

27/2/25

I-02635/25



पश्चिम बंगाल WEST BENGAL

Certified that the documents are registered. The registration sheets and the endorsement sheets attached with the documents are the part of this document.

12/2/25  
C-273/2453

District Sub Registrar III  
Alipore, South 24-parganas

**DEED OF DECLARATION FOR BOUNDARY AREA**

12 FEB 2025

I, SOURAV GIRI (PAN - ARZPG4974F) (Aadhaar No. 5308 4478 9477),  
 S/o Shri Krishno Giri, by faith Hindu, by Occupation Service, by  
 Nationality- Indian, residing at 17, SRBC Road, North Dum Dum,  
 Nandan Nagar, P.O. Belghoria, P.S. Belghoria, Dist- North 24 Parganas,  
 Kolkata- 700083 as the Authorised Signatory of M/s Sunidhi Estates  
 Private Limited, having its registered office at Municipal Premises No.  
 243, Lake Town, Block A, Kolkata - 700089, Post Office Lake Town,  
 Police Station Lake Town being the Constituted Attorney of all the  
 abovementioned 1 to 18 Companies:

241475

to \_\_\_\_\_  
Address \_\_\_\_\_  
Re \_\_\_\_\_

DEBENDRA SENAPATI  
Advocate  
High Court, Cal 1

Date: 22 JAN 2025

**SIPRA DEY**

Licence No.: 18A

Code: 1070

N. S. Road, Kolkata-700 001

22 JAN 2025

*[Handwritten signature]*



DISTRICT SUB-REGISTRAR-III  
SOUTH 24 PGS. ALIPORE  
12 FEB 2025

(1) **M/s. Vivek Bulb Industries Private Limited (VBIPL)**, (CIN U29298WB1989PTC047785) (PAN AABCV2809E), a company governed by the Companies Act, 2013, having its registered office at Municipal Premises No.54, Canal Circular Road, Kolkata 700054, Police Station Phoolbagan, Post Office Kankurgachi, (2) **M/s. Mechano International Private Limited (MIPL)**, (CIN U28920WB1988PTC044432) (PAN AACCM1530G), a company governed by The Companies Act, 2013, having its registered office at Municipal Premises No. 54, Canal Circular Road, Kolkata 700054, Police Station Phoolbagan, Post Office Kankurgachi, (3) **M/s. Utsav Developers Private Limited (UDPL)**, (CIN U74140WB2005PTC102667)(PAN AAACU8575D) a Company governed by the Companies Act, 2013, having its registered office at Ideal Plaza, North Block, N 410, 11/1, Sarat Bose Road, Police Station - Bhawanipore, Post Office - Elgin Road, Kolkata - 700020, (4) **M/s. Edencity Properties Private Limited (EPPL)**, (CINU45207WB2008PTC129900)(PAN AACCE0989R), a Company governed by the Companies Act, 2013, having its registered office at Ideal Plaza, North Block, N 410, 11/1, Sarat Bose Road, Police Station - Bhawanipore, Post Office - Elgin Road, Kolkata - 700020 (5) **M/s. Eden Realty Ventures Private Limited (ERVPL)**, (CIN U70101WB2003PTC095829) (PAN AAACL9697H), a Company governed by the Companies Act, 2013, having its registered office at Municipal Premises No. 7, Jawahar Lal Nehru Road, Kolkata - 700 013, Post Office Dharamtalla, Police Station New Market, (6) **M/s. Supersoft Vincom Private Limited (SVPL)**, (CIN U51909WB2011PTC161929) (PAN AAQCS1710A) a Company governed by the Companies Act, 2013, having its registered office at Maruti Building, Flat No. 5E, 12, Dr. U.N Brahmachari Street, Kolkata - 700017, Post Office & Police Station Shakespeare Sarani, (7) **M/s. Bhagwati Vinimay Private Limited (BVPL)**, (CIN U51109WB2007PTC120446) (PAN AADCB2854M) a Company governed the Companies Act, 2013, having its registered office at P - 243, Lake Town, Block A, Kolkata - 700089, Post Office Lake Town, Police Station Lake Town, (8) **M/s. Sunidhi Realty Private Limited (SRPL)**, (CIN U70109WB2010PTC155287) (PAN AAPCS4837F) a Company governed by

the Companies Act, 2013, having its registered office at P - 243, Lake Town, Block A, Kolkata - 700089, Post Office Lake Town, Police Station Lake Town,

**(9) M/s. Sai Dealmark Private Limited (SDPL), (CIN U51909WB2010PTC153543) (PAN AAOCS9489C)** a Company governed by the Companies Act, 2013, having its registered office at P - 243, Lake Town, Block A, Kolkata - 700089, Post Office Lake Town, Police Station Lake Town,

**(10) M/s. Sunidhi Complex Private Limited (SCPL), (CIN U74999WB2010PTC154910) (PAN AAPCS0193Q)** a company governed by The Companies Act, 2013, having its registered office at Municipal Premises No. 243, Lake Town, Block A, Kolkata - 700089, Post Office Lake Town, Police Station Lake Town, **(11) M/s. Shivshakti Vincom Private Limited (SVPL), (CIN U51109WB2007PTC120448) (PAN AALCS3744F)** a Company governed by the Companies Act, 2013, having its registered office at 1A, Raja Subodh Mullick Square, 4<sup>th</sup> Floor, Kolkata - 700013, Post Office Dharmatala, Police Station New Market, **(12) M/s. Trance Dealcom Private Limited (TDPL), (CIN U74999WB2011PTC162576) (PAN AADCT8586G)** a Company governed by the Companies Act, 2013, having its registered office at 1A, Raja Subodh Mullick Square, 4<sup>th</sup> Floor, Kolkata - 700013, Post Office Dharmatala, Police Station New Market, **(13) M/s. Trance Tradelink Private Limited (TTPL), (CIN U74999WB2011PTC162577) (PAN AADCT8585F)** a Company governed by the Companies Act, 2013, having its registered office at 1A, Raja Subodh Mullick Square, 4<sup>th</sup> Floor, Kolkata - 700013, Post Office Dharmatala, Police Station New Market, **(14) M/s. Sudama Commodeal Private Limited (SCPL), (CIN U51909WB2011PTC161966) (PAN AAQCS1698M)** a Company governed by the Companies Act, 2013, having its registered office at Maruti Building, Flat No. 5E, 12, Dr. U.N Brahmachari Street, Kolkata - 700017, Post Office & Police Station Shakespeare, **(15) M/s. Vishwakarma Marcom Private Limited (VMPL), (CIN U51909WB2011PTC161946) (PAN AADCV7425J)** a Company governed by the Companies Act, 2013, having its registered office at Maruti Building, Flat No. 5E, 12, Dr. U.N Brahmachari Street, Kolkata - 700017, Post Office & Police Station Shakespeare, **(16) M/s. Saral Construction Advisory Private Limited (SCAPL), (CIN**

**U74140WB2011PTC162017) (PAN AAPCS8569L)** a Company governed by the Companies Act, 2013, having its registered office at P - 243, Lake Town, Block A, Kolkata - 700089, Post Office Lake Town, Police Station Lake Town,  
**(17) M/s. Century Commosale Private Limited (CCPL), (CIN U51909WB2008PTC129955) (PAN AAEC6690H)** a Company governed by the Companies Act, 2013, having its registered office at P - 243, Lake Town, Block A, Kolkata - 700089, Post Office Lake Town, Police Station Lake Town,  
**(18) M/s. Jansampark Vintrade Private Limited (JVPL), (CIN U51909WB2011PTC162117) (PAN AACJ5997L)** a Company governed by the Companies Act, 2013, having its registered office at P - 243, Lake Town, Block - A, Kolkata - 700089, Post Office Lake Town, Police Station Lake Town and  
**(19) M/s. Sunidhi Estates Private Limited (SEPL), (CIN U45209WB2007PTC119499) (PAN AAMCS0537R)** a company governed by The Companies Act, 2013, having its registered office at Municipal Premises No. 243, Lake Town, Block A, Kolkata - 700089, Post Office Lake Town, Police Station Lake Town, do hereby solemnly affirm and declare as following:-

1. That they are the absolute joint owners of (a) Premises No. 67, Canal Circular Road, Kolkata - 700054, situated within the Municipal limits of Kolkata Municipal Corporation, Ward No. 31, Police Station Phoolbagan, District Sub- Registration Office- Alipore in the district of 24 Parganas (S), having its land area measuring **9 (Nine) Cottah 8 (Eight) Chittack 0 (Zero) Square Feet** more or less, equivalent to **6840 (Six Thousand Eight Hundred and Forty) Square Feet** more or less, equivalent to **635.46 (Six Hundred and Thirty Five point Four Six) Square Meter** more or less, (b) Premises No. 67/1C, Canal Circular Road, Kolkata - 700054, situated within the Municipal limits of Kolkata Municipal Corporation, Ward No. 31, Police Station Phoolbagan, District Sub- Registration Office - Alipore in the district of 24 Parganas (S), having its land measuring an area of about **9 (Nine) Cottah 3 (Three) Chittack 5 (Five) Square Feet** more or less, equivalent to **6620 (Six Thousand Six Hundred and Twenty) Square Feet** more or less, equivalent to **615.02 (Six Hundred and Fifteen**

**point Zero Two) Square Meter** more or less, (c) Premises No. 54A, Canal Circular Road, Kolkata - 700054, situated within the Municipal limits of Kolkata Municipal Corporation, Ward No. 31, Police Station Phoolbagan, District Sub- Registration Office - Alipore in the district of 24 Parganas (S), having its land measuring an area of about **6 (Six) Bigha 13 (Thirteen) Cottah 8 (Eight) Chittack 0 (Zero) Square Feet** more or less, equivalent to **96120 (Ninety Six Thousand One Hundred and Twenty) Square Feet** more or less, equivalent to **8929.84 (Eight Thousand Nine Hundred and Twenty Nine point Eight Four) Square Meter** more or less, (d) Premises No. 53A, Canal Circular Road, Kolkata - 700054, situated within the Municipal limits of Kolkata Municipal Corporation, Ward No. 31, Police Station Phoolbagan, District Sub- Registration Office- Alipore in the district of 24 Parganas (S), having its land measuring an area of about **40 (Forty) Cottah 4 (Four) Chittack 5 (Five) Square Feet** more or less, equivalent to **28985 (Twenty Eight Thousand Nine Hundred Eighty Five) Square Feet** more or less, equivalent to **2692.79 (Two Thousand Six Hundred and Ninety Two point Seven Nine) Square Meter** more or less, along with right to use the common passage being part of the said property having area **15 (fifteen) Cottah 4 (four) chittack 0 (Zero) Square Feet** more or less, equivalent to **10980 (Ten Thousand Nine Hundred and Eighty) Square Feet** more or less, equivalent to **1020.08 (One Thousand and Twenty point Zero Eight) Square Meter** more or less (e) Premises No. 53B, Canal Circular Road, Kolkata - 700054, situated within the municipal limits of Kolkata Municipal Corporation, Ward No. 31, Police Station Phoolbagan, District Sub-Registration Office- Alipore in the district of 24 Parganas (S), having its land measuring an area of about **7 (Seven) Cottah 14 (Fourteen) Chittack 0 (Zero) Square Feet** more or less, equivalent to **5670 (Five Thousand Six Hundred and Seventy) Square Feet** more or less, equivalent to **526.76 (Five Hundred and Twenty Six point Seven Six) Square Meter** more or less, along with right to use the common

passage being part of the said property having area **15 (fifteen) Cottah 4 (four) chittack 0 (Zero) Square Feet** more or less, equivalent to **10980 (Ten Thousand Nine Hundred and Eighty) Square Feet** more or less, equivalent to **1020.08 (One Thousand and Twenty point Zero Eight) Square Meter** more or less (f) Premises No. 47, Canal Circular Road, Kolkata - 700054, situated within the municipal limits of Kolkata Municipal Corporation, Ward No. 31, Police Station Phoolbagan, District Sub- Registration Office- Alipore in the district of 24 Parganas (S), having its land measuring an area of about **7 (Seven) Bigha 3 (Three) Cottah 11 (Eleven) Chittack 22 (Twenty Two) Square Feet** more or less; equivalent to **103476.16 (One Lac Three Thousand Four Hundred Seventy Six point One Six) Square Feet** more or less, equivalent to **9613.25 (Nine Thousand Six Hundred and Thirteen point Twenty Five) Square Meter** more or less along with right to use the common passage being part of the said property having area **15 (fifteen) Cottah 4 (four) chittack 0 (Zero) Square Feet** more or less, equivalent to **10980 (Ten Thousand Nine Hundred and Eighty) Square Feet** more or less, equivalent to **1020.08 (One Thousand and Twenty point Zero Eight) Square Meter** more or less. Together all admeasuring as per Deed **258691.16 (Two Lakh Fifty Eight Thousand Six Hundred and Ninety One point One Six) Square Feet** more or less, equivalent to **24033.20 (Twenty Four Thousand Thirty Three point Two Zero) Square Meter** more or less, and as per physical measurement **254494.90 (Two Lakh Fifty Four Thousand Four Hundred Ninety Four point Nine Zero) Square feet** more or less, equivalent to **23643.35 (Twenty Three Thousand Six Hundred and Forty Three point Three Five) Square Meter** more or less, as morefully described under Second Schedule as Amalgamated Premises **(Said Premises)**.

2. I am the Authorised Signatory of M/s. Sunidhi Estates Private Limited being the Constituted Attorney of all the abovementioned 1 to 18

Companies and I am competent to make this declaration for and on behalf of all the Owners.

3. The actual position and location of the aforesaid land with structures (including butted and bounded by boundary wall) being Premises No. 47, Canal Circular Road, Kolkata - 700 054, Under KMC Assessee No: 110310100134, are clearly shown in the plan which is prepared by the Practice Design Pvt. Ltd. Manas Kumar Sinha Roy (Architect), License No. CA/2011/54201 204, Sai Samarth Business Park, Deonar, Mumbai - 400 088. After surveying the said land and structures (including butted and bounded by boundary wall), a copy whereof is annexed herewith and declare that the same is correct and in order and part and parcel of this Deed.
4. The measurement of the aforesaid land (including butted & bounded by wall) is as per Deed 258691.16 (Two Lakh Fifty Eight Thousand Six Hundred and Ninety One point One Six) Square Feet more or less, equivalent to 24033.20 (Twenty Four Thousand Thirty Three point Two Zero) Square Meter more or less, and as per physical measurement 254494.90 (Two Lakh Fifty Four Thousand Four Hundred Ninety Four point Nine Zero) Square feet more or less, equivalent to 23643.35 (Twenty Three Thousand Six Hundred and Forty Three point Three Five) Square Meter more or less.
5. 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 with structures (including butted & bounded by boundary wall).
6. 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.

7. 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.

**THE FIRST SCHEDULE ABOVE REFERRED TO :**  
**(Said Premises)**

**ALL THAT** the piece and parcel of land together all admeasuring as per Deed **17 (Seventeen) Bigha 19 (Nineteen) Cottah 4 (Four) Chittack 32 (Thirty Two) Square Feet** more or less, equivalent to **258691.16 (Two Lakh Fifty Eight Thousand Six Hundred and Ninety One point One Six) Square Feet** more or less, equivalent to **24033.20 (Twenty Four Thousand Thirty Three point Two Zero) Square Meter** more or less, and as per physical measurement **17 (Seventeen) Bigha 13 (Thirteen) Cottah 7 (Seven) Chittack 22 (Twenty Two) Square Feet** more or less, equivalent to **254494.90 (Two Lakh Fifty Four Thousand Four Hundred Ninety Four point Nine Zero) Square feet** more or less, equivalent to **23643.35 (Twenty Three Thousand Six Hundred and Forty Three point Three Five) Square Meter** more or less, being Municipal Amalgamated Premises No. 47, Canal Circular Road, Kolkata - 700054, situated within the Municipal limits of Kolkata Municipal Corporation, Under KMC Assessee No: 110310100134, Ward No. 31, Police Station Phoolbagan, District Sub- Registration Office - Alipore in the district of 24 Parganas (S) is delineated on the Plan annexed hereto and bordered in color **Red** thereon,

- ON THE NORTH** : East Coast Guard Residential Enclave
- ON THE SOUTH** : Partly By Canal Circular Road & Premises No. 58 & 51B, Canal Circular Road, Kolkata
- ON THE EAST** : By Eastern Metropolitan Bypass Road;
- ON THE WEST** : By Premises No.67/1E, 67/1B & 57 Canal Circular Road, Kolkata;

The Statements made in Para No. 1 to 7 are all true to best of our knowledge and belief. I sign the Declaration at Kolkata on this the **12<sup>th</sup> FEBRUARY, 2025** in presence of the following witnesses.

**WITNESS:**

1. *Subrata Das*  
185, Shyamsingh Road, Vall-toss

2. *Sourav*  
11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

**As Constituted Attorney of:**

M/s. Vivek Bulb Industries (P) Ltd.  
M/s. Mechano International (P) Ltd.  
M/s. Utsav Developers (P) Ltd.  
M/s. Edencity Properties (P) Ltd.  
M/s. Eden Realty Ventures (P) Ltd.  
M/s. Bhagwati Vinimay (P) Ltd.  
M/s. Sunidhi Realty (P) Ltd.  
M/s. Sai Dealmark (P) Ltd.  
M/s. Sunidhi Complex (P) Ltd.  
M/s. Shivshakti Vincom (P) Ltd.  
M/s. Trance Dealcom (P) Ltd.  
M/s. Trance Tradelink (P) Ltd.  
M/s. Sudama Commodeal (P) Ltd.  
M/s. Vishwakarma Marcom (P) Ltd.  
M/s. Saral Construction Advisory (P) Ltd.  
M/s. Century Commosale (P) Ltd.  
M/s. Jansampark Vintrade (P) Ltd.  
M/s. Supersoft Vincom (P) Ltd. &  
M/s. Sunidhi Estates (P) Ltd.

Sunidhi E ..... Pvt. Ltd.

*Sourav Giri*

Authorised Signatory

**SOURAV GIRI**  
**Authorised Signatory**  
(DECLARANT)

Drafted by me

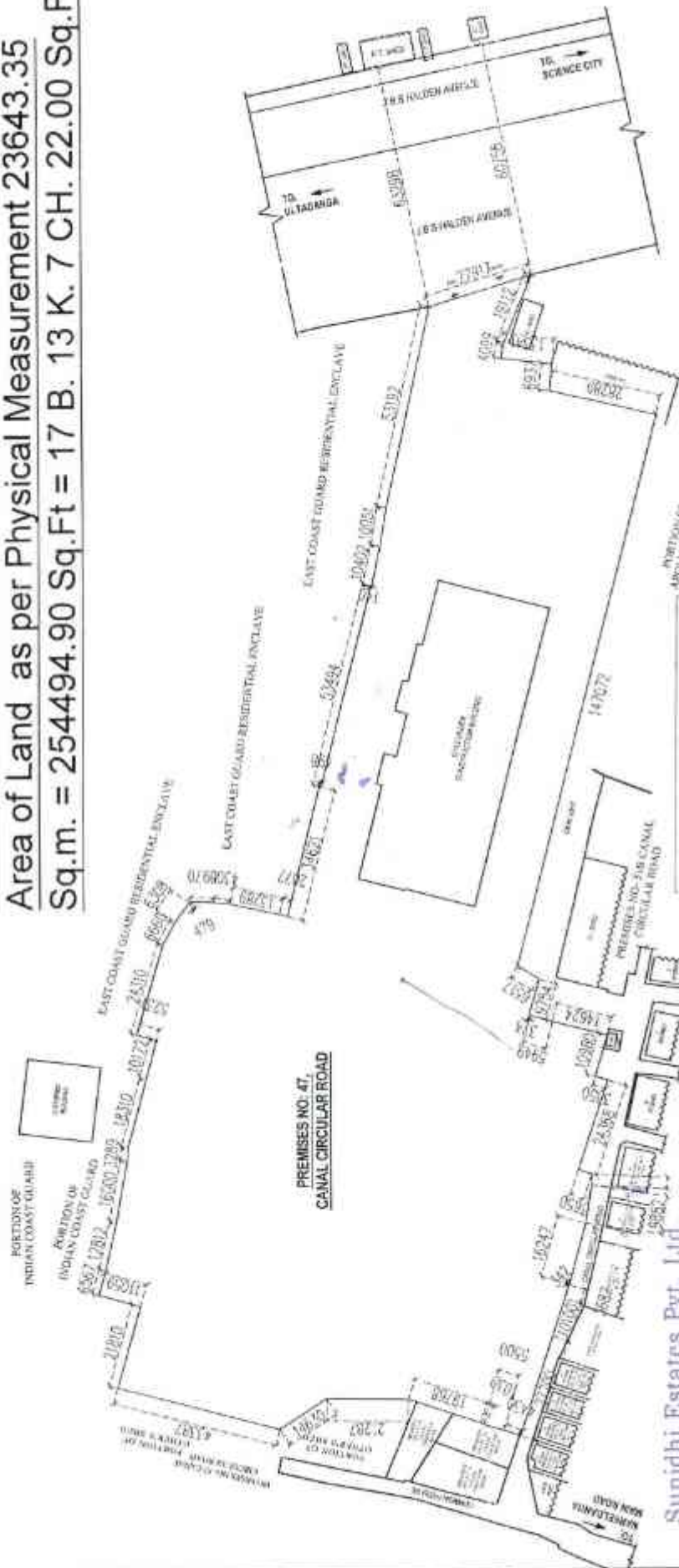
*Siddhi Mallik*

Advocate  
High Court Calcutta  
Enrolment No. F/1455/2014

**SITE PLAN OF BOUNDARY DECLARATION AT PREMISE NO. 47, CANAL CIRCULAR ROAD (BY KMC AMALGAMATION ORDER DATED-15.04.2024.), KMC ASSESSEE NO : 110310100134, WARD NO-31, BOROUGH-III, P.S.- PHOOLBAGAN, KOLKATA- 700054 UNDER KOLKATA MUNICIPAL CORPORATION.**

**Area of Land as per Deed 24033.20 Sq.m. = 258691.16 Sq.Ft. 17 B. 19 K. 4 CH. 32.00 Sq.Ft**

**Area of Land as per Physical Measurement 23643.35 Sq.m. = 254494.90 Sq.Ft = 17 B. 13 K. 7 CH. 22.00 Sq.Ft**



MANASH RUKMA SINHA ROY  
 Registered Architect  
 Regd. No. CA2011/54201

Sunidhi Estates Pvt. Ltd. 2804  
 Authorised Signatory  
 Signature of Owner

SIGNATURE OF LBA



SCALE: 1:1000

FOR: *Rajdeep Roy*



*Sun Bi*

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				
Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				
Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

# SUNIDHI ESTATES PRIVATE LIMITED

P - 243, LAKE TOWN, BLOCK - 'A', KOLKATA - 700089

CIN : U45209WB2007PTC119499, GSTIN: 19AAMCS0537R12K

Email: estates2007@gmail.com, Ph - 033 (4008 - 4318)

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF SUNIDHI ESTATES PRIVATE LIMITED HELD ON MONDAY, THE 20<sup>TH</sup> DAY OF JANUARY, 2025 AT 1.30 P.M. AT THE REGISTERED OFFICE OF THE COMPANY AT P-243, LAKE TOWN, BLOCK-A, KOLKATA-700 089.

## AUTHORIZATION FOR THE PROJECT

"RESOLVED THAT the Board of Directors of the Company do hereby authorize Mr. Sourav Giri, to perform, execute, exercise any of the acts, deeds, things, agreements and to sign all such necessary documents and to take all the necessary approvals as and when required from the Kolkata Municipal Corporation (KMC), the Kolkata Metropolitan Development Authority (KMDA), Kolkata Improvement Trust (KIT), Urban Land Ceiling and Regulation Authority (ULC), the Airport Authority or in any government related work or by such other Government authorities for the project Z Residences Phase-II, lying and situated at premises no. 47, Canal Circular Road, Kolkata-700054, P.S. Phoolbagan, for and on behalf of the Company vide registered Power of Attorney dated 06<sup>th</sup> June, 2023 given to the Company."

"RESOLVED FURTHER THAT Mr. Sourav Giri be and is hereby authorized to represent and do all acts, matters, deeds and things and to take all necessary steps and to sign and to apply with concerned Authorities and such other government authorities as may be required necessary, expedient or desirable for giving effect to the aforesaid resolution, for and on behalf of the Company." The Authorization Letter for this purpose may be issued by any of the Director in this regard in favour of Mr. Sourav Giri as and when needed from time to time."

"RESOLVED FURTHER THAT a certified copy of the above resolution be given to anyone concerned in the matter for their records and are authorized to act and rely on the said resolution."

Certified to be True Copy

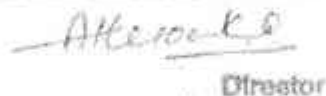
For Sunidhi Estates Pvt Ltd  
Sunidhi Estates Pvt. Ltd.



Director

Varun Goenka  
Director  
DIN: 02963917

Sunidhi Estates Pvt. Ltd.



Director

Ashok Kumar Goenka  
Director  
DIN: 01662675

### Major Information of the Deed

Deed No :	I-1603-02635/2025	Date of Registration	12/02/2025
Query No / Year	1603-2000387453/2025	Office where deed is registered	
Query Date	08/02/2025 6:57:27 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	S Dutta Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 8240197802, Status :Solicitor firm		
Transaction	Additional Transaction		
[0901] Declaration, Declaration relating to immovable property			
Set Forth value	Market Value		
Rs. 1/-	Rs. 229,94,80,394/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10/- (Article:4)	Rs. 39/- (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:- Phool Bagan, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Canal Circular Road(ward no-31), Road Zone : (Adjacent To E M By Pass -- Adjacent To E M By Pass) , , Premises No: 47, Ward No: 031 Pin Code : 700054

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	258691 Sq Ft	1/-	229,94,80,394/-	Property is on Road
<b>Grand Total :</b>				<b>592.8348Dec</b>	<b>1 /-</b>	<b>22994,80,394 /-</b>	



### Declarant Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Sunidhi Estates Private Limited</b> P - 243, Lake Town, Block A, City:- , P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 Date of Incorporation:XX-XX-2XX7 , PAN No.:: AAxxxxxx7R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	<b>Eden Realty Ventures Private Limited</b> No. 7, Jawahar Lal Nehru Road, City:- , P.O:- Dharamtalla, P.S:-New Market, District:-Kolkata, West Bengal, India, PIN:- 700013 Date of Incorporation:XX-XX-2XX3 , PAN No.:: AAxxxxxx7H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
3	<b>Shivshakti Vincom Private Limited</b> 1A Raja Subodh Mullick Square, City:- , P.O:- Dharamtalla, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700013 Date of Incorporation:XX-XX-2XX7 , PAN No.:: AAxxxxxx4F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
4	<b>Saral Construction Advisory Private Limited</b> P - 243, Lake Town, Block A, City:- , P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 Date of Incorporation:XX-XX-2XX1 , PAN No.:: AAxxxxxx9L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

5	<b>Bhagwati Vinimay Private Limited</b> P - 243, Lake Town, Block A, City:- , P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 Date of Incorporation:XX-XX-2XX7 , PAN No.:: AAxxxxxx4M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
6	<b>Century Commosale Private Limited</b> P - 243, Lake Town, Block A, City:- , P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 Date of Incorporation:XX-XX-2XX8 , PAN No.:: AAxxxxxx0H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
7	<b>Sudama Commedeal Private Limited</b> Dr U N Brahmachari Street, City:- Not Specified, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700017 Date of Incorporation:XX-XX-2XX1 , PAN No.:: AAxxxxxx8M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
8	<b>Vishwakarma Marcom Private Limited</b> Dr U N Brahmachari Street, City:- Not Specified, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700017 Date of Incorporation:XX-XX-2XX1 , PAN No.:: AAxxxxxx5J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
9	<b>Jansampark Vintrade Private Limited</b> P - 243, Lake Town, Block A, City:- , P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 Date of Incorporation:XX-XX-2XX1 , PAN No.:: AAxxxxxx7L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
10	<b>Trance Dealcom Private Limited</b> 1A Raja Subodh Mullick Square, City:- Not Specified, P.O:- Dharamtala, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700013 Date of Incorporation:XX-XX-2XX1 , PAN No.:: AAxxxxxx6G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
11	<b>Trance Tradelink Private Limited</b> 1A Raja Subodh Mullick Square, City:- Not Specified, P.O:- Dharamtala, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700013 Date of Incorporation:XX-XX-2XX1 , PAN No.:: AAxxxxxx5F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
12	<b>Supersoft Vincom Private Limited</b> Dr U N Brahmachari Street, City:- Not Specified, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700017 Date of Incorporation:XX-XX-2XX1 , PAN No.:: AAxxxxxx0A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
13	<b>Sunidhi Complex Private Limited</b> P - 243, Lake Town, Block A, City:- , P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 Date of Incorporation:XX-XX-2XX0 , PAN No.:: AAxxxxxx3Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
14	<b>Sunidhi Realty Private Limited</b> P - 243, Lake Town, Block A, City:- , P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 Date of Incorporation:XX-XX-2XX0 , PAN No.:: AAxxxxxx7F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
15	<b>VIVEK BULB INDUSTRIES PRIVATE LIMITED</b> 54 Canal Circular Road, City:- Not Specified, P.O:- Kankurgachi, P.S:-Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054 Date of Incorporation:XX-XX-1XX9 , PAN No.:: AAxxxxxx9E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
16	<b>MECHANO INTERNATIONAL PRIVATE LIMITED</b> 54 Canal Circular Road, City:- Not Specified, P.O:- Kankurgachi, P.S:-Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054 Date of Incorporation:XX-XX-1XX8 , PAN No.:: AAxxxxxx0G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
17	<b>UTSAV DEVELOPERS PRIVATE LIMITED</b> 11/1 Sarat Bose Road, City:- Not Specified, P.O:- Elgin Road, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 Date of Incorporation:XX-XX-2XX5 , PAN No.:: AAxxxxxx5D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
18	<b>EDENCITY PROPERTIES PRIVATE LIMITED</b> 11/1 Sarat Bose Road, City:- Not Specified, P.O:- Elgin Road, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 Date of Incorporation:XX-XX-2XX8 , PAN No.:: AAxxxxxx9R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

19	<b>Sai Dealmark Private Limited</b> P-243 Lake Town, City:- Not Specified, P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 Date of Incorporation:XX-XX-2XX0 , PAN No.:: AAxxxxxx9C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
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**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr Sourav Giri (Presentant )</b> Son of Mr Krishno Giri Date of Execution - 12/02/2025, , Admitted by: Self, Date of Admission: 12/02/2025, Place of Admission of Execution: Office	<b>Photo</b>  Feb 12 2025 10:42AM	<b>Finger Print</b>  Captured LTI 12/02/2025	<b>Signature</b>  12/02/2025
17 SRBC Road, City:- Not Specified, P.O:- Belghoria, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700083, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Sunidhi Estates Private Limited (as Authorised Signatory), Eden Realty Ventures Private Limited (as Authorised Signatory), Shivshakti Vincom Private Limited (as Authorised Signatory), Saral Construction Advisory Private Limited (as Authorised Signatory), Bhagwati Vinimay Private Limited (as Authorised Signatory), Century Commosale Private Limited (as Authorised Signatory), Sudama Commodeal Private Limited (as Authorised Signatory), Vishwakarma Marcom Private Limited (as Authorised Signatory), Jansampark Vintrade Private Limited (as Authorised Signatory), Trance Dealcom Private Limited (as Authorised Signatory), Trance Tradelink Private Limited (as Authorised Signatory), Supersoft Vincom Private Limited (as Authorised Signatory), Sunidhi Complex Private Limited (as Authorised Signatory), Sunidhi Realty Private Limited (as Authorised Signatory), VIVEK BULB INDUSTRIES PRIVATE LIMITED (as Authorised Signatory), MECHANO INTERNATIONAL PRIVATE LIMITED (as Authorised Signatory), UTSAV DEVELOPERS PRIVATE LIMITED (as Authorised Signatory), EDENCITY PROPERTIES PRIVATE LIMITED (as Authorised Signatory), Sai Dealmark Private Limited (as Authorised Signatory)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Subrata Das</b> Son of Mr Goutam Das 185 Shyamnagar Road, City:- Not Specified, P.O:- Bangur Avenue, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700055	 12/02/2025	 Captured 12/02/2025	 12/02/2025
Identifier Of Mr Sourav Giri			

**Endorsement For Deed Number : I - 160302635 / 2025**

**On 12-02-2025**

**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 10:41 hrs on 12-02-2025, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr Sourav Giri .

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

Execution is admitted on 12-02-2025 by Mr Sourav Giri, Authorised Signatory, Sunidhi Estates Private Limited (Private Limited Company), P - 243, Lake Town, Block A, City:- , P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089; Authorised Signatory, Eden Realty Ventures Private Limited (Private Limited Company), No. 7, Jawahar Lal Nehru Road, City:- , P.O:- Dharamtalla, P.S:-New Market, District:-Kolkata, West Bengal, India, PIN:- 700013; Authorised Signatory, Shivshakti Vincom Private Limited (Private Limited Company), 1A Raja Subodh Mullick Square, City:- , P.O:- Dharamtalla, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700013; Authorised Signatory, Saral Construction Advisory Private Limited (Private Limited Company), P - 243, Lake Town, Block A, City:- , P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089; Authorised Signatory, Bhagwati Vinimay Private Limited (Private Limited Company), P - 243, Lake Town, Block A, City:- , P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089; Authorised Signatory, Century Commosale Private Limited (Private Limited Company), P - 243, Lake Town, Block A, City:- , P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089; Authorised Signatory, Sudama Commodeal Private Limited (Private Limited Company), Dr U N Brahmachari Street, City:- Not Specified, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700017; Authorised Signatory, Vishwakarma Marcom Private Limited (Private Limited Company), Dr U N Brahmachari Street, City:- Not Specified, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700017; Authorised Signatory, Jansampark Vintrade Private Limited (Private Limited Company), P - 243, Lake Town, Block A, City:- , P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089; Authorised Signatory, Trance Dealcom Private Limited (Private Limited Company), 1A Raja Subodh Mullick Square, City:- Not Specified, P.O:- Dharamtala, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700013; Authorised Signatory, Trance Tradelink Private Limited (Private Limited Company), 1A Raja Subodh Mullick Square, City:- Not Specified, P.O:- Dharamtala, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700013; Authorised Signatory, Supersoft Vincom Private Limited (Private Limited Company), Dr U N Brahmachari Street, City:- Not Specified, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700017; Authorised Signatory, Sunidhi Complex Private Limited (Private Limited Company), P - 243, Lake Town, Block A, City:- , P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089; Authorised Signatory, Sunidhi Realty Private Limited (Private Limited Company), P - 243, Lake Town, Block A, City:- , P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089; Authorised Signatory, VIVEK BULB INDUSTRIES PRIVATE LIMITED (Private Limited Company), 54 Canal Circular Road, City:- Not Specified, P.O:- Kankurgachi, P.S:-Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054; Authorised Signatory, MECHANO INTERNATIONAL PRIVATE LIMITED (Private Limited Company), 54 Canal Circular Road, City:- Not Specified, P.O:- Kankurgachi, P.S:-Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054; Authorised Signatory, UTSAV DEVELOPERS PRIVATE LIMITED (Private Limited Company), 11/1 Sarat Bose Road, City:- Not Specified, P.O:- Elgin Road, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020; Authorised Signatory, EDENCITY PROPERTIES PRIVATE LIMITED (Private Limited Company), 11/1 Sarat Bose Road, City:- Not Specified, P.O:- Elgin Road, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020; Authorised Signatory, Sai Dealmark Private Limited (Private Limited Company), P-243 Lake Town, City:- Not Specified, P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089

Identified by Mr Subrata Das, , Son of Mr Goutam Das, 185 Shyamnagar Road, P.O: Bangur Avenue, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 39.00/- ( E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 39.00/-

**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 241475, Amount: Rs.10.00/-, Date of Purchase: 22/01/2025, Vendor name: S DEY



**Debasish Dhar**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - III SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2025, Page from 67630 to 67649

being No 160302635 for the year 2025.



*Dhar*

Digitally signed by Debasish Dhar  
Date: 2025.02.12 11:26:21 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 12/02/2025  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.



DISTRICT SUB-REGISTRAR-III  
SOUTH 24 P.S., ALIPORE  
12 FEB 2025