

S.L. No. 18 dt 19/9/24 of 200

MADHU CHHANDA BHATTACHARYYA  
NOTARY

Residential Address :  
19C, Crematorium St.  
KOLKATA - 700 014  
T : 2284-2388 (Res.)

Govt. of West Bengal  
Registration No. : 88/07  
Office : SEALDAH COURT  
Room No. : 101 (1st Floor)

Notarial Certificate

TO ALL WHOM THESE PRESENTS SHALL COME, I, MADHU CHHANDA BHATTACHARYYA, appointed by the government of West Bengal as a NOTARY being authorized to practice as such in the District of KOLKATA in the State of West Bengal within union of India, do hereby verify, authenticate, certify, attest as under the execution of the instrument, do hereby declare that the paper writing collectively marked 'A' enclosed hereto, hereinafter called the paper WRITINGS 'A' are presented before me by the Executant(s).

Boundary Deed

Mrs Riku Chakraborty  
Roy w/o to Rahul Roy  
of 7/10, Nanda  
Gouraya Besak Rd,  
P.C. Dum Dum, PB-80  
and o/s.

M.C.BHATTACHARYYA  
NOTARY  
Govt. of W.B.  
Regn. No. - 88/07  
KOLKATA

19 SEP 2024

day after referred to as the "executant(s)" on this, the \_\_\_\_\_ day  
of \_\_\_\_\_ Two thousand \_\_\_\_\_

The executant(s) having admitted the execution of the "WRITINGS 'A'" in the presence of the witness, who at such, subscribed(s) Signature(s) thereon, and being satisfied as to the identity of the Executant(s) and the said execution of the "WRITINGS 'A'" and certify that the said execution is in the respective hand(s) of the executant(s).

IN ACT WHEREOF being required of a NOTARY, I have granted THESE PRESENTS as my NOTARIAL CERTIFICATE to serve and avail as need and occasion shall or may require.

IN FAITH AND TESTIMONY WHEREOF I, the said NOTARY, have hereunto set and subscribed my hand and affix my Notarial seal of office at Sealdah Court at Sealdah in the Dist. of Kolkata on this  
the \_\_\_\_\_ day of \_\_\_\_\_ two thousand \_\_\_\_\_

MB

MADHU CHHANDA BHATTACHARYYA  
NOTARY

19 SEP 2024

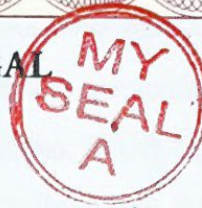
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पश्चिमबङ्ग पश्चिम बङ्गाल WEST BENGAL



### BOUNDARY DECLARATION

(1) MRS. RIKU CHAKRABORTY ROY wife of Sri Rahul Roy, having Income Tax Permanent Account No. (PAN) "AYSPC3747N", Aadhaar No. 3451-4412-0310, residing at 7/1D, Naba Gouranga Basak Road, Post Office – Mall Road, Police Station – Dum Dum, Kolkata – 700 080, in the District of North 24-Parganas, (2) MR. ARPO DAS son of Sri Kamalendu Das, having Income Tax Permanent Account No. (PAN) "ARDPD8610M", Aadhaar No. 5208-8558-1914, residing at NB-88, Arjunpur Uttar Para, Post Office – North Arjunpur, Police Station – Baguiati, Kolkata – 700 059, in the District of North 24-Parganas, (3) MR. SANKET KUMAR JHA alias MR. SANKET JHA son of Sri Vinodanand Jha, having Income Tax Permanent Account No. (PAN) "AENPJ7030A", Aadhaar No. 4239-2149-4291, residing at 3/50/1, East Mall Road, Post Office – Mall Road,

M.C. BHATTACHARYA  
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GOVT. OF W.B.  
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862 04.7.24  
(100)

ARUN KUMAR BHAUMIK  
Advocate  
Calcutta High Court

জাঃ  
ক্রেতার নাম ও প্যা  
স্টাম্প ভেস্তার ফাক  
বিধান নং, সল্ট নং  
মেট স্টাম্প ক্রয়  
চালান নং  
টিকারী-বারাকপুর, ডেভার-মিতা

1.3 JUN 2024  
998000

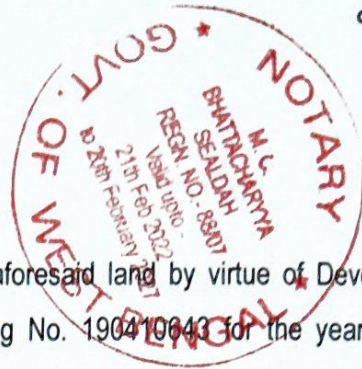
Police Station – Dum Dum, Kolkata – 700 080, in the District of North 24-Parganas, all are by faith – Hindu, by occupation – Business, all are Indian Citizen, all partners of **GITANJALI ENTERPRISE**, a partnership firm, having Income Tax Permanent Account No. (PAN) **"AANFG9297L"**, having its office at 9A, N.G. Basak Road, Post Office – Mall Road, Police Station – Dum Dum, Kolkata – 700 080, in the District of North 24-Parganas, do hereby solemnly undertake & beg to state as follows : -

- 1) That **SABIR ALI MOLLAH** and **MOHAMMAD AMINUL ISLAM** Directors of **PROFEETO REALTORS PRIVATE LIMITED**, a company incorporated under the Companies Act. 1956, having Income Tax Permanent Account No. (PAN) **"AAMCP4132F"**, having its registered office at L/51/1202, L-51, Spriha, Sp Shukhobristhi, AA-III, New Town, Post Office – New Town, Police Station – New Town now Technocity, Kolkata – 700 135, in the District of North 24-Parganas, are the Authorized Signatory of **"BASTU"** land measuring an area of **63.48 Decimals** be the same a little more or less comprised in C.S. Dag No. 651, corresponding to R.S. & L.R. Dag No. 437 under C.S. Khatian No. 103, L.R. Khatian No. 3782, 3995 lying and situated at Mouza - Kalikapur, J.L. No. 40, R.S. No. 141, at present Touzi No. 10, Police Station - Rajarhat, Kolkata – 700 135, within the local limits of Patharghata Gram Panchayat, under the jurisdiction of Addl. District Sub-Registrar Office Rajarhat, New Town, in the District of North 24 Parganas.
- 2) That there is no case pending in both Civil and Criminal Court for the above said Premises if any dispute arise then Patharghata Gram Panchayat will be liable to cancel the Sanction Building Plan.
- 3) No positional change of property is being occurred due to this declaration.
- 4) The responsibility of genuineness of all facts written in this deed solely of the Declarants.

**M.C. BHATTACHARYA**  
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**19 SEP 2024**





- 5) That We, being the developer in respect of the aforesaid land by virtue of Development Agreement dated 31.07.2023 & 08.08.2023, Being No. 190410643 for the year 2023 & 190411189 for the year 2023 respectively, both registered at the office of Additional Registrar of Assurances – IV, Kolkata.

The actual boundary line of the property which is fully mentioned below and demarcated by Red Colour and We, being the Developer shall be liable for dispute of any with any neighbor of this said land in future.

The Patharghata Gram Panchayat will not be liable for any litigation over the said land and is at liberty to revoke the Plan if any discrepancy arise and action of law may be taken.

#### SCHEDULE OF THE PROPERTY

**ALL THAT** piece or parcel of “**BASTU**” land measuring an area of **63.48 Decimals** physically **64 Decimals** be the same a little more or less comprised in C.S. Dag No. 651, corresponding to R.S. & L.R. Dag No. 437 under C.S. Khatian No. 103, L.R. Khatian No. 3782, 3995 lying and situated at Mouza - Kalikapur, J.L. No. 40, R.S. No. 141, at present Touzi No. 10, Police Station - Rajarhat, Kolkata – 700 135, within the local limits of Patharghata Gram Panchayat, under the jurisdiction of Addl. District Sub-Registrar Office Rajarhat, New Town, in the District of North 24 Parganas.

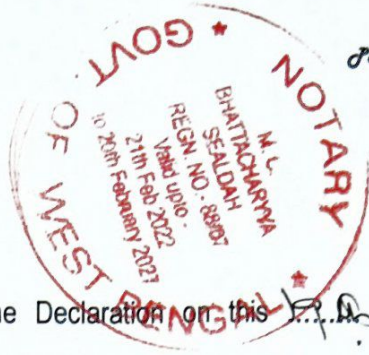
#### The property is butted and bounded as follows: -

|              |   |                                                  |
|--------------|---|--------------------------------------------------|
| ON THE NORTH | : | Land of R.S. & L.R. Dag No. 438, 439, 440 & 441. |
| ON THE SOUTH | : | Part of Land of Dag No. 437 & 434.               |
| ON THE EAST  | : | Land of Dag No. 425.                             |
| ON THE WEST  | : | 30' ft wide Panchayat Road.                      |

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

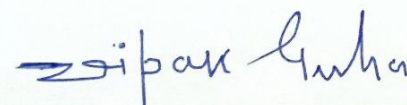
M.C. BHATTACHARYA  
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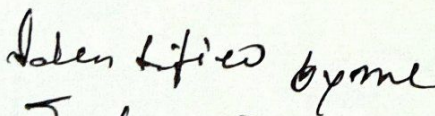


IN WITNESS WHEREOF We have signed the Declaration on this 19<sup>th</sup> day of September Two Thousand and Twenty Four, at Kolkata in presence of :-

1.   
Sub.

2.   
63/21 Tum Tum Road  
Kolkata - 700 74.

M.C. BHATTACHARYYA  
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Govt. of W.B.  
Regn. No. 688/07  
KOLKATA

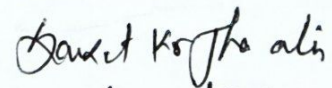
  
Subrata Mallik  
Ash.

Subrata Mallik  
(Adv.)  
Barasat Court  
Enroll No.-F31/31 of 1987  
MADHU CHHANDA BHATTACHARYYA  
(Adv.)  
Enroll No. 107 (Regn. No.)  
Govt. of West Bengal  
Kolkata

GITANJALI ENTERPRISE  
Riku Chakraborty (Roy)

Partner  
GITANJALI ENTERPRISE

  
Arko Das  
Partner  
GITANJALI ENTERPRISE

  
Banat Kojha Ali  
Partner

SIGNATURE OF THE DECLARANTS

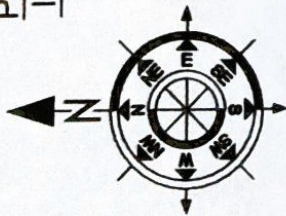
19 SEP 2024



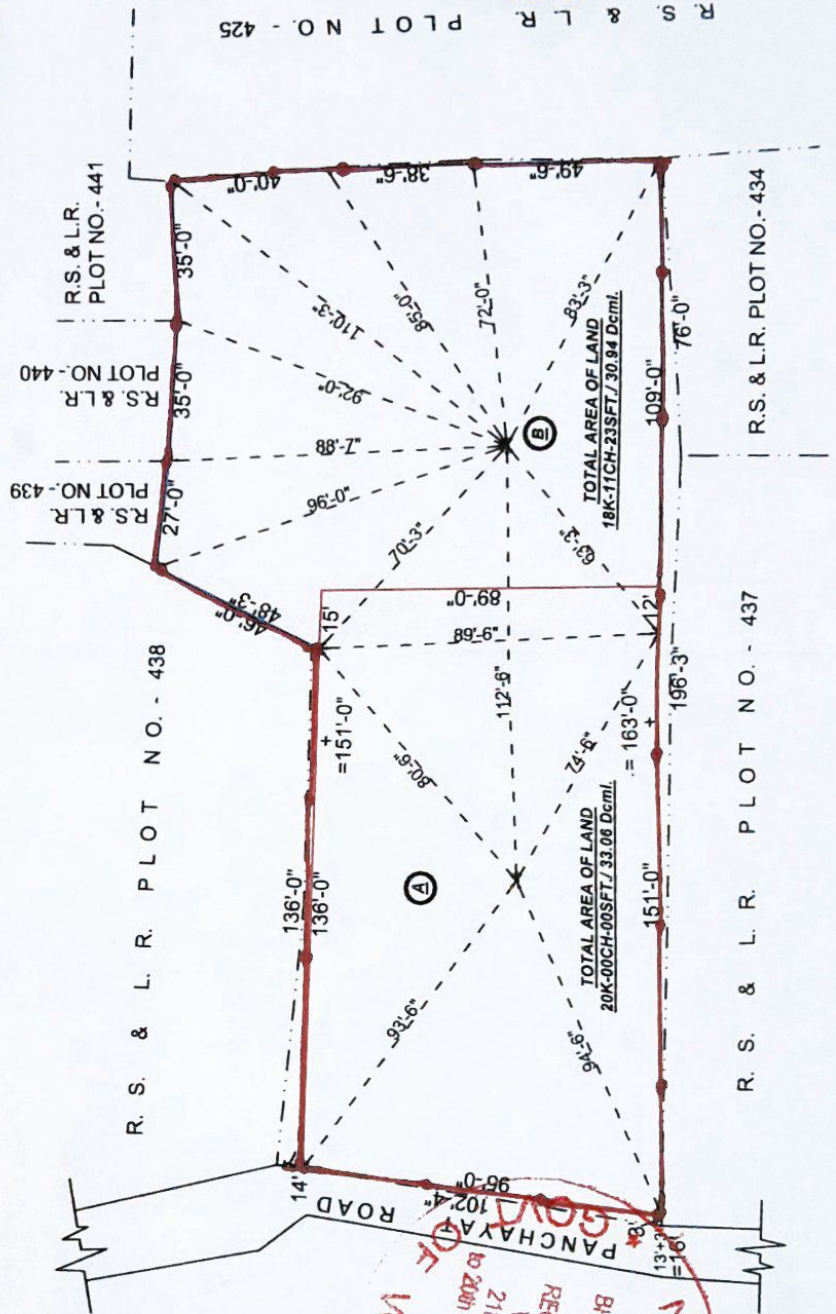
# SITE PLAN OF

R.S. & L.R. PLOT NO.-437(P).

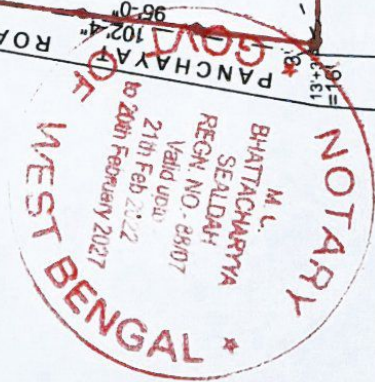
DIST:-N-24-PGS,BLOCK-RAJARHAT  
MOUZA - KALIKAPUR, J. L. NO. -40  
P.S.-RAJARHAT,AREA:-MENTIONED  
IN THE SCHEDULE.



| SCHEDULE     |                     |                         |
|--------------|---------------------|-------------------------|
| PLOT         | R.S. & L.R. PL. NO. | AREA OF LAND            |
| A            | 437(P)              | 20K-00CH-00SFT/ 33.06DC |
| B            | 437(P)              | 18K-11CH-23SFT/ 30.94DC |
| TOTAL AREA = |                     | 38K-11CH-23SFT/ 64.00DC |



PREPARED BY



GITANJALI ENTERPRISE

GITANJALI ENTERPRISE

GITANJALI ENTERPRISE

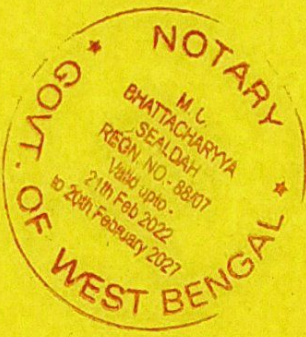
Riku Chakraborty (Roy)  
Partner

Arko Das

Partner

Sanjay Kr. Das  
Partner





19 SEP 2024

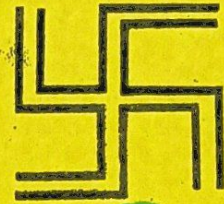
THE DAY OF 20

PAPER WRITINGS 'A'

&

THE RELATED

NOTARIAL CERTIFICATE



M.C. BHATTACHARYYA  
NOTARY  
Govt. of W.B.  
Regn. No. - 88/07  
KOLKATA

*M.C. Bhattacharyya*  
MADHU CHHANDA BHATTACHARYYA

19 SEP 2024

NOTARY

Govt. of West Bengal  
Registration No.- 88/07  
Sealdah Court.

Room No - 101, Kolkata - 14

Court - 2850-2105/84171103

Mobile No- 9831994293