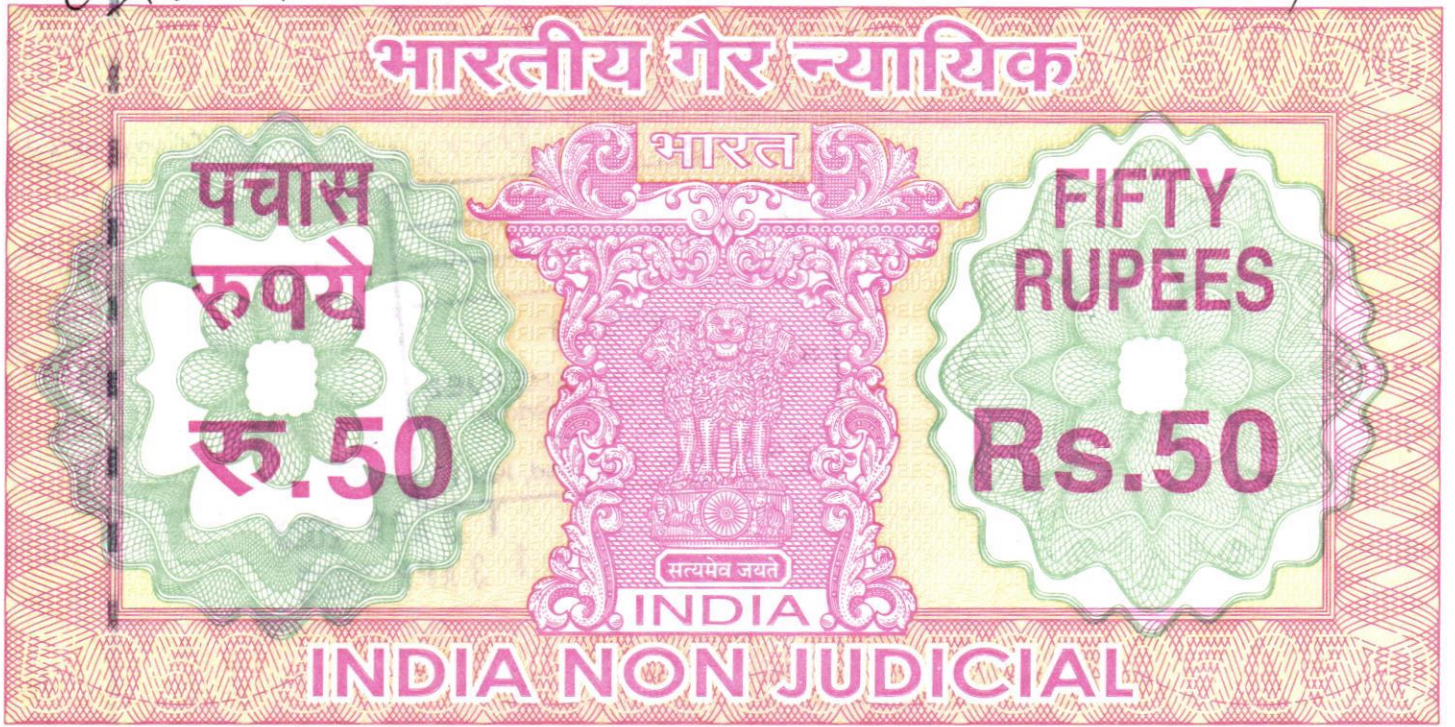


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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AH 189292

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8-950542

Certified that the document is admitted to Registration. The signature sheets and the endroesement sheets attached with the document are the part of this document.

District Sub-Register-II
Alipore, South 24-Parganas

13 APR 2023

REGISTERED BOUNDARY DECLARATION

We, (1) **LT. COL. DILIP KUMAR MUKERJEE**, Son of Late Dulal Gopal Mukerjee, by Nationality - Indian, by Faith - Hindu, by Occupation - Retired Defence Official, (having **Income Tax Pan AFXPM5776R**, and **AADHAAR No. 7357 9000 9215**), resident of D - 4 Sainagari, Housing Society, 200/1A, Kalyaninagar, P.O. Yerawada, Police Station Yerawada, Pune-411006, Maharashtra, (2) **SHRI**

Page 1 of 6

(Signature)

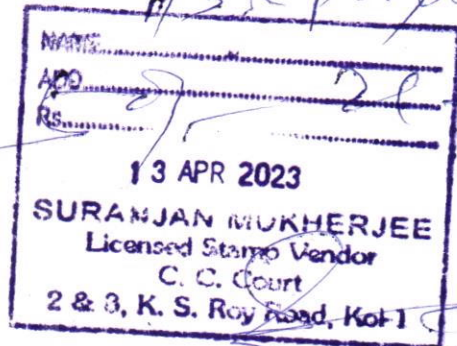
As Constituted Attorney of
DEBJYOTI MUKERJEE
DEBASIS MUKERJEE
DILIP KUMAR MUKERJEE

10727

A S R Projects & Ventures LLP

mahendra 07.

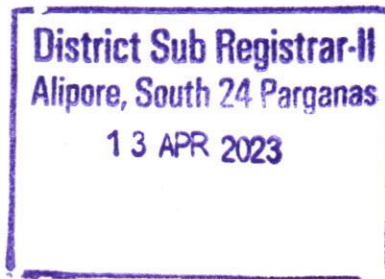
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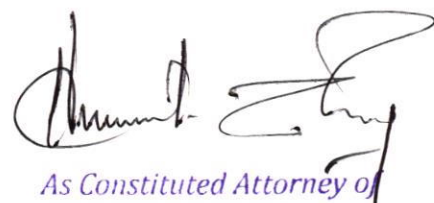


IDENTIFYBA
By me Ajeen D.K.
90 ACHINTYA DUTTA.
33/68 NAZIR LANE.
ICHIDDER POUR
KOLKATA. - 700023.
OCCUPATION - BUSINESS.



DEBASIS MUKERJEE, Son of Late Dulal Gopal Mukerjee by Nationality – Indian, by faith Hindu, by Occupation Retired PSU Official, (having **Income Tax Pan ACNPM3628F** & **AADHAAR No. 7978 9044 8076**), resident of 6D, Block – E; Jai Shree Green City, Argora, P.O. Doranda, Police Station Argora, Ranchi – 834002, Jharkhand, and **(3) SHRI DEBJYOTI MUKERJEE**, son of Son of Late Dulal Gopal Mukerjee by Nationality – Indian, by Faith - Hindu, by Occupation - Private Business, (having **Income Tax Pan AKBPM7722N**, & **AADHAAR No. 9883 8647 3102**), resident of P – 562, Block – N, P.O. - New Alipore, Police Station - New Alipore, Kolkata – 700053, West Bengal, hereinafter jointly and collectively hereinafter referred to as **“OWNERS”**, represented by their Power of Attorney Holder **Mr. Amitava Singha Roy** Son of Sri Binoy Kumar Singha Roy, by Occupation service, having **Income Tax Pan No. ATXPS6554K**, residing at 119 Bamacharan Roy Road, Post Office Behala, Police Station Behala, Kolkata-700034, being the Authorised Signatory of **ASR PROJECTS AND VENTURES LLP, LLP Identification Number AAV-2350**, a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008 having its registered office at 2C, Mahendra Road, Ground Floor, Kolkata, West Bengal – 700 025, having **Income Tax Pan No. ABTFA7082L**, within Post Office – Bhowanipur, Police Station – Bhowanipur, do hereby solemnly affirm and declare as follows : -

1. We are the absolute owners of **Premises No. 41 Biplabi Dinesh Majumder Sarani**, (formerly known as P-562 , Block – N, New Alipore, having postal address 23A/P562 Diamond Harbour Road) Block – N, New Alipore, **Kolkata – 700053 under Police Station – New Alipore; District 24 Parganas South**; within the jurisdiction of Kolkata Municipal Corporation; **Ward No. 081, Assessee No. 110811400543, Borough - X**, land area **393.255 Sq. M or 5.88 Katha** equivalent to **5 (Five) Katha 14 (Fourteen) Chattack 3 (Three) Sq. Ft.** be the same a little more or less (As Per Deed) and **391.784 Sq. M. and/or 5 Katha 13 Chattak 29.814 Sq. Ft.** more or less (As Per Physical Measurement).
2. That the declarants herein as owners shall submit a plan to the building department for sanction. The property, which is fully mentioned in clause


As Constituted Attorney of
DEBJYOTI MUKERJEE
DEBASIS MUKERJEE
DILIP KUMAR MUKERJEE



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7, 8 and 9 hereinafter to be considered as the schedule is demarcated by boundary walls and existing walls.

3. That the Owners became the owner of the property by virtue of Will and Probate details of which is furnished below.

Premises No.	Land Area	Reference of Document
Premises No. 41 Biplabi Dinesh Majumder Sarani, Kolkata - 700053, under Police Station - New Alipore; District 24 Parganas South;	393.255 Sq. M or 5 (Five) Katha 14 (Fourteen) Chattack 3 (Three) Sq. Ft. be the same a little more or less (As Per Deed) and 391.784 Sq. M. and/or 5 Katha 13 Chattak 29.814 Sq. Ft. more or less (As Per Physical Measurement)	Will dated 13/05/1989 made by Dulal Gopal Mukerjee since deceased the father of the Owners herein which Will has been duly probated before the Hon'ble High Court at Calcutta and Probate has been granted on 22/09/1994 by the Hon'ble High Court Calcutta in Probate Case No. 147 of 1994.
Total	393.255 Sq. M or 5 (Five) Katha 14 (Fourteen) Chattack 3 (Three) Sq. Ft. be the same a little more or less (As Per Deed) and 391.784 Sq. M. and/or 5 Katha 13 Chattak 29.814 Sq. Ft. more or less (As Per Physical Measurement)	

4. The deponents herein has become the power of attorney by virtue of the following;

Premises No.	Given by	Reference of Deed
Premises No. 41 Biplabi Dinesh Majumder Sarani,	(1) LT. COL. DILIP KUMAR MUKERJEE, (2) SHRI DEBASIS	Book No. I, Volume No. 1602-2023, Page from 123894 to 123973,

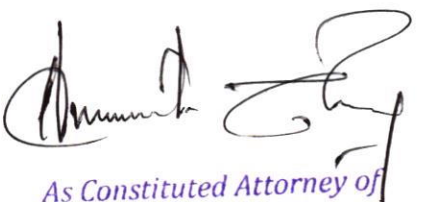

As Constituted Attorney of
DEBJYOTI MUKERJEE
DEBASIS MUKERJEE
DILIP KUMAR MUKERJEE



District Sub Registrar-II
Alipore, South 24 Parganas

13 APR 2023

Kolkata - 700053, under Police Station - New Alipore; District 24 Parganas South;	MUKERJEE, (3) SHRI DEBJYOTI MUKERJEE	Being No. 160203297 for the Year 2023, OFFICE OF THE D.S.R. - II, SOUTH 24 PARGANAS West Bengal. DEVELOPMENT AGREEMENT
Premises No. 41 Biplabi Dinesh Majumder Sarani, Kolkata - 700053, under Police Station - New Alipore; District 24 Parganas South;	(1) LT. COL. DILIP KUMAR MUKERJEE, (2) SHRI DEBASIS MUKERJEE, (3) SHRI DEBJYOTI MUKERJEE	Book No. I, Volume No. 1602-2023, Page from 123611 to 123637, Being No. 160203317 for the Year 2023, OFFICE OF THE D.S.R. - II, SOUTH 24 PARGANAS West Bengal. POWER OF ATTORNEY
Premises No. 41 Biplabi Dinesh Majumder Sarani, Kolkata - 700053, under Police Station - New Alipore; District 24 Parganas South;	(1) LT. COL. DILIP KUMAR MUKERJEE, (2) SHRI DEBASIS MUKERJEE, (3) SHRI DEBJYOTI MUKERJEE	Book No. I, Volume No. 1602-2023, Page from 121666 to 121683, Being No. 160203340 for the Year 2023, OFFICE OF THE D.S.R. - II, SOUTH 24 PARGANAS West Bengal. SPECIFIC POWER OF ATTORNEY FOR KMC


As Constituted Attorney of
DEBJYOTI MUKERJEE
DEBASIS MUKERJEE
DILIP KUMAR MUKERJEE



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5. That we shall be liable for dispute of any with our neighbor in any manner whatsoever regarding the boundary of the said land in future. The K.M.C. will not be liable for any litigation over the said land.
6. That there is no Civil or Criminal Suit pending against the said land. The said Land is free from all encumbrances.
7. A site plan showing the actual measurement of the boundary is attached herewith of **Premises No. 41 Biplabi Dinesh Majumder Sarani**, (formerly known as P-562 , Block – N, New Alipore, having postal address 23A/P562 Diamond Harbour Road) Block – N, New Alipore, **Kolkata – 700053 under Police Station – New Alipore; District 24 Parganas South**; within the jurisdiction of Kolkata Municipal Corporation; **Ward No. 081, Assessee No. 110811400543, Borough - X**, land area **393.255 Sq. M or 5.88 Katha** equivalent to **5 (Five) Katha 14 (Fourteen) Chattack 3 (Three) Sq. Ft.** be the same a little more or less (As Per Deed) and **391.784 Sq. M. and/or 5 Katha 13 Chattak 29.814 Sq. Ft.** more or less (As Per Physical Measurement) and it is considered to be part and parcel of this declaration.
8. Measurement of the boundary line and details of the surrounding premises of **Premises No. 41 Biplabi Dinesh Majumder Sarani**, (formerly known as P-562 , Block – N, New Alipore, having postal address 23A/P562 Diamond Harbour Road) Block – N, New Alipore, **Kolkata – 700053 under Police Station – New Alipore; District 24 Parganas South**; within the jurisdiction of Kolkata Municipal Corporation; **Ward No. 081, Assessee No. 110811400543, Borough - X**, are more fully furnished below : -

Measurement

On the North : (15190) MM. (By 30' Ft wide KMC Road named as Biplabi Dinesh Majumder Sarani);

On the South : (15021) MM. (By Plot Nos P-547 and P-548);

On the East : (26011) MM. (By Premises P-561, Block – N, New Alipore, Kolkata – 700053);

On the West : (25865) MM. (By Premises P-563, Block – N, New Alipore, Kolkata – 700053);

9. The total land area of the property is **393.255 Sq. M or 5.88 Katha** equivalent to **5 (Five) Katha 14 (Fourteen) Chattack 3 (Three) Sq. Ft.** be



As Constituted Attorney of
DEBJYOTI MUKERJEE
DEBASIS MUKERJEE
DILIP KUMAR MUKERJEE



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the same a little more or less (As Per Deed) and **391.784 Sq. M. and/or 5 Katha 13 Chattak 29.814 Sq. Ft.** more or less (As Per Physical Measurement).

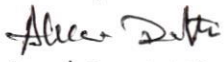
10. In continuation of the statement as in point 7 this is to undertake and state herein that KMC will not in any way liable for any dispute regarding change of boundary profile and area.
11. Such declaration given by the declarant herein showing the physical area and boundary profile of the plot under physical possession in reference to the Deed of Conveyance as per D.G. (B) office circular no. 02 of 2020-21 dated 13.06.2020.
12. It is further undertaken and state as per D. G. (B) office Circular No. 02 of 2020 – 21 dated 13/06/2020 that KMC will not be any way liable for any dispute regarding change of boundary profile and area.
13. The photocopy of D.G. (B) office Circular No. 2 of 2020-21 dated 13.06.2020 is enclosed herein.

IN WITNESS WHEREOF the declarant hereto have hereunto set and subscribed his signature, hands and seals on this 13th day of April Two Thousand and Twenty Three at Kolkata in presence of following person as witness.


SIGNED SEALED AND DELIVERED

By the **DECLARANTS** at Kolkata

In the presence of: -


S/O ACHINTYA DUTTA
33/66, NAZIRLANB.
KHIDDER PUR
KOLKATA - 700023.

Drafted as per KMC pro-forma
supplied by Declarant.


Rajkumar Gupta
Advocate
High Court Calcutta
Enrollment No. WB/2054/1995


As Constituted Attorney of
DEBJYOTI MUKERJEE
DEBASIS MUKERJEE
~~DILIP KUMAR MUKERJEE~~
CONSTITUTED ATTORNEY
AMITAVA SINGHA ROY
AUTHORISED SIGNATORY
ASR PROJECTS AND VENTURES LLP
SIGNATURE OF THE DECLARANT

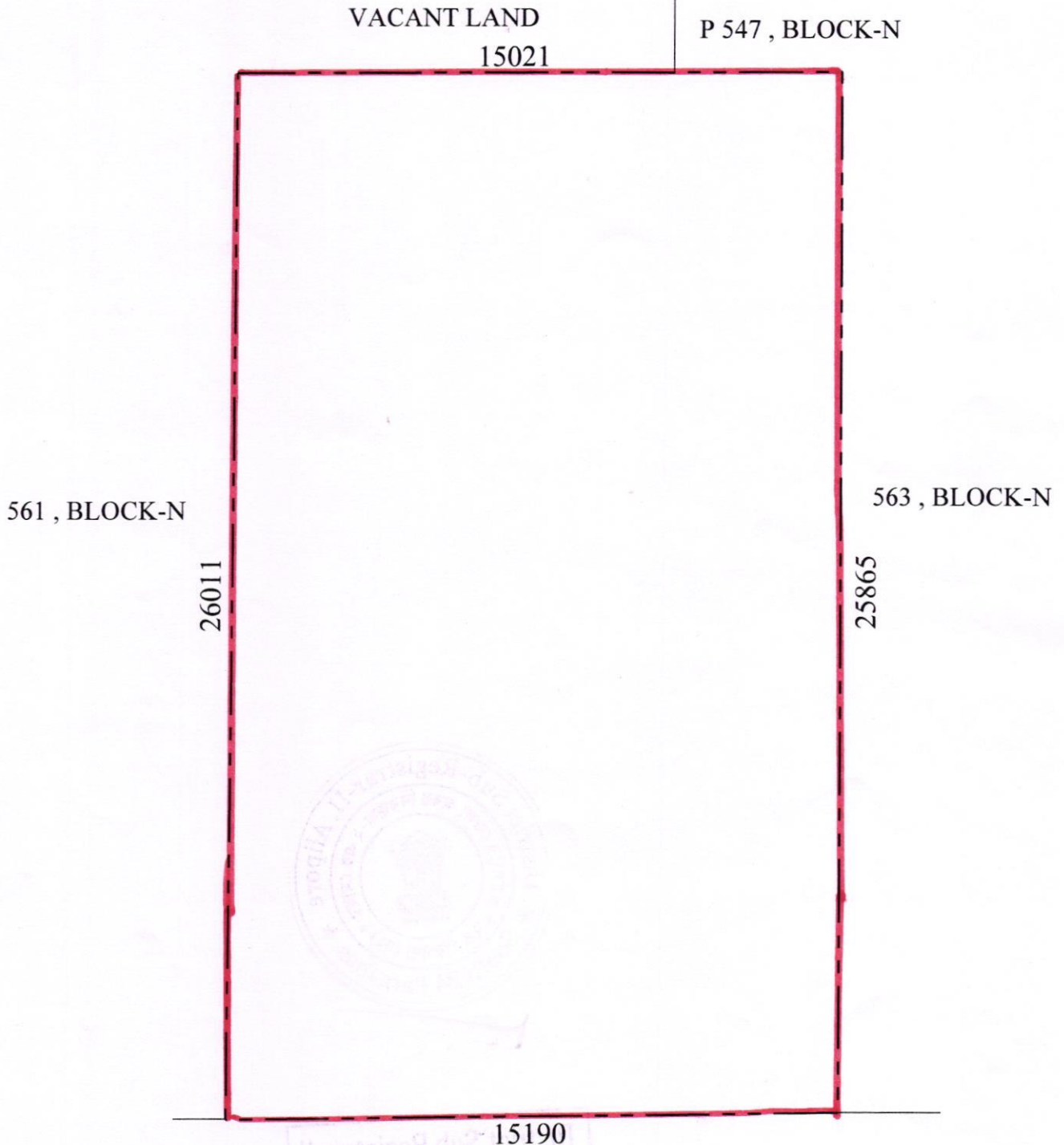


District Sub Registrar-II
Alipore, South 24 Parganas
13 APR 2023

SITE PLAN OF PREMISES NO.- 41 BIPLABI DINESH MAJUMDER SARANI ,
(PREVIOUSLY KNOWN AS PLOT NO. 562 , BLOCK-N , NEW ALIPORE)
KOLKATA -700053, WARD NO - 81, BOROUGH -X , P.S. - NEW ALIPORE
LAND AREA (AS PER DEED) = 5 K - 14CH - 3 SQFT = 4233 sq. ft. = 393.255 sq.m
LAND AREA (AS PER PHY. MES.) = 391.784 sq.m.



SCALE-1:150



BIPLABI DINESH MAJUMDER SARANI

As Constituted Attorney of
DEBJYOTI MUKHERJEE
SIGNATURE OF OWNER
DEBASIS MUKERJEE
SUDIP KUMAR MUKERJEE



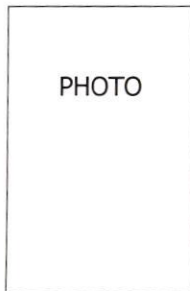
District Sub Registrar-II
Alipore, South 24 Parganas
13 APR 2023

ADDITIONAL SHEET FOR TEN FINGER PRINTS OF EXECUTANTS & CLAIMANTS



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb Finger
L E F T					
	Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger
R I G H T					

Signature.....



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb Finger
L E F T					
	Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger
R I G H T					

Signature.....



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb Finger
L E F T					
	Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger
R I G H T					

Signature.....



District Sub Registrar-II
Alipore, South 24 Parganas

13 APR 2023

Major Information of the Deed

Deed No :	I-1602-05213/2023	Date of Registration	13/04/2023
Query No / Year	1602-2000950542/2023	Office where deed is registered	
Query Date	12/04/2023 3:24:07 PM	D.S.R. - I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	RAJKUMAR GUPTA 12/1, PANCHANAN CHATTERJEE LANE, P.O- KHUROOT, HOWRAH,Thana : Howrah, District : Howrah, WEST BENGAL, PIN - 711101, Mobile No. : 6291409908, 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. 1/-		Rs. 3,18,44,543/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 50/- (Article:4)		Rs. 53/- (Article:E, 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:- New Alipore, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Biplabi Dinesh Mazumdar Sarani, , Premises No: 41, , Ward No: 081 Pin Code : 700053




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		5 Katha 14 Chatak 3 Sq Ft	1/-	3,18,44,543/-	Property is on Road
Grand Total :					9.7006Dec	1 /-	318,44,543 /-	

Declarant Details :




SI No	Name,Address,Photo,Finger print and Signature
1	Mr DILIP KUMAR MUKERJEE Son of Late DULAL GOPAL MUKERJEE D-4 SAINAGARI, City:- , P.O:- YERAWADA, P.S:-YERWADA, District:- Pune, Maharashtra, India, PIN:- 411006 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AFxxxxxx6R, Aadhaar No: 73xxxxxxxx9215, Status :Individual, Executed by: Attorney Executed by: Attorney

2	Mr DEBASIS MUKERJEE Son of Late DULAL GOPAL MUKERJEE Block/Sector: E, 6D, City:- , P.O:- DORANDA, P.S:-ARGORA, District:- Ranchi, Jharkhand, India, PIN:- 834002 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ACxxxxxx8F, Aadhaar No: 79xxxxxxxx8076, Status :Individual, Executed by: Attorney Executed by: Attorney
3	Shri DEBJYOTI MUKERJEE Son of Late DULAL GOPAL MUKERJEE Block/Sector: N, P-562, City:- , P.O:- NEW ALIPORE, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700053 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AKxxxxxx2N, Aadhaar No: 98xxxxxxxx3102, Status :Individual, Executed by: Attorney, Executed by: Attorney

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Mr AMITAVA SINGHA ROY (Presentant) Son of Mr BINOY KUMAR SINGHA ROY Date of Execution - 13/04/2023, , Admitted by: Self, Date of Admission: 13/04/2023, Place of Admission of Execution: Office			
		Apr 13 2023 3:11PM	LTI 13/04/2023	13/04/2023
AUTHORISED SIGNATORY, ASR PROJECTS AND VENTURES LLP , 2C, Mahendra Road, City:- , P.O:- BHOWANIPUR, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 , 119, Bama Charan Roy Road(Jayashree park), City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ATxxxxxx4K, Aadhaar No: 49xxxxxxxx4063 Status : Attorney, Attorney of : Mr DILIP KUMAR MUKERJEE, Mr DEBASIS MUKERJEE, Shri DEBJYOTI MUKERJEE				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ALOKE DUTTA Son of Mr ACHINTYA DUTTA 33/6E,, Nazir Lane, City:- , P.O:- KIDDERPORE, P.S:-Wattgunge, District:- South 24-Parganas, West Bengal, India, PIN:- 700023			
	13/04/2023	13/04/2023	13/04/2023
Identifier Of Mr AMITAVA SINGHA ROY			

On 13-04-2023

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 14:54 hrs on 13-04-2023, at the Office of the D.S.R. -I I SOUTH 24-PARGANAS by Mr AMITAVA SINGHA ROY ,.

Executed by Attorney

Execution by Mr AMITAVA SINGHA ROY, AUTHORISED SIGNATORY, ASR PROJECTS AND VENTURES LLP (LLP), 2C, Mahendra Road, City:- , P.O:- BHOWANIPUR, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal India, PIN:- 700025 as constituted attorney for 1. Mr DILIP KUMAR MUKERJEE D-4 SAINAGARI, P.O: YERAWADA, Thana: YERWADA, , Pune, MAHARASHTRA, India, PIN - 411006, 2. Mr DEBASIS MUKERJEE Sector: E, 6D, P.O: DORANDA, Thana: ARGORA, , Ranchi, JHARKHAND, India, PIN - 834002, 3. Shri DEBJYOTI MUKERJEE Sector: N, P-562, P.O: NEW ALIPORE, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700053 is admitted by him

Indetified by Mr ALOKE DUTTA, , Son of Mr ACHINTYA DUTTA, 33/6E,, Road: Nazir Lane, , P.O: KIDDERPORE, Thana: Wattgunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700023, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 53.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 30/- and Stamp Duty paid by Stamp Rs 50.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 189292, Amount: Rs.50.00/-, Date of Purchase: 13/04/2023, Vendor name: Suranjan Mukherjee



Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -I I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1602-2023, Page from 165301 to 165314
being No 160205213 for the year 2023.**



Suman

Digitally signed by Suman Basu
Date: 2023.04.13 16:54:06 -07:00
Reason: Digital Signing of Deed.

**(Suman Basu) 2023/04/13 04:54:06 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I I SOUTH 24-PARGANAS
West Bengal.**

(This document is digitally signed.)