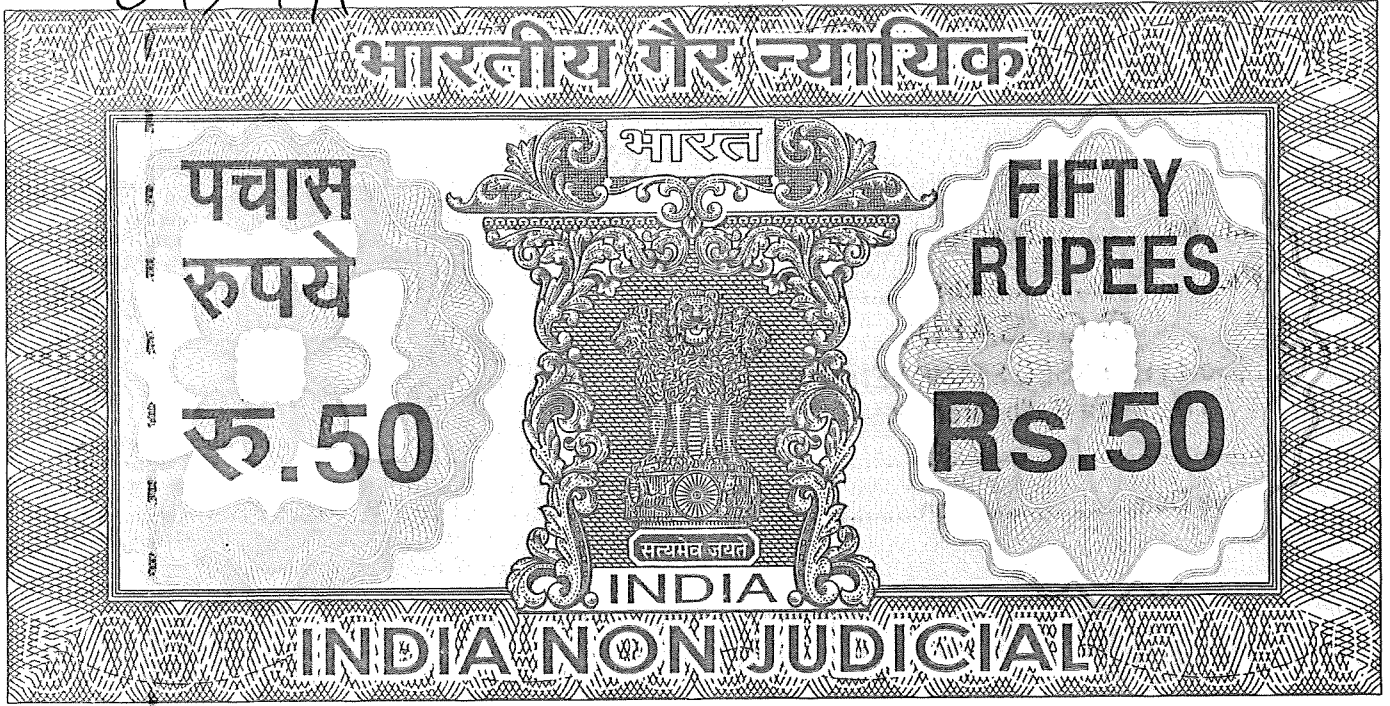


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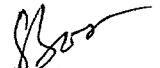


पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AH 640189

8-11/9  
2282609

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-Registrar-II  
Alipore, South 24-Parganas

11 SEP 2023

DEED OF DECLARATION

Re : Municipal Corporation Premises No 2B, Pagladanga Road, (Formerly 2 and 3/1 Pagladanga Main Road), P.S. Tangra, P.O. Tangra, Borough No VII, Ward No. 57, Kolkata 700015.

We, M/s R.D. Alloys Pvt. Ltd., (CIN - U27320WB1971PTC027983) (PAN NO - AABCR2670R) Company incorporated under the provisions of the Companies Act, 1956, having its registered office at "Chowringhee Court" 55/1 Chowringhee Road, Unit -28, P.S. Park Street, P.O. Russel Street, Kolkata 700071, duly represented by its Director Mr. Sayuj Dhandhanian ( Adhar No 517351233497), (PAN No CDAPD3254Q) Son of Late Manish Dhandhanian, by faith Hindu, Residing at 4, Middleton Street, P.O. Middleton Row, P.S. Shakespeare Sarani, Kolkata - 700071, solemnly declare and affirm as follows:

151920

17 AUG 2023

S.L. No.....Sold To.....

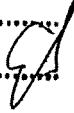
Rs.....Addrs.....

**RAJIB KR. MONDAL**  
Advocate  
Sealdah Bar Association  
Criminal & Civil Court at  
Kolkata - 700 014

**G.C. SAHA**

(Govt.) LICENSED STAMP VENDOR  
11A, Mirza Galib Street, Kol-87

Issue Date.....Sign.....



17 AUG 2023



District Sub Registrar-II  
Alipore, South 24 Parganas  
11 SEP 2023

- 1) That we are the owner for the Premises No. 2B, Pagladanga Road, (Formerly 2 and 3/1 Pagladanga Main Road), P.S. Tangra, P.O. Tangra, Borough No VII, Ward No. 57, Kolkata 700015 under Kolkata Municipal Corporation,
- 2) That we propose to construct a building in the aforesaid premises. The actual boundary line of the property is fully mentioned and demarcated by red. We shall be liable for disputes of any with the neighbors of this land in the future. The Kolkata Municipal Corporation will not be liable for any litigation over the said land.
- 3) That we have submitted the plans for the construction of the building in the said premises for sanction along with my application to the corporation.
- 4) That we shall we are the owner for the Premises No2B, Pagladanga Road, (Formerly 2 and 3/1 Pagladanga Main Road), P.S. Tangra, P.O. Tangra, Borough No VII, Ward No. 57, Kolkata 700015 under Kolkata Municipal Corporation, comprising land measuring **5923.91 Sqm**, as per Deed and **5823.457 Sqm** as per physical be the same or little more or less described and delineated in the plan annexed here to and thereon and colored in red verge line.
- 5) That we shall submit a plan to the City Architect's Department for sanction. The site plan of my Title Deed could not be submitted as on actual survey, measurements differ from the site Plan. The property which is fully mentioned in the Schedule below is demarcated by boundary walls.
- 6) That we shall be liable for dispute of any with my neighbors in any manner whatsoever regarding the boundary of the said land in future. The Kolkata Municipal Corporation will also not be liable for any litigation over the said land and have every right to revoke the sanctioned plan at any time if otherwise.
- 7) There is no civil or criminal suit pending against the said land. The said land is free from all encumbrances.
- 8) That the boundary of the four sides of the land of Premises No 2B, Pagladanga Road, (Formerly 2 and 3/1 Pagladanga Main Road), P.S. Tangra, P.O. Tangra, Borough No VII, Ward No. 57, Kolkata 700015 under Kolkata Municipal Corporation, Within our ownership as follows.

<b>On the North</b>	:	Partly by Premises No 34/1 & 34 Canal South Road and 2 Pagladanga Road.
<b>On the East</b>	:	Partly by Pagladanga Road and premises no 2B and 3 Pagladanga Road.
<b>On the South</b>	:	By Udayan Industrial Estate Premises No 3 Pagladanga Road
<b>On the West</b>	:	Partly by 33A and 34/1 Canal South Road.

- 9) That the enclosed site plan is also a part of this declaration.
- 10) That the boundary is already constructed in the above premises.
- 11) That each and every statements made in paragraphs 1,2,3,4,5,6,7,8, are true to my knowledge & as per K.M.C proforma.



District Sub Registrar-II  
Alipore, South 24 Parganas  
11 SEP 2023

THE SCHEDULE ABOVE REFERRED TO

ALL THAT the land measuring 88 (seventy nine) *cottahs*, 9 Chittack more or less lying at and being Municipal Premises No. 2B, Pagladanga Road, (Formerly 2 and 3/1 Pagladanga Main Road), P.S. Tangra, P.O. Tangra, Borough No VII, Ward No. 57, Kolkata 700015 under Kolkata Municipal Corporation, and also shown and delineated in map or plan annexed hereto and bordered in RED colour thereon and butted and bounded in the manner as follows

ON THE NORTH	:	Measuring 46.240; 8.170; 9.600; 6.660; 10.344; 7.730; 0125,0.160
ON THE EAST	:	Measuring 27.00; 13.900; 14.770; 11.780; 12.740; 9.720; 3.150; 4.023; 3.115; 9.560; .845
ON THE SOUTH	:	Measuring 25.108; 5.044; 44.050; 14.420; 4.600; 1.560
ON THE WEST	:	Measuring 9.800; 8.050; 1.500; 2.520; 2.800; 6.895; 10.015; 10.145; 45.980.

Deed Executed on:- 11/9/2023

For R.D. ALLOYS PRIVATE LIMITED

*Sayuj Dendle*

Director

Signature of Deponent

Witnesses:

1. Amit Kumar Bhattacharya  
AP 365, Hanuman, Kastapur, Kat-102
2. Pradip Kumar Gupta  
37, K.K. Tagore St, Kat-101-700007

Drafted by me per instruction

*Lejip Saha*

Advocate

Judge  
Alipore Court, Calcutta-

WS-1247/2006



District Sub Registrar-II  
Alipore, South 24 Parganas  
11 SEP 2023

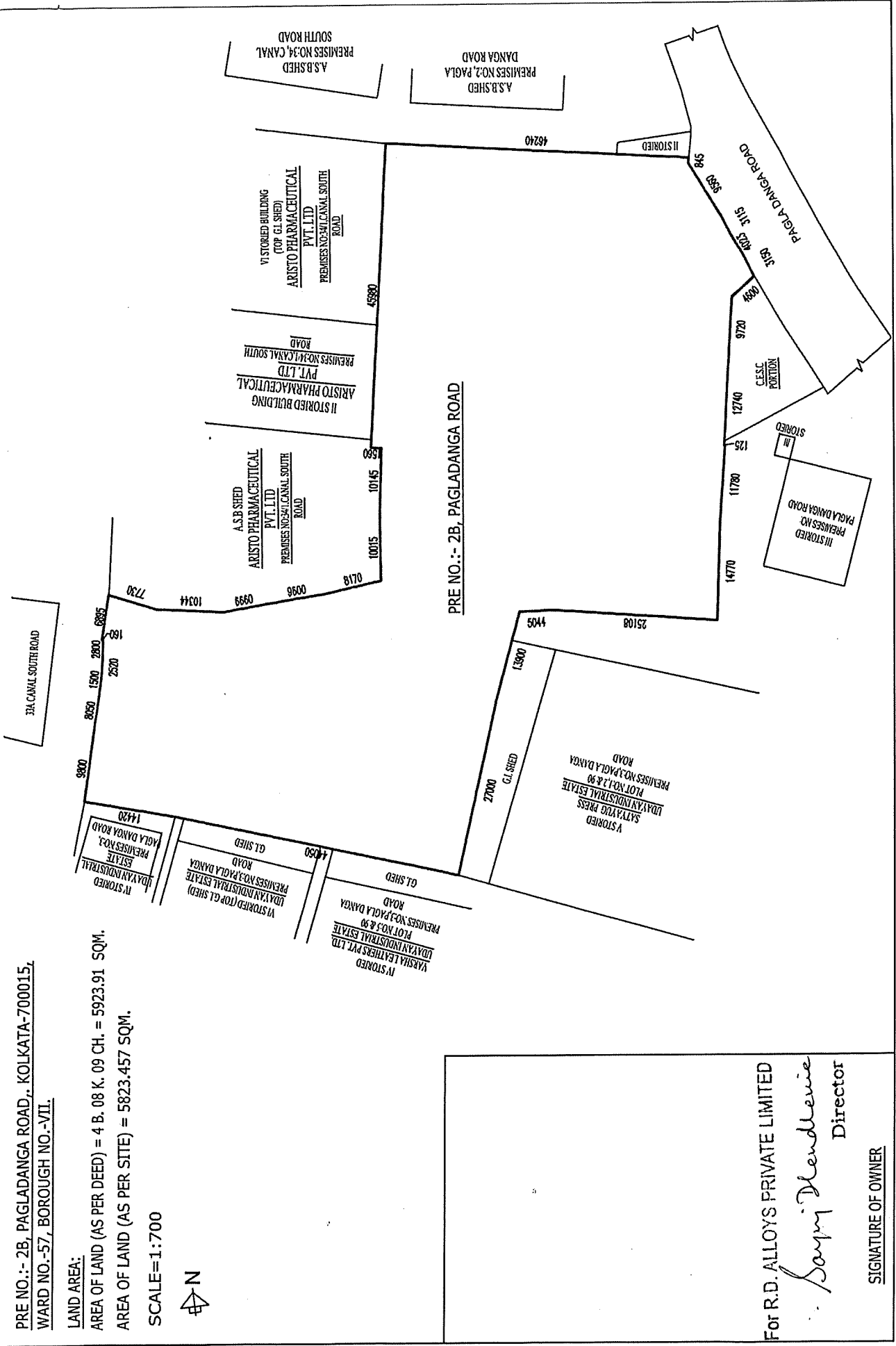
PRE NO.-: 2B, PAGLADANGA ROAD., KOLKATA-700015,  
 WARD NO.-57, BOROUGH NO.-VII.

LAND AREA:

AREA OF LAND (AS PER DEED) = 4 B. 08 K. 09 CH. = 5923.91 SQM.

AREA OF LAND (AS PER SITE) = 5823.457 SQM.

SCALE=1:700



For R.D. ALLOYS PRIVATE LIMITED

*Saym Dendevie*

Director

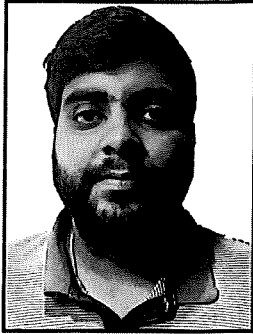










SIGNATURE OF OWNER



District Sub Registrar-II  
Alipore, South 24 Parganas  
11 SEP 2023



# SPECIMEN FORM FOR TEN FINGERPRINTS

	<i>Sayy Dhandhane</i>						
		Little	Ring	Middle	Fore	Thumb	
		(LEFT HAND)					
							
Thumb	Fore	Middle	Ring	Little			
(RIGHT HAND)							
PHOTO							
	Little	Ring	Middle	Fore	Thumb		
	(LEFT HAND)						
	Thumb	Fore	Middle	Ring	Little		
(RIGHT HAND)							
PHOTO							
	Little	Ring	Middle	Fore	Thumb		
	(LEFT HAND)						
	Thumb	Fore	Middle	Ring	Little		
(RIGHT HAND)							



District Sub-Registrar-II  
Alipore, South 24 Parganas  
11 SEP 2023

### Major Information of the Deed

Deed No :	I-1602-12981/2023	Date of Registration	11/09/2023
Query No / Year	1602-2002283609/2023	Office where deed is registered	
Query Date	07/09/2023 2:44:58 PM	D.S.R. -II SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Shubham Jain 1 Lu Shun Sarani, Todi Mansion, 9th Floor, Thana : Bowbazar, District : Kolkata, WEST BENGAL, PIN - 700073, Mobile No. : 9038493519, Status :Seller/Executant		
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. 19,42,60,092/-		
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)		

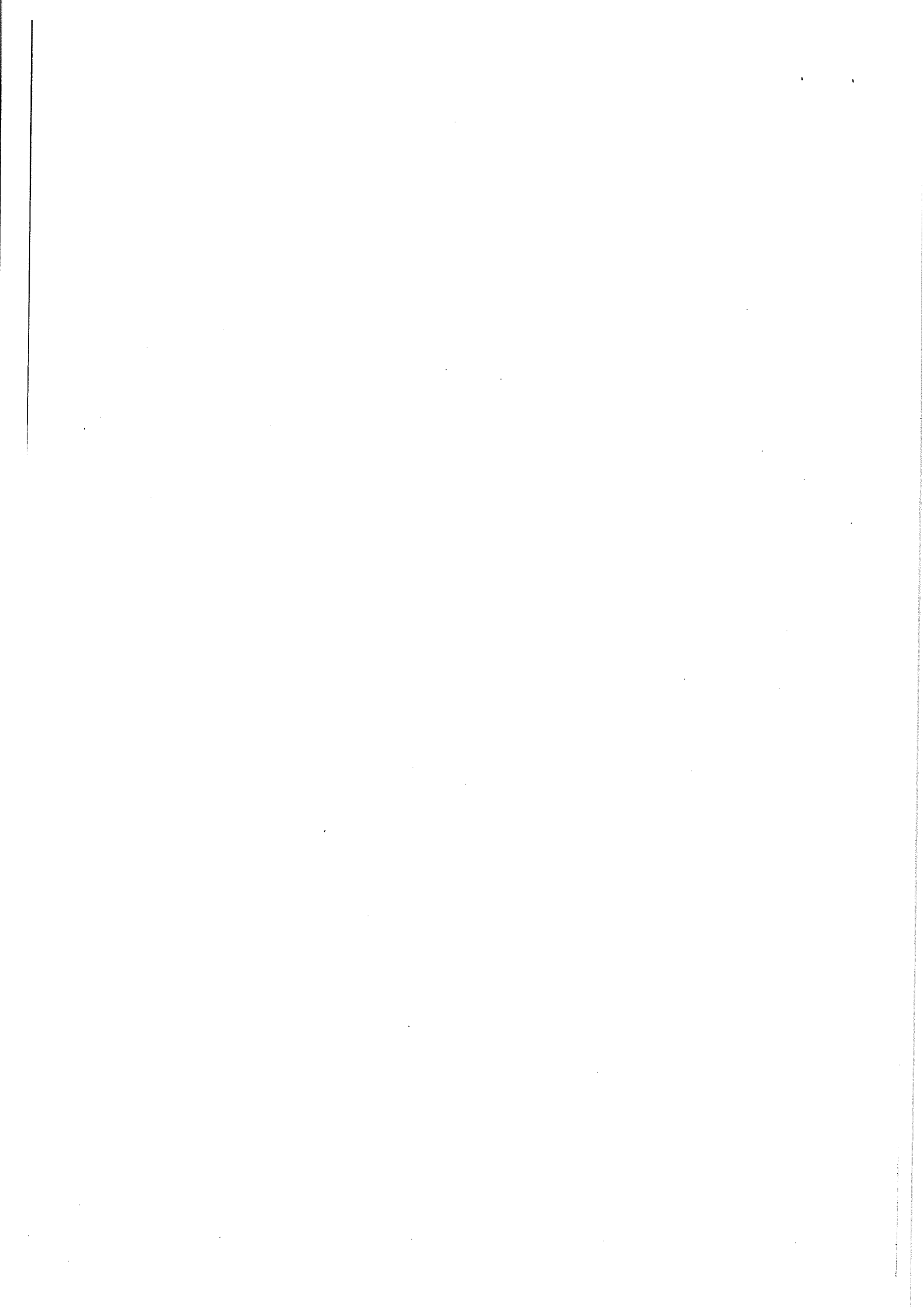
#### Land Details :

District: South 24-Parganas, P.S:- Tangra, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Pagladanga Road, , Premises No: 2B, , Ward No: 057 Pin Code : 700015



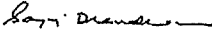
Sch No	Plot Number	Khatlan Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In-Rs.)	Market Value (In-Rs.)	Other Details
L1	(RS :- )		Bastu		88 Katha 9 Chatak		19,42,60,092/-	Property is on Road
<b>Grand Total :</b>					<b>146.1281Dec</b>	<b>0 /-</b>	<b>1942,60,092 /-</b>	

#### Declarant Details :



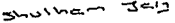
Sl No	Name,Address,Photo,Finger print and Signature
1	<b>R D ALLOYS PRIVATE LIMITED</b> Chowringhee Court 55/1 Chowringhee Road, Unit-28, City:- Kolkata, P.O:- Russel Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700071 , PAN No.:: AAxxxxxx0R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

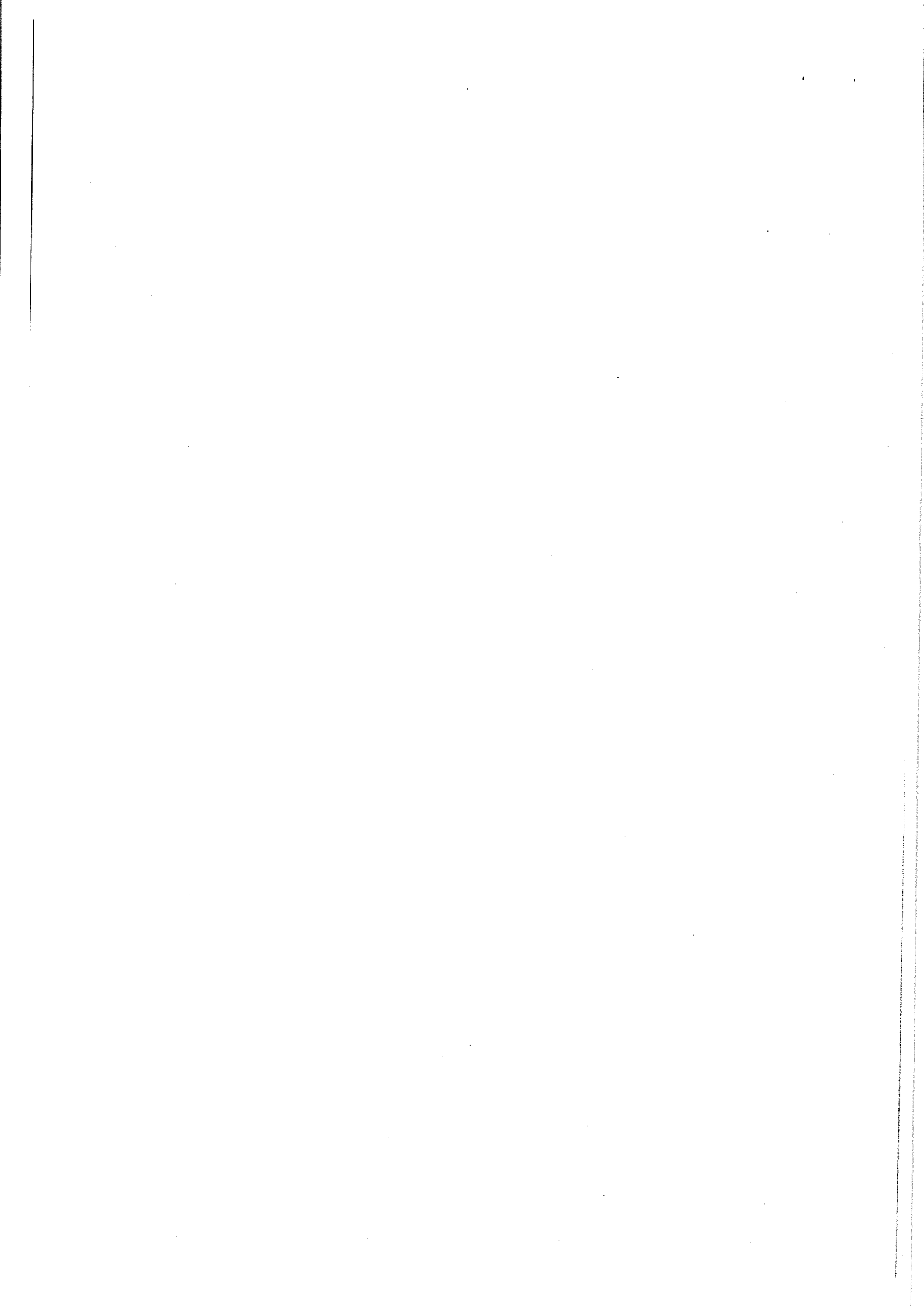


**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Sayuj Dhandhanian</b> (Presentant ) Son of Late Manish Dhandhanian Date of Execution - 11/09/2023 , Admitted by: Self, Date of Admision: 11/09/2023, Place of Admission of Execution: Office			
		Sep 11 2023 3:15PM	LTI 11/09/2023	11/09/2023
4 Middleton Street, City:- Kolkata, P.O:- Middleton Row, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CDxxxxxx4Q, Aadhaar No: 51xxxxxxxx3497 Status : Representative, Representative of : R D ALLOYS PRIVATE LIMITED (as Director)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Shubham Jain</b> Son of Mr Sanjay Jain 56/2 Kings Road, Keshav Apartment, City:- Howrah, P.O:- Kings Road, P.S:- Golabari, District:-Howrah, West Bengal, India, PIN:- 711101			
	11/09/2023	11/09/2023	11/09/2023
Identifier Of Mr Sayuj Dhandhanian			



Endorsement For Deed Number : I - 160212981 / 2023

**On 11-09-2023**

**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 14:57 hrs on 11-09-2023, at the Office of the D.S.R. -I I SOUTH 24-PARGANAS by Mr Sayuj Dhandhanian ,.

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

Execution is admitted on 11-09-2023 by Mr Sayuj Dhandhanian, Director, R D ALLOYS PRIVATE LIMITED (Private Limited Company), Chowringhee Court 55/1 Chowringhee Road, Unit-28, City:- Kolkata, P.O:- Russel Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700071

Identified by Mr Shubham Jain, , , Son of Mr Sanjay Jain, 56/2 Kings Road, Keshav Apartment, P.O: Kings Road, Thana: Golabari, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Service

**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/-

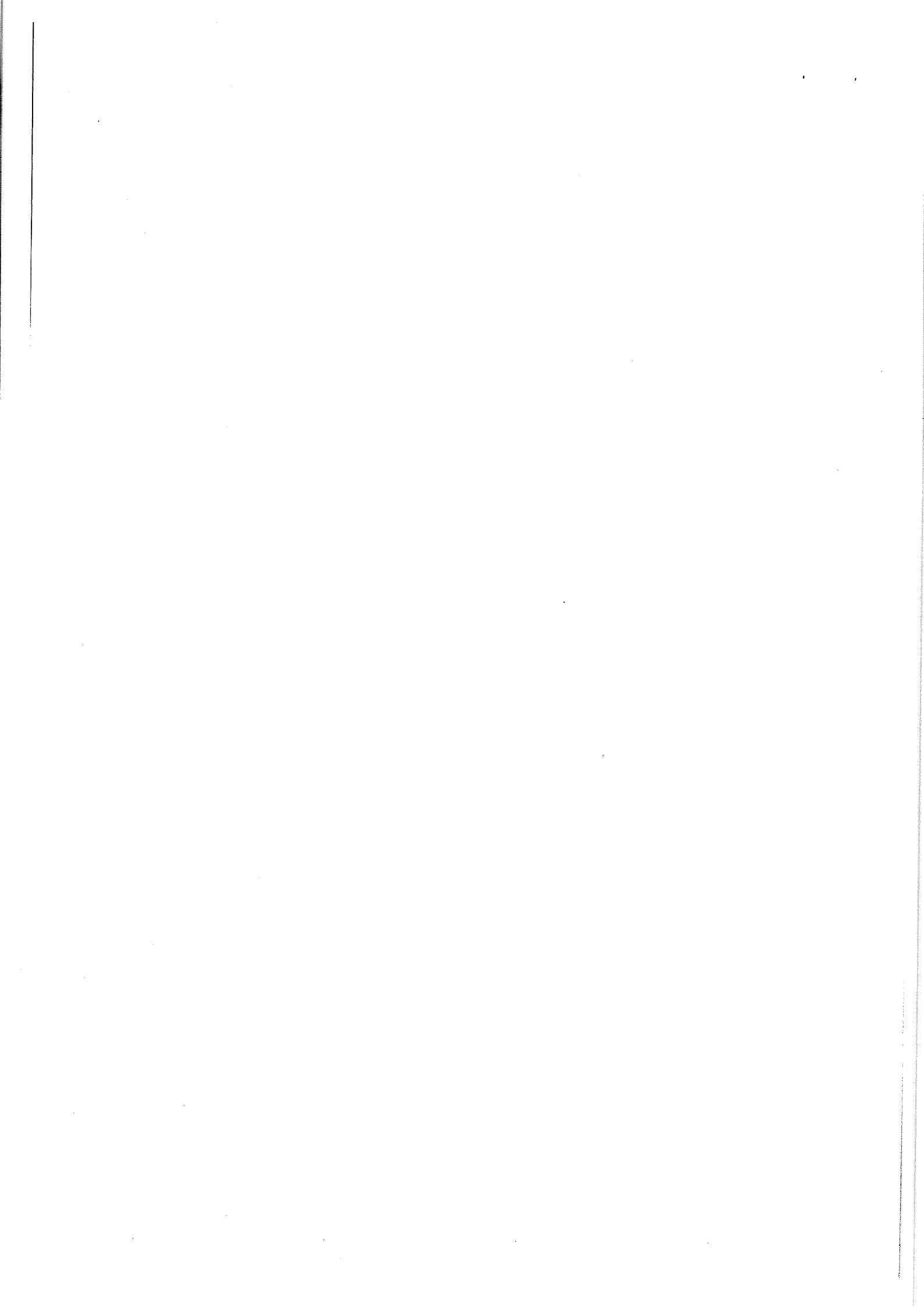
**Payment of Stamp Duty**

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

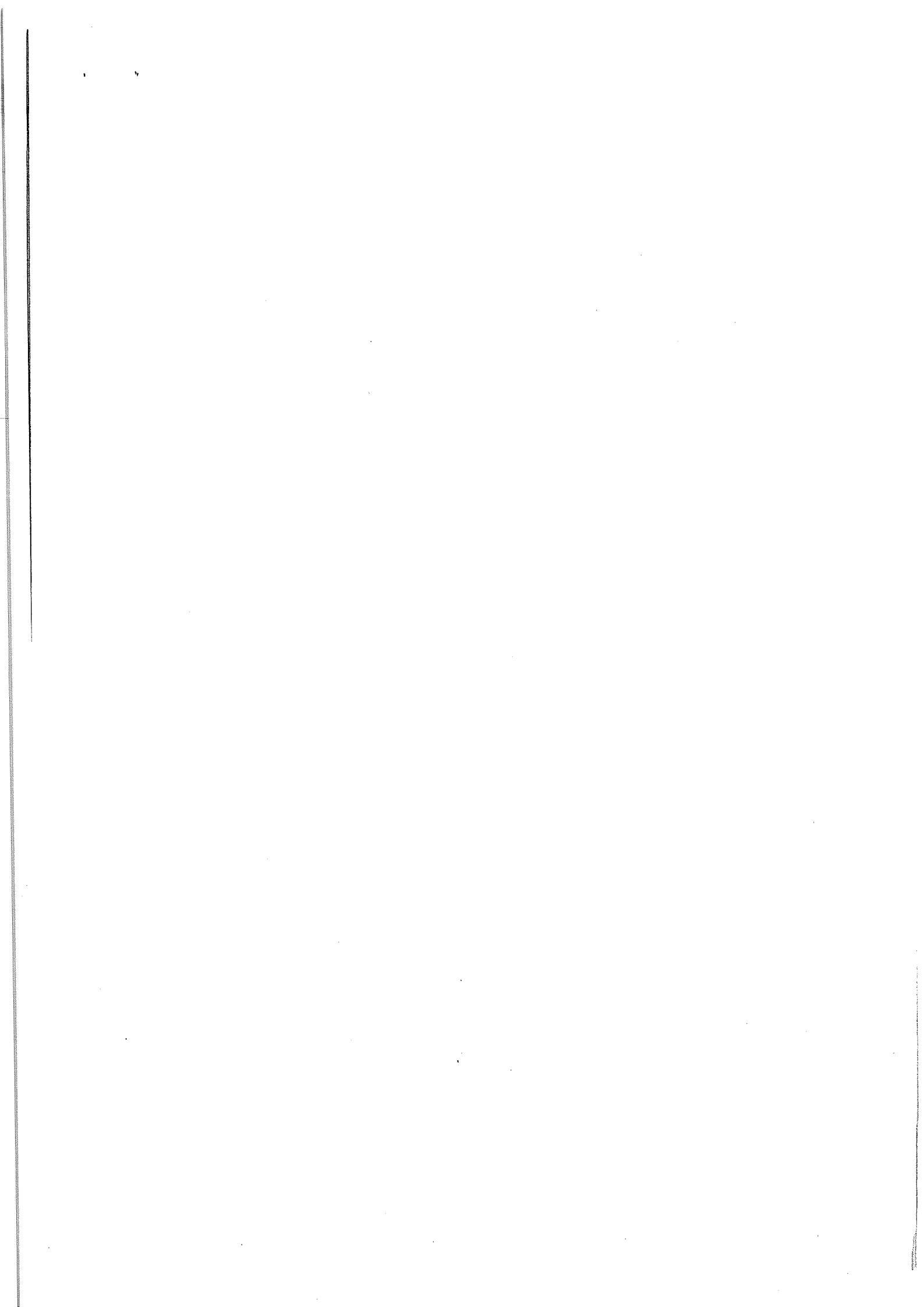
1. Stamp: Type: Impressed, Serial no 640189, Amount: Rs.50.00/-, Date of Purchase: 17/08/2023, Vendor name: G C Saha



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 433720 to 433730**

**being No 160212981 for the year 2023.**



*Suman*

Digitally signed by Suman Basu  
Date: 2023.09.12 17:09:20 +05:30  
Reason: Digital Signing of Deed.

**(Suman Basu) 12/09/2023**

**DISTRICT SUB-REGISTRAR**

**OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS**

**West Bengal.**