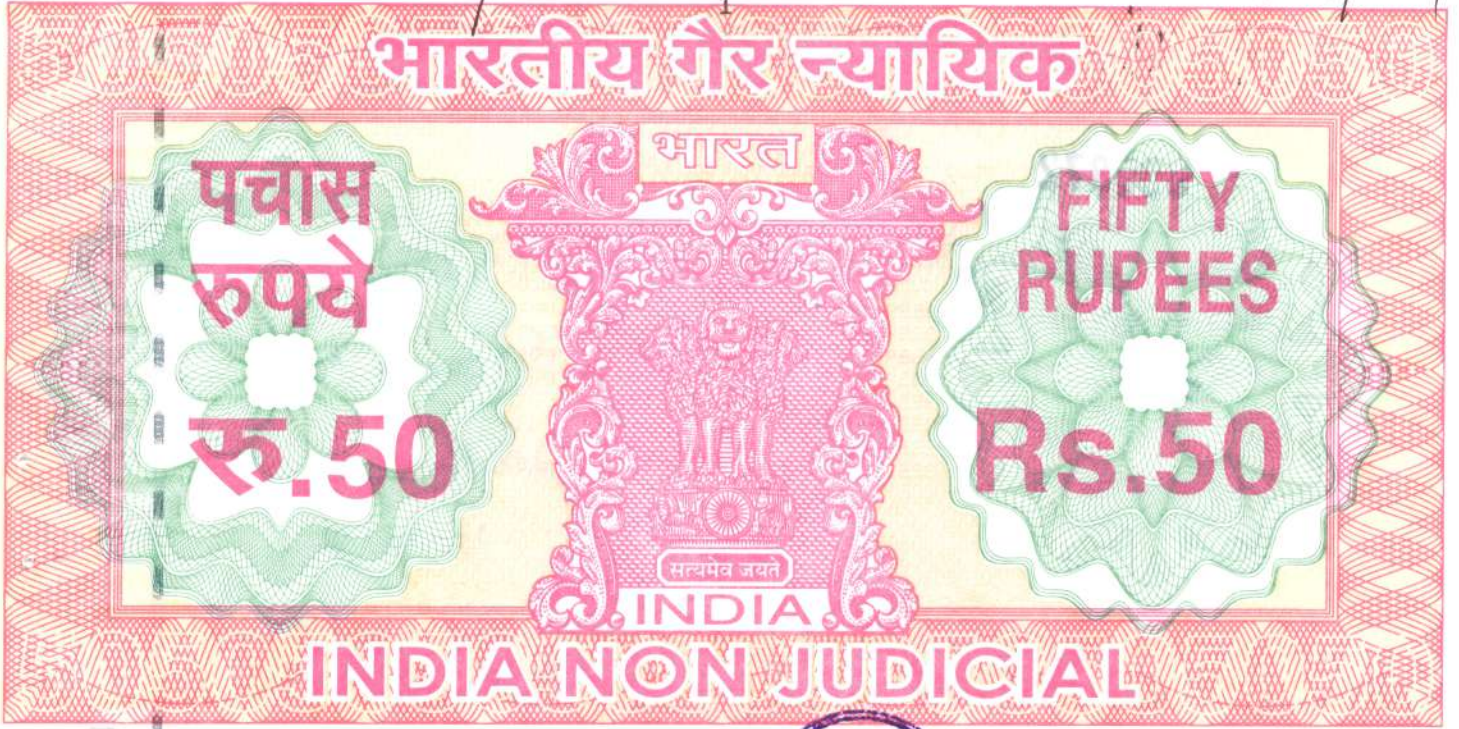


17570/2021

I

17061/2021



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AD 610590



Handwritten signature and date: 21/26/12/21

Small, illegible text, possibly a disclaimer or notice.

Additional Registrar of Assurances-IV, Kolkata

Additional Registrar of Assurances-IV, Kolkata

22 DEC 2021

BOUNDARY DECLARATION

In respect of Premises No. 4, Mohendra Chatterjee Lane, Police Station- Topsia P.O. Gobinda Khatick, Kolkata- 700046, Borough- VII, Ward No. 59.

We, **HEATLY & GRESHAM LIMITED**, a company incorporated under the laws of United Kingdom, having registration No.00037554 having its registered office at 12 Angel Gate, 326 City Road, London ECIV2PT and office of its Indian Counterpart i.e. Heatly & Gresham (India) Pvt. Ltd. (PAN-AAACH3791G) at B-002, Shaw Blossom C.H.S. LTD. S.T. Stand Road Nallasopara (West) Nallasopara, Thane, Maharashtra 401203 under P.O. Sopara & P.S. Nallasopara represented by its Constituted Attorney **SYED ABRAR IMAM (PAN-AAHPI8261L), (AADHAAR NO-674402357855), (M-9831049016)**, son of Late Syed Mohammad Nemet Imam, by faith Islam, by occupation Business, being Citizen of India and residing at Block 5, Flat 4A, 72 Tiljala Road Kolkata-700046 under Post Office Gobinda Khatick & Police Station Beniapukur being Designated Partner of **A T K REALTORS LLP (PAN: ABKFA4829J)** a limited liability Partnership Firm constituted under the Limited Liability Partnership Act, 2008 having its registered office at 63, Rafi Ahmed Kidwai Road, P.S. & P.O. Park Street, Kolkata- 700016, and empowered by a special power of attorney dated 8th day of March 2021 do hereby solemnly affirm, declare and state as follows:-

1. That the above mentioned company is the absolute owner of the property being Premises No. 4, Mohendra Chatterjee Lane, Police Station- Topsia, Kolkata-700046, Borough – VII, Ward No. 59, measuring an area 02 (two) Bighas 07 (seven) Cottahs 09 (nine) Chittacks 05 (five) sq.ft. (3181.9 Sq.mtr) of land be the same more or less (hereinafter referred to as the said premises comprised within Municipal limits of the Kolkata Municipal Corporation under Ward No. 59, morefully described in the Schedule hereunder written.

2. That the said owner propose to construct a building at the said premises. The actual boundary line of the said premises is fully mentioned below and demarcated by **RED** Border. We shall be liable for any dispute, with our neighbours of the said Premises in future. The Kolkata Municipal Corporation shall not be liable for any litigation over the said land whatsoever.

3. We shall submit Building plan for construction of building at the said premises for sanction by the Kolkata Municipal Corporation.

4. That there is no Civil Suit or Criminal case pending against the said premises and the said premises is free from all encumbrances.

5. That the Annexed site plan is also a part of this Declaration.

6. That We shall make construction as per Building Plan to be sanctioned by the Kolkata Municipal Corporation and the Car parking space to be indicated in the Building Plan as sanctioned by the Kolkata Municipal Corporation shall be reserved for car parking only.

7. That each and every statement made in the foregoing paragraphs no. 1, 2, 3, 4, 5, 6 are true to our knowledge.

SCHEDULE

ALL THAT the land situated at Premises No.4, Mohendra Chatterjee Lane, Police Station- Topsia, P.O. Gobinda Khatick, Kolkata- 700046, Borough- VII, Ward No. 59, measuring land area of 02 (two) Bighas 07 (seven) Cottahs 09 (nine) Chittacks 05 (five) sq.ft. (3181.9 Sq.mtr) with no positional change under Kolkata Municipal Corporation is butted and bounded that is to say:-

NORTH : By Mohendra Chatterjee Lane, 3B Mohendra Chatterjee Lane & 3D Mohendra Chatterjee Lane.

SOUTH : By 2, Gobra Muslim Kabrastan & Mohendra Roy Lane.

EAST : By 18A, Mohendra Roy Lane & 18B/1, Mohendra Roy Lane.

WEST : By Mohendra Chatterjee Lane & 5, Mohendra Chatterjee Lane.

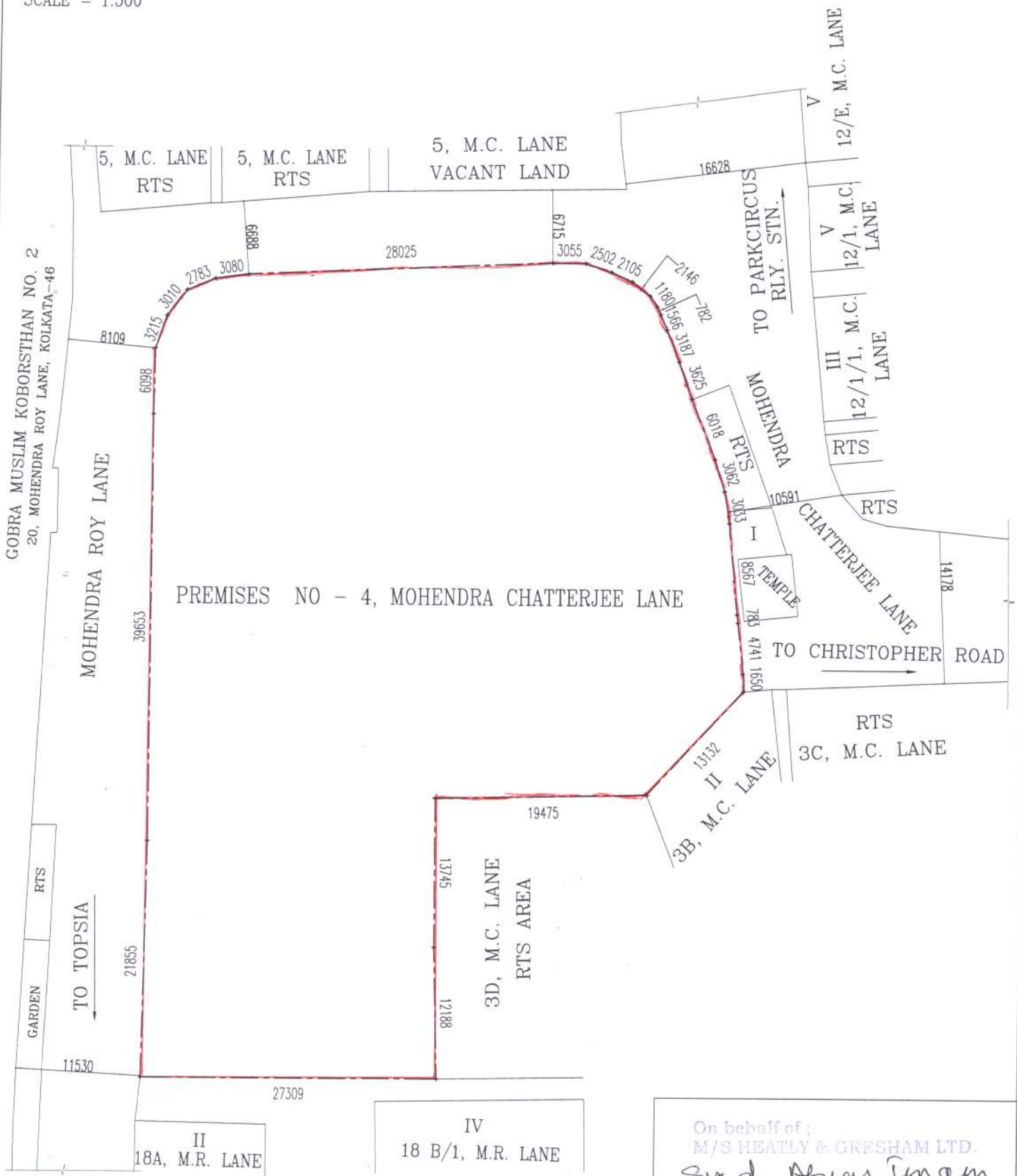
PREMISES NO - 4, MOHENDRA CHATTERJEE LANE, KOLKATA-46

WARD NO. = 59, BOROUGH = VII,

LAND AREA (AS PER DOCUMENT) = (2B-7K-9CH-5 SQ.FT) = 34250 SFT. = 3181.9 SQM.

LAND AREA (AS PER PHYSICAL MEASUREMENT) = 3181.13 SQM.

SCALE = 1:500



On behalf of ;
M/S HEATLY & GRESHAM LTD.
Syed Abrar Imam
AT K REACTORS LLP
Acting through its Partner
Syed Abrar Imam
Constituted Attorney

SIGNATURE OF OWNER

The measurement of the four sides of the said plot of land are as follows:-

NORTH : 1.180M, 0.782M, 1.566M, 3.187M, 3.625M, 6.018M,
3.062M, 3.033M, 8.567M, 0.783M, 4.741M, 1.650M,
13.132M, 13.745M, 12.188M.

SOUTH : 21.855M, 39.653M, 6.098M, 3.215M, 3.010M.

EAST : 19.475M, 27.309M.

WEST : 3.055M, 2.783M, 3.080M, 28.025M, 2.502M, 2.105M,
2.146M.

Dated this 22nd day of December 2021

WITNESSES:

1. *Wasim Lajp*
6, Old Post office St.
Kolkata.

For and as constituted attorney of
HEATLY & GRESHAM LIMITED
Ltd. vide Special Power of Attorney
dated 8th March 2021

Syed Abrar Imam

DECLARANT

2. *[Signature]*
Advocate
High Court at Calcutta

Drafted and prepared by :

[Signature]

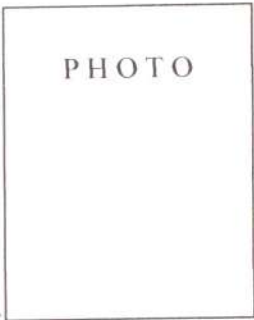
(BHUPENDRA GUPTA)
Advocate
HIGH COURT AT CALCUTTA
Enrolment No.WB/98/2001

SPECIMEN FORM FOR TEN FINGERPRINTS

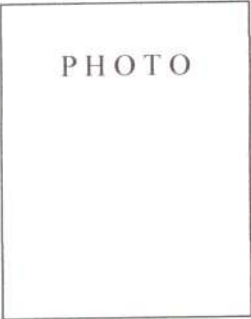


Syed Abrar Imen

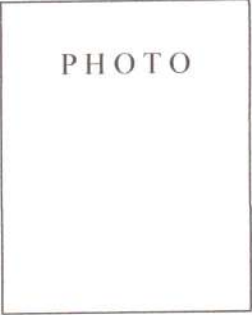
		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand	Left Hand					
	Right Hand					



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



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



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

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

HEATLY AND GRESHAM INDIA PRIVATE
LIMITED



27/01/1969

Form/Receipt Account Number

AAACH3791G

718028

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

SYED ABRAR IMAM

SYED MOHAMMAD NEMET IMAM

12/11/1977

Permanent Account Number

AAHP18261L


Signature



Major Information of the Deed

Deed No :	I-1904-17061/2021	Date of Registration	22/12/2021
Query No / Year	1904-2002674279/2021	Office where deed is registered	
Query Date	20/12/2021 2:40:29 PM	1904-2002674279/2021	
Applicant Name, Address & Other Details	Bhupendra Gupta 6, Old Post Office Street,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8336832283, Status :Advocate		
Transaction	Additional Transaction		
[0901] Declaration, Declaration relating to immovable property	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 14,67,61,225/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:4)	Rs. 101/- (Article:E, E, M(a), M(b), I)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



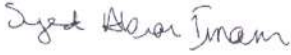
District: South 24-Parganas, P.S:- Topsia, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Mahendra Chatterjee Lane, , Premises No: 4, , Ward No: 059 Pin Code : 700046

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	2 Bigha 7 Katha 9 Chatak 5 Sq Ft		14,67,61,225/-	Property is on Road
Grand Total :				78.4896Dec	0 /-	1467,61,225 /-	



Declarant Details :

SI No	Name,Address,Photo,Finger print and Signature
1	HEATLY AND GRESHAM INDIA PRIVATE LIMITED B-002. Shaw Blossom C.H.S. LTD. S.T. Stand Road, City:- Not Specified, P.O:- Sopara, P.S:-NALASOPARA, District:-Thane, Maharashtra, India, PIN:- 401203 , PAN No.:: AAxxxxxx1G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name SYED ABRAR IMAM (Presentant) Son of Late SYED MOHAMMAD NEMET IMAM Date of Execution - 22/12/2021, , Admitted by: Self, Date of Admission: 22/12/2021, Place of Admission of Execution: Office	 <small>Dec 22 2021 1:17PM</small>	 <small>LTI 22/12/2021</small>	Signature  <small>22/12/2021</small>
Block/Sector: 5, Flat No: 4A, 72, Tiljala Road, City:- Not Specified, P.O:- Gobinda Khatick, P.S:- Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700046, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: AAxxxxxx1L, Aadhaar No: 67xxxxxxxx7855 Status : Representative, Representative of : HEATLY AND GRESHAM INDIA PRIVATE LIMITED (as Constituted Attorney)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr WASIM RAJA Son of Late WAKIL KHAN 6, Old Post Office Street, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001	 <small>22/12/2021</small>	 <small>22/12/2021</small>	 <small>22/12/2021</small>
Identifier Of SYED ABRAR IMAM			

Endorsement For Deed Number : I - 190417061 / 2021

On 22-12-2021

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 12:11 hrs on 22-12-2021, at the Office of the A.R.A. - IV KOLKATA by SYED ABRAR IMAM ,.

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

Execution is admitted on 22-12-2021 by SYED ABRAR IMAM, Constituted Attorney, HEATLY AND GRESHAM INDIA PRIVATE LIMITED (Public Limited Company), B-002. Shaw Blossom C.H.S. LTD. S.T. Stand Road, City:- Not Specified, P.O:- Sopara, P.S:-NALASOPARA, District:-Thane, Maharashtra, India, PIN:- 401203

Indetified by Mr WASIM RAJA, , Son of Late WAKIL KHAN, 6, Road: Old Post Office Street, , P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Muslim, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 101/- (E = Rs 21/- ,I = Rs 55/- ,M(a) = Rs 21/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 101/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 30/- and Stamp Duty paid by Stamp Rs 50/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 35872, Amount: Rs.50/-, Date of Purchase: 06/11/2021, Vendor name: S Chanda



Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2022, Page from 78442 to 78459

being No 190417061 for the year 2021.



mm

Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2022.01.14 23:32:46 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2022/01/14 11:32:46 PM

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - IV KOLKATA

West Bengal.

(This document is digitally signed.)

035872

Sl. No. Date
Name
Add.
AMT. 50

06 NOV 2021
06 NOV 2021

Canara Bank.
MAD Corporate Br.
26, Shaheed Road Baran
Kolkata.


SOUMITRA CHANDA
Licensed Stamp Vendor
8/2, K. S. Roy Road, Koi-1





Handwritten mark

22 DEC 2021