Amount: Rs.10.00/-, Date of Purchase: 11/12/2024, Vendor name: A K Maity



Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2024, Page from 769285 to 769298

being No 190214737 for the year 2024.



fm2

Digitally signed by SATYAJIT BISWAS
Date: 2024.12.17 15:24:45 +05:30
Reason: Digital Signing of Deed.

(Satyajit Biswas) 17/12/2024
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.