

10489/23

F-10079/23



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AN 816698

12/7/2023
2.2 - 175333 / 23

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

District Sub-Register-III
Alipore, South 24-parganas

12 JUL 2023

K.M.C. BOUNDARY DECLARATION

REF.: PREMISES NO. 259, PICNIC GARDEN ROAD, P.S. KASBA,
KOLKATA 700 026, WARD NO. 67, UNDER BOROUGH VII [K. M. C.]

GOLDEN RESIDENCY PRIVATE LIMITED [PAN : AAECG5263A] a
Private Limited Company, having registered office at 42A, C.R. Avenue,
3rd floor, Near Yogayog Bhawan, P.S. - Hare Street, P.O. GPO, Kolkata -
700 012, represented by its Constitute Attorney **MR. DIPANJAN RAY**
(PAN : AGDPR3427P & Aadhar No. 9883 8046 3478), son of
Mr. Malay Kumar Ray, by faith - Hindu, by occupation - Business,

Sl. No. 9816 Sold to..... **NEMAI CHANDRA SAHA**
Address..... **Advocate**
A. K. Maity
Licensed Stamp Vendor
10, Old Post Office Street
Kolkata - 700001
Rs. 100/- (Rupees One Hundred) only
Date:....., Sign.....

10 JUL 2023



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS, ALIPORE
12 JUL 2023

Biswajit Mondal.
2/0 Late Uday Mondal
Occupation: Service
Address:- Garia Main Road.
P.O:- Garia
P.S:- Sonarpur
Dist:- South 24 Parganas,
Pin:- 700084

by Nationality Indian, residing at Premises No.109/31B, Hazra Road, P.S. Tollygunge, Kolkata - 700 026, the absolute owner of the schedule mentioned premises, do hereby declare as follows: -

1. THAT, the Golden Residency Private Limited of the absolute owner of the Premises No. 259, Picnic Garden Road, Ward No. 67, P.S. Kasba, Kolkata 700 039, Under Borough VII [K.M.C.], having Assessee No. 21- 067-18-1222-0, The land area as Per Deed 32.73 Cottahs (54 Decimal) and as Per Physical Measurement Land Area is about 30 (Thirty) Cottahs 13 (Thirteen) Chittak 33 (Thirty Three) SQ.FT. i.e. 2064.061 SQ.M. i.e. 22,218 SQ.FT, and be the same a little more or less, of vacant land.

2. THAT, the Golden Residency Private Limited propose to construct a building in the aforesaid premises. The premises butted and bounded by boundary wall. The Total Boundary Line, in the property is fully mentioned below and described in **RED** border line and we shall be liable for dispute, if arises, with our neighbors in respect of this said land in future. The Kolkata Municipal Corporation will not be liable for any litigation arises in future over the Said Land, Due to untruthful statements if any K.M.C. have the liberty to revoke the Plan in accordance with the Law.

3. THAT, we shall submit the Plan for the construction of a Building of the above Premises No. 259, Picnic Garden Road, Ward No.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS. ALIPORE
12 JUL 2023

67, P.S. Kasba, Kolkata 700 039, Under Borough VII [K.M.C.], for obtaining sanction vide application.

4. THAT Golden Residency Private Limited of the absolute owner of the said Premises No. 259, Picnic Garden Road, Ward No. 67, P.S. Kasba, Kolkata 700 039, Under Borough VII [K.M.C.], within the limits of Kolkata Municipal Corporation. The land area as Per Deed 32.73 Cottahs (54 Decimal) and as Per Physical Measurement Land Area is about 30 (Thirty) Cottahs 13 (Thirteen) Chittak 33 (Thirty Three) SQ.FT. i.e. 2064.061 SQ.M. i.e. 22,218 SQ.FT, be the same a little more or less, of vacant land, fully described and delineated in the Map or Plan annexed hereto and thereon colored in **RED** line.

5. THAT, there is no Civil or Criminal suit pending against the Said Land and the Said Land is free from all encumbrances.

6. THAT, the measurement of four side of Premises No. 259, Picnic Garden Road, Ward No. 67, P.S. Kasba, Kolkata 700 039, Under Borough VII [K.M.C.], is given in the Schedule below.

SCHEDULE

ALL THAT piece and parcel of the Vacant Land measuring about 32.73 Cottahs (54 Decimel) as per Deed and as Per Physical Measurement Land Area is about 30 (Thirty) Cottahs 13 (Thirteen) Chittak 33 (Thirty Three) sq.ft. i.e. 2064.061 sq.m. i.e. 22,218 sq.ft at Premises No.259, Picnic Garden Road, Ward No. 67, P.S. Kasba, Kolkata - 700 039, Under Borough VII [K.M.C.], within the limits of the Kolkata Municipal



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS. ALIPORE
12 JUL 2023

Corporation, District - South 24-Parganas, being butted and bounded as follows :

ON THE NORTH : By Premises No.173, Picnic Garden Road, R.S
DAG No.1693/2166(P)

ON THE SOUTH : By Premises No.77, Shanti Pally, R.S DAG NO-
1692)

ON THE EAST : 8.100 Metre wide Kuchha Road.

ON THE WEST : Pond, R.S DAG NO-1693

IN WITNESS WHEREOF the executants put his respective signature on this 12th day of July, 2023

WITNESSES: -

1. *Suzanta Roy*
8/1, Ramkrishna Nagar
henis, Kal-89

GOLDEN RESIDENCY PRIVATE LIMITED

Constituted Attorney

DECLARANTS

2. *Suman Chanda*
Senpally Park (Mohini Kurja)
B.01 Press Colony,
Behala, Kolkata 700034

Drafted as per K.M.C. Proforma.

Drafted by me

Nemi Chandra Saha

Advocate

High Court, Calcutta

Enrolment No. WB/1060/1981.



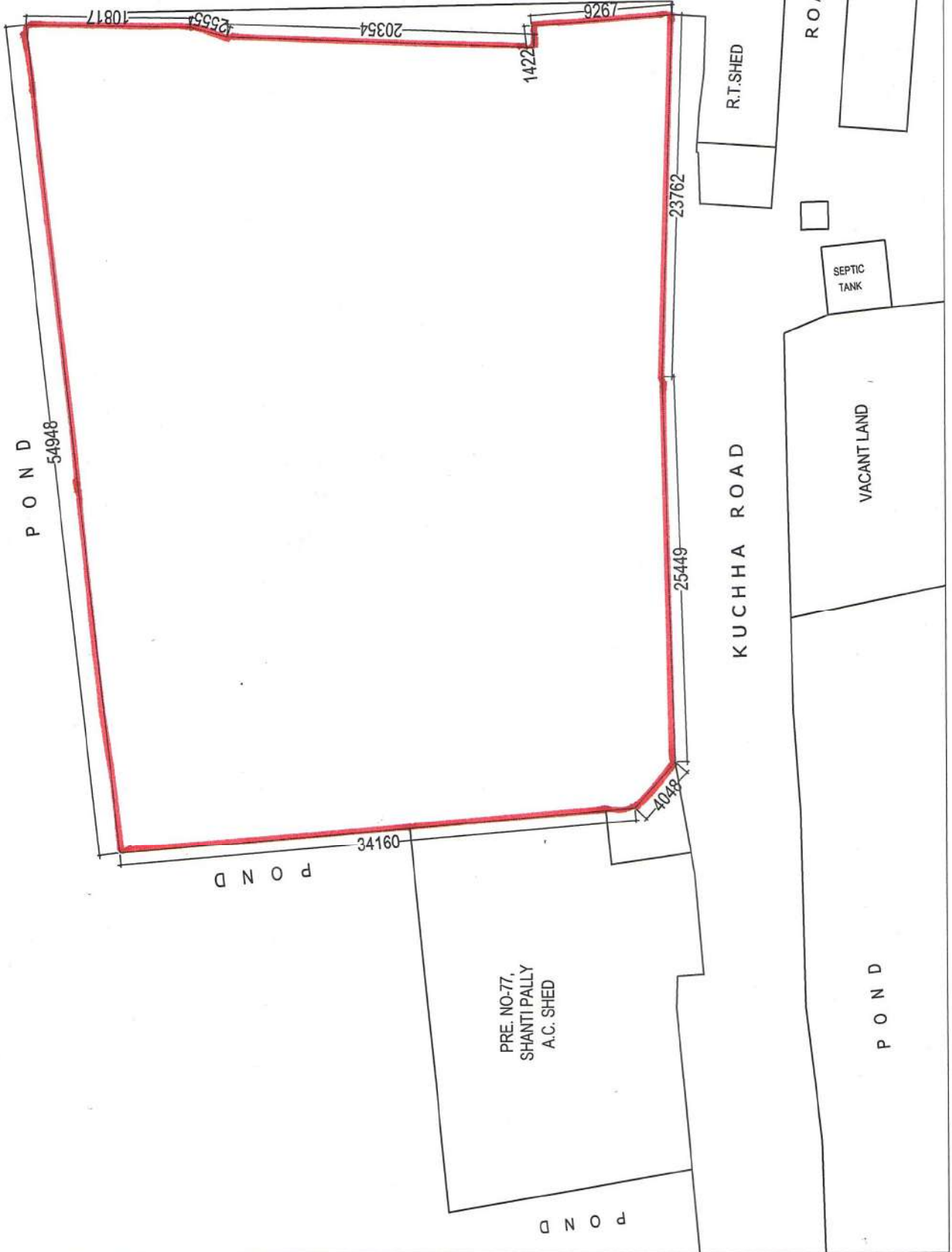
DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS. ALIPORE
12 JUL 2023

SITE PLAN AT PREMISES NO. 259, PICNIC GARDEN ROAD, P. S. KASBA, WARD NO. 067, KOLKATA 700 026, UNDER BOROUGH VII [K.M.C.]

AREA OF LAND : 32.73 COTTAHS (54 DECIMEL) [AS PER DEED]
AREA OF LAND : 30 KH. - 13 CH. - 33 SQ.FT. i.e. 2064.061 SQ.M. i.e. 22,218 SQ.FT. [AS PER PHYSICAL MEASUREMENT]



DATE : 11.07.2023
ALL DIMENSIONS ARE IN MM.
UNLESS OTHERWISE MENTIONED



VACANT LAND & R.T. SHED
PRE. NO- 173, PICNIC GARDEN ROAD

Milia Ghosh.
MILIA GHOSH
Registered Architect
Reg. No. - CA/2016/75359
SIGNATURE OF ARCHITECT

PRE. NO-77,
SHANTI PALLY
A.C. SHED

[Signature]
GOLDEN RESILIENCE PRIVATE LIMITED
Consulted Attorney

SIGNATURE OF OWNERS/APPLICANTS

KUCHHA ROAD

ROAD

SEPTIC TANK













VACANT LAND

POND



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS. ALIPORE
12 JUL 2023

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants/ presentants					
						
	Little	Ring	Middle Fore (Left Hand)		Thumb	
						
	Thumb	Fore	Middle Ring (Right Hand)		Little	
		Little	Ring	Middle Fore (Left Hand)		Thumb
		Thumb	Fore	Middle Ring (Right Hand)		Little
		Little	Ring	Middle Fore (Left Hand)		Thumb
		Thumb	Fore	Middle Ring (Right Hand)		Little



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS. ALIPORE
12 JUL 2023

ভারত সরকার
Government of India

বিশ্বজিৎ মন্ডল
Biswajit Mondal
পিতা : উদয় মন্ডল
Father : Uday Mondal

জন্মতারিখ / DOB: 28/05/1992
পুরুষ / Male

5174 2681 4361

আধার - সাধারণ মানুষের অধিকার

ভারত সরকার
Unique Identification Authority of India

ঠিকানা: /: উদয় মন্ডল
গড়িয়া মেদন রোড, মেয়ার গিওলা মন্দির
রাজপুর সোনারপুর (এম), পড়িয়া
দক্ষিণ ২৪ পরগণা, পশ্চিম বঙ্গ,

Address: S/O: Uday Mondal.
GARIA MAIN ROAD, NEAR
SITALA MANDIR, Rajpur
Sonarpur (M), South 24
Parganas, Garia, West
Bengal, 700084

5174 2681 4361

Biswajit Mondal.

Major Information of the Deed

Deed No :	I-1603-10079/2023	Date of Registration	12/07/2023
Query No / Year	1603-2001757333/2023	Office where deed is registered	
Query Date	11/07/2023 10:56:23 PM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	Nemai Chandra Saha High Court Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9831165897, 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. 10,20,87,285/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (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:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Picnic Garden Road, Road Zone : (Kusthia More(W-66) -- PG 3rd Lane and Rest) , , Premises No: 259, , Ward No: 067 Pin Code : 700039

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	30 Katha 13 Chatak 33 Sq Ft		10,20,87,285/-	Width of Approach Road: 27 Ft.,
Grand Total :				50.9163Dec	0 /-	1020,87,285 /-	




Declarant Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	GOLDEN RESIDENCY PRIVATE LIMITED 42A, C.R. Avenue, 3rd Floor, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700012 , PAN No.:: aaxxxxx3a,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr DIPANJAN RAY (Presentant) Son of Mr MALAY KUMAR RAY Date of Execution - 12/07/2023, , Admitted by: Self, Date of Admission: 12/07/2023, Place of Admission of Execution: Office	 Jul 12 2023 1:50PM	 LTI 12/07/2023	 12/07/2023
109/31B, Hazra Road, City:- Not Specified, P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: agxxxxxx7p, Aadhaar No: 98xxxxxxxx3478 Status : Representative, Representative of : GOLDEN RESIDENCY PRIVATE LIMITED (as Constituted Attorney)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr BISWAJIT MONDAL Son of Late UDAY MONDAL Garia Main Road, City:- Not Specified, P.O:- Garia, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700084			
	12/07/2023	12/07/2023	12/07/2023
Identifier Of Mr DIPANJAN RAY			

Endorsement For Deed Number : I - 160310079 / 2023

On 12-07-2023

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 12:30 hrs on 12-07-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr DIPANJAN RAY .

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

Execution is admitted on 12-07-2023 by Mr DIPANJAN RAY, Constituted Attorney, GOLDEN RESIDENCY PRIVATE LIMITED (Private Limited Company), 42A, C.R. Avenue, 3rd Floor, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700012

Indetified by Mr BISWAJIT MONDAL, , , Son of Late UDAY MONDAL, Garia Main Road, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Law Clerk

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 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 9816, Amount: Rs.100.00/-, Date of Purchase: 10/07/2023, Vendor name: A K Maity



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 1603-2023, Page from 280604 to 280615
being No 160310079 for the year 2023.



Dhar

Digitally signed by Debasish Dhar
Date: 2023.07.12 14:16:58 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/07/12 02:16:58 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)