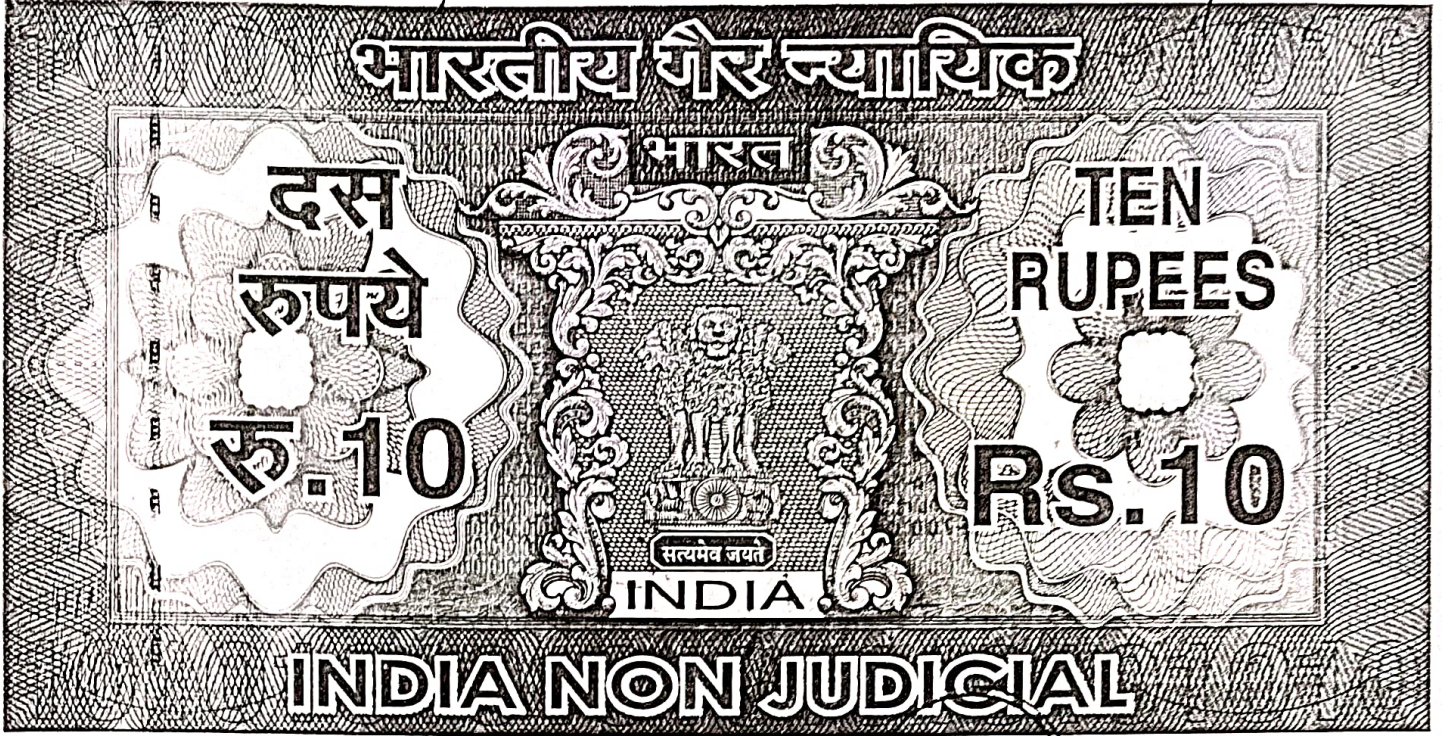


12192/2025

11895/2025



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL
11.11.25
12/11/25
12/11/25

A.R.A.
IV

12AC 677363

Additional Registrar of
Assurances-IV, Kolkata

Certified that the Document is admitted of
Registration. The Signature Sheet and the
endorsement sheets attached to this document
are the part of this Document.

Additional Registrar of
Assurances-IV, Kolkata



7 AUG 2025

BOUNDARY DECLARATION

Reg: Premises No. 20C, Seven Tanks Lane, Ward No. 002, Borough No. 1,
Police Station - Sinthee, (Formerly Cossipore), Assessee No- 110022404155,
Kolkata-700030.

M/S MANAMAA CONSTRUCTION PRIVATE LIMITED a Private Limited Company registered under the Companies Act 2013 having its registered office at 22, Madan Mohan Talla Street, P.S. Shyampukur. P.O. Hatkhola, Kolkata 700005, represented by its Authorized Signatory namely **MR. LAXMI KANT TODI**, son of Late Deoki Nandan Todi, by faith Hindu, by occupation - Business, residing at - 22, Madan Mohan Talla Street, P.S.- Shyampukur P.O.- Hatkhola, Kolkata- 700005, pursuant to resolution dated 23.09.2022 passed by the Board of Directors, do hereby solemnly affirm and declare as follows:

1. That I am the Authorized Signatory of **M/S MANAMAA CONSTRUCTION PRIVATE LIMITED** of Premises No. 20C, Seven Tanks Lane, Ward No. 002. Borough No. 1, Police Station Sinthee (Formerly Cossipore), measuring about 7 Kh 5 Ch 0 Sft. (489.130 Sqm.) more or less (As per Deed) measuring about 468.534 Sqm. more or less (As per Physical Total Station Measurement) and propose to construct a building in the aforesaid premises.

2. The Total boundary line in the property is fully mentioned below and described in **RED** and I shall be liable for dispute, if arises with my neighbors in respect of this said land in future. The K.M.C. will not be liable for any litigation arises in future over the said land with structure due to false statement and has liberty to revoke the plan in accordance with law.

3. That I shall submit the plan for the construction of a building in the said premises for obtaining sanction vide application.

4 That I am the Authorized Signatory of **M/S MANAMAA CONSTRUCTION PRIVATE LIMITED** of Premises No. 20C, Seven Tanks Lane, Ward No. 002, Borough No. 1, Police Station Sinthee (Formerly Cossipore), measuring about **7 Kh 5 Ch 0 Sft.**

(489.130 Sqm.) more or less (As per Deed) measuring about 468.534 Sqm. more or less (As per Physical Total Station Measurement) within the Municipal limit of the K.M.C. be the same a little more or less standing thereon more fully described and delineated in the plan annexed hereto and thereon colored in RED verge line.

5. That there is no Civil or Criminal suit pending over the said land and the land is free from all encumbrances.

6. The measurement of the four sides of the land of Premises No. 20C, Seven Tanks Lane, Ward No. 002, Borough No. I, Police Station - Sinthee (Formerly Cossipore), measuring about **7 Kh 5 Ch 0 Sft. (489.130 Sqm.) more or less (As per Deed) measuring about 468.534 Sqm. more or less (As per Physical Total Station Measurement)** within my ownership are as follows :-

On the North: 7525 mm, 3427 mm, 267 mm, 3184 mm, 4557 mm, 4205 mm, 3002 mm, 12981 mm, 1542 mm, Premises No. 122/1D/2 & 122/1F Ganapati Sur Sarani and Pre. No. 10/H/1 Seven Tanks Lane.

On the South : 11699 mm, 10959 mm, 17899 mm, Pre. No. 20 Seven Tanks Lane.

On the East: 6319 mm, 1543mm, pre. No. 21D Kedar Nath Das Lane.

On the West: 11689 mm, AVG wide Seven Tanks Lane (KMC Road)

That the above statements made therein above are true to my knowledge.

This Declaration will be filed to the Kolkata Municipal Corporation.

Dated: 07.08.2025

Witness :

1) S. SEN
Law Clerk Secretary.

2) Adv. Daipayan Saha.
Alipore Judges Court
KOL-27

Manamaa Construction Pvt Ltd

_____ Director

LAXMI KANT TODI
(DECLARANT)

Drafted and Prepared by me
as per K.M.C. format.

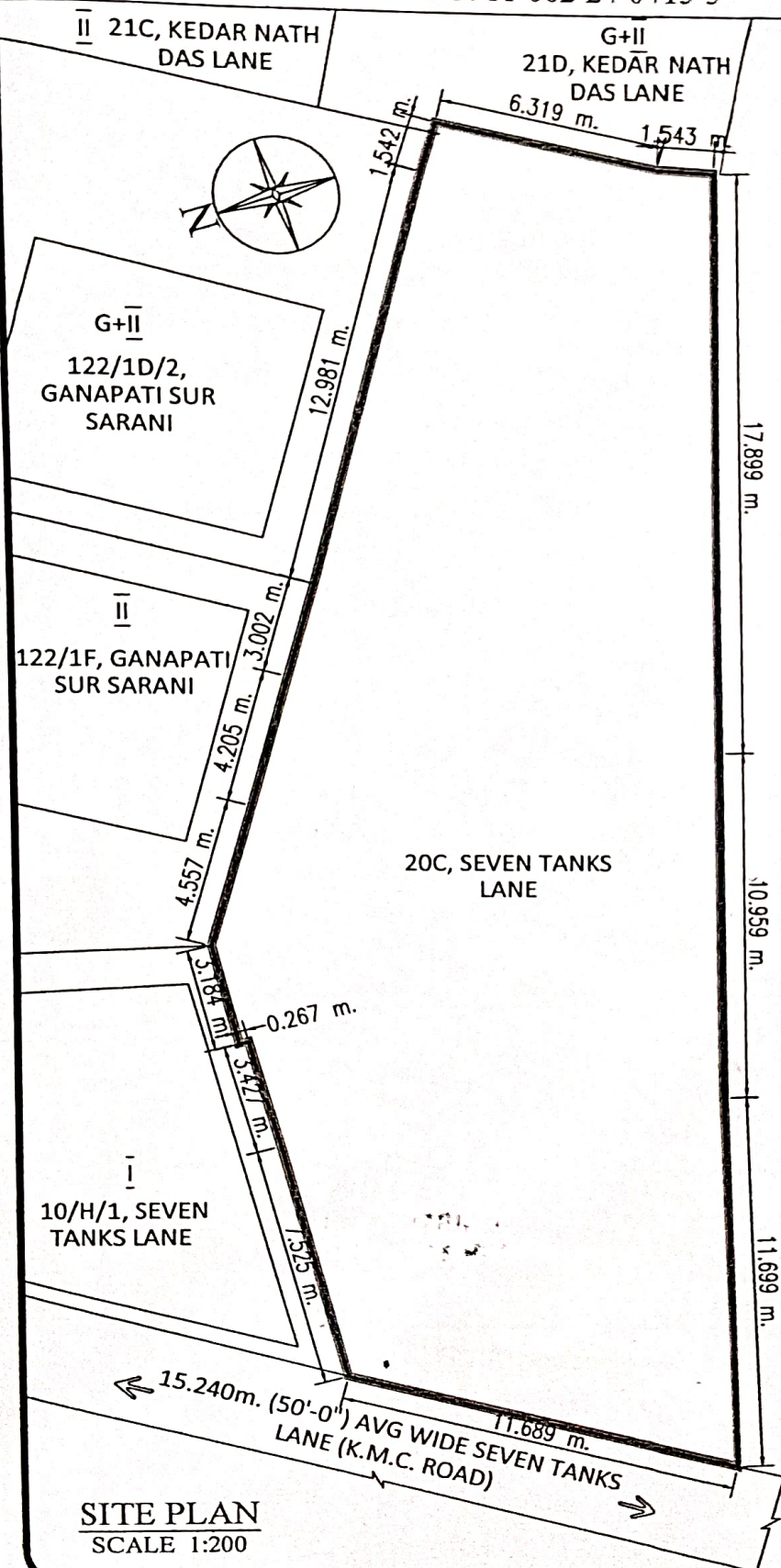
Daipayan Saha
Advocate

DAIPAYAN SAHA
Advocate

ALIPORE JUDGES COURT
Regd. No.-F/852/664/2025

REGISTERED BOUNDARY DECLARATION

SITE PLAN OF PREMISES NO.- 20C, SEVEN TANKS LANE, KOLKATA - 700030, WARD NO.-002, BOROUGH NO.-I, P.S.-SINTHEE, UNDER KOLKATA MUNICIPAL CORPORATION. ASSESSEE NO: 11-002-24-0415-5



AREA OF LAND (AS PER DEED)
= 07K.-5CH.-0SFT. = 5265 SFT. =
489.130 SQ.M.

AREA OF LAND (AS PER PHYSICAL
TOTAL STATION MEASUREMENT)
= 468.534 SQ.M. (APPROX.)

SHOWN BY RED ■ MARKING

Manamaa Construction Pvt Ltd

[Signature]
Director

SIGNATURE OF OWNER/APPLICANT

[Signature]
SOURAV BISWAS

Bachelor of Architecture
COA Regn. No. : CA/2015/68852

SIGNATURE OF ARCHITECT / L.B.S.

SITE PLAN
SCALE 1:200

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name LAXMI KANT TODT

Signature Laxmi Kant Todt

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name

Signature

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name

Signature

Major Information of the Deed

Deed No.:	I-1904-11895/2025	Date of Registration	07/08/2025
Query No./Year	1904-2002261512/2025	Office where deed is registered	
Query Date	06/08/2025 5:34:41 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	DEBLINA SAHA ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8981110328, Status : Advocate		
Transaction	[0901] Declaration, Declaration relating to Immovable property		
Set Forth Value	Market Value		
Stamp duty Paid (SD)	Rs. 3,29,06,253/-		
Rs. 10/- (Article:4)	Registration Fee Paid		
Remarks	Rs. 284/- (Article:E)		
	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Sinthi, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Seven Tanks Lane, , Premises No: 20C, , Ward No: 002 Pin Code : 700030

Sch No.	Plot Number	Khatian Number	Land Use Proposed: ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	7 Katha 5 Chatak		3,29,06,253/-	Property is on Road
Grand Total :				12.0656Dec	0/-	329,06,253 /-	

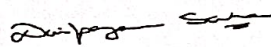
Declarant Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	MANAMAA CONSTRUCTION PRIVATE LIMITED 22, Madan Mohan Talla Street, City:- Not Specified, P.O:- Hatkhola, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700005 Date of Incorporation:XX-XX-2XX3 , PAN No.:: AAxxxxxx4M,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	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Laxmi Kant Todi (Presentant) Son of Late Deoki Nandan Todi Date of Execution - 07/08/2025, , Admitted by: Self, Date of Admission: 07/08/2025, Place of Admission of Execution: Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>Aug 7 2025 11:44AM</td> <td>LTI 07/08/2025</td> <td>07/08/2025</td> <td></td> </tr> </tbody> </table> 22, Madan Mohan Talla Street, City:- Not Specified, P.O:- Hatkhola, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700005, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.:: abxxxxxx0n, Aadhaar No: 51xxxxxxxx3589 Status : Representative, Representative of : MANAMAA CONSTRUCTION PRIVATE LIMITED (as Authorized Signatory)	Name	Photo	Finger Print	Signature	Mr Laxmi Kant Todi (Presentant) Son of Late Deoki Nandan Todi Date of Execution - 07/08/2025, , Admitted by: Self, Date of Admission: 07/08/2025, Place of Admission of Execution: Office		 Captured		Aug 7 2025 11:44AM	LTI 07/08/2025	07/08/2025	
Name	Photo	Finger Print	Signature										
Mr Laxmi Kant Todi (Presentant) Son of Late Deoki Nandan Todi Date of Execution - 07/08/2025, , Admitted by: Self, Date of Admission: 07/08/2025, Place of Admission of Execution: Office		 Captured											
Aug 7 2025 11:44AM	LTI 07/08/2025	07/08/2025											

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Daipayan Saha Son of Mr P K Saha Alipore Judges Court, City:- Not Specified, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027		 Captured	
	07/08/2025	07/08/2025	07/08/2025

Identifier Of Mr Laxmi Kant Todi

Endorsement For Deed Number : I - 190411895 / 2025

On 07-08-2025

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 11:15 hrs on 07-08-2025, at the Office of the A.R.A. - IV KOLKATA by Mr Laxmi Kant Todi ..

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

Execution is admitted on 07-08-2025 by Mr Laxmi Kant Todi, Authorized Signatory, MANAMAA CONSTRUCTION PRIVATE LIMITED (Private Limited Company), 22, Madan Mohan Talla Street, City:- Not Specified, P.O:- Hatkhola, P.S:- Shyampukur, District:- Kolkata, West Bengal, India, PIN:- 700005

Identified by Mr Daipayan Saha, , Son of Mr P K Saha, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24- Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 284.00/- (E = Rs 200.00/- , I = Rs 55.00/- , M (a) = Rs 25.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 284.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10/- and Stamp Duty paid by , by Stamp Rs 10.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 3534, Amount: Rs.10.00/-, Date of Purchase: 31/07/2025, Vendor name: B K Saha


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 1904-2025, Page from 525238 to 525250
being No 190411895 for the year 2025.



[Handwritten signature]

Digitally signed by MOHUL MUKHOPADHYAY
Date: 2025.08.12 17:32:26 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 12/08/2025
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.