000483/22

I 00476/2022

भारतीय गैर न्यायिक

भारत

पचास रुपये रु.50

FIFTY RUPEES Rs.50

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL

AC 931095

18/01/22

6-2/06379

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

District Sub-Register-III
Alipore, South 24-parganas
18.01.22

DECLARATION DEED FOR BOUNDARY AREA

THIS DEED OF DECLARATION, made this 18th day of January, 2022 made by **MACFARLANE & CO. LIMITED** (CIN : **L51909WB1919PLC003356**) (**PAN AABCM9446L**) a company incorporated in accordance with the provisions of the Companies Act 1956 as extended by the Companies Act 2013 having its registered office situated at 9/1 R.N. Mukherjee Road, P.S. Hare Street, Post Office:-R.N Mukherjee Road, Kolkata - 700001 and represented by its Director, Ghanshyam Das Rathi **(Mobile No- 9830015845) (PAN:ADBPR1417J) (AADHAAR No-267817829903)** son of Late Brij Ratan Rathi residing at 26 P.K. Tagore Street P.O. - Beadon Street P.S. - Jorabagan Kolkata 700006 hereinafter referred to as the "LESSEE" hereby solemnly affirm and undertake as follows:-

3 JAN 2022

15

Date

Sold to

Rupees

S. CHAKRABORTY
Advocate, Alipore Judges Court
Kolkata - 27

Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs. Kol-27

DISTRICT SUB REGISTRAR -III
SOUTH 24 PGS., ALIPORE

8 JAN 2022

Alipore police Court
2022

1. We are the lessee of the Premises No. 18 Radhanath Chowdhury Road, (formerly Tangra Road), Kolkata 700015, Police Station-Entally.

2. That we propose to construct a building in the aforesaid premises.

3. That the said property is held by us being Premises No. 18 Radhanath Chowdhury Road, (formerly Tangra Road), Kolkata 700015, Police Station-Entally, within Ward No.56 of the Kolkata Municipal Corporation being within Police Station -Entally comprising a total land area being equivalent to 5813.916 Sq. m (more or less) but as per physical the land area is 3 Bigha 0 Cottah 7 Chittak 19 Sq.ft i.e. equivalent to 4044.39 sq.mt. more or less within the municipal limits of Kolkata with structures standing thereon.

4. That only we shall be liable to any dispute with any of our neighbours adjoining to our premises in future. However, the Kolkata Municipal Corporation will not be liable for any litigation for the said land.

5. The actual boundary line of the property is fully mentioned below and shown in the plan annexed herewith demarcated with red border.

6. There is no civil or original suit pending against the said property and the said property is free from all encumbrances.

7. That, in case of any dispute of boundary, the sanctioned plan may stand revoked.

That the aforesaid site plan is part of the affidavit.

Office of the Dist. Sub-Registrar-III

8 JAN 2022

THE SCHEDULE ABOVE REFERRED TO :

LEASEHOLD PROPERTY

ALL THAT piece and parcel of land with structure measuring about 4044.39 sq.mt more or less situate lying at being Premises No. 18 Radhanath Chowdhury Road, (formerly Tangra Road), Kolkata 700015, Police Station-Entally, within Ward No.56 of the Kolkata Municipal Corporation, being butted and bounded as follows :-

ON THE NORTH	:	Bibi Bagan Lane;
ON THE SOUTH	:	9.1 meter driveway and 20A Radhanath Choudhary Road;
ON THE EAST	:	Premises No 17 Radhanath Choudhary Road;
ON THE WEST	:	Radhanath Chowdhury Road ;

IN WITNESS WHEREOF the parties hereto have put their seals and signatures on the day month and year first above written.

Witness:

1. Sanjoy Kumar Ray
Alipore Police Ct
KOL-27

2. [illegible]
Alipore Police Ct
KOL-27

MACFARLANE & CO. LIMITED
[illegible]
(Director/Authorised Signatory)

(DECLARANTS)

Prepared by me
as per instr. of parties
[illegible]
Alipore Police Ct
KOL-27
WB 613/2001

Office of the Dist. Sub-Registrar-III
জেলা উপ নিবন্ধক
South 24 Parganas, Alipore

DISTRICT SUB-REGISTRAR-III
SOUTH 24 PARGANAS

18 JAN 2022

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

Name GHANSHYAM DAS RATHI

Signature G. D Rathi

	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 .....

DISTRICT SUB-REGISTRAR-III
SOUTH 24 PARGANAS

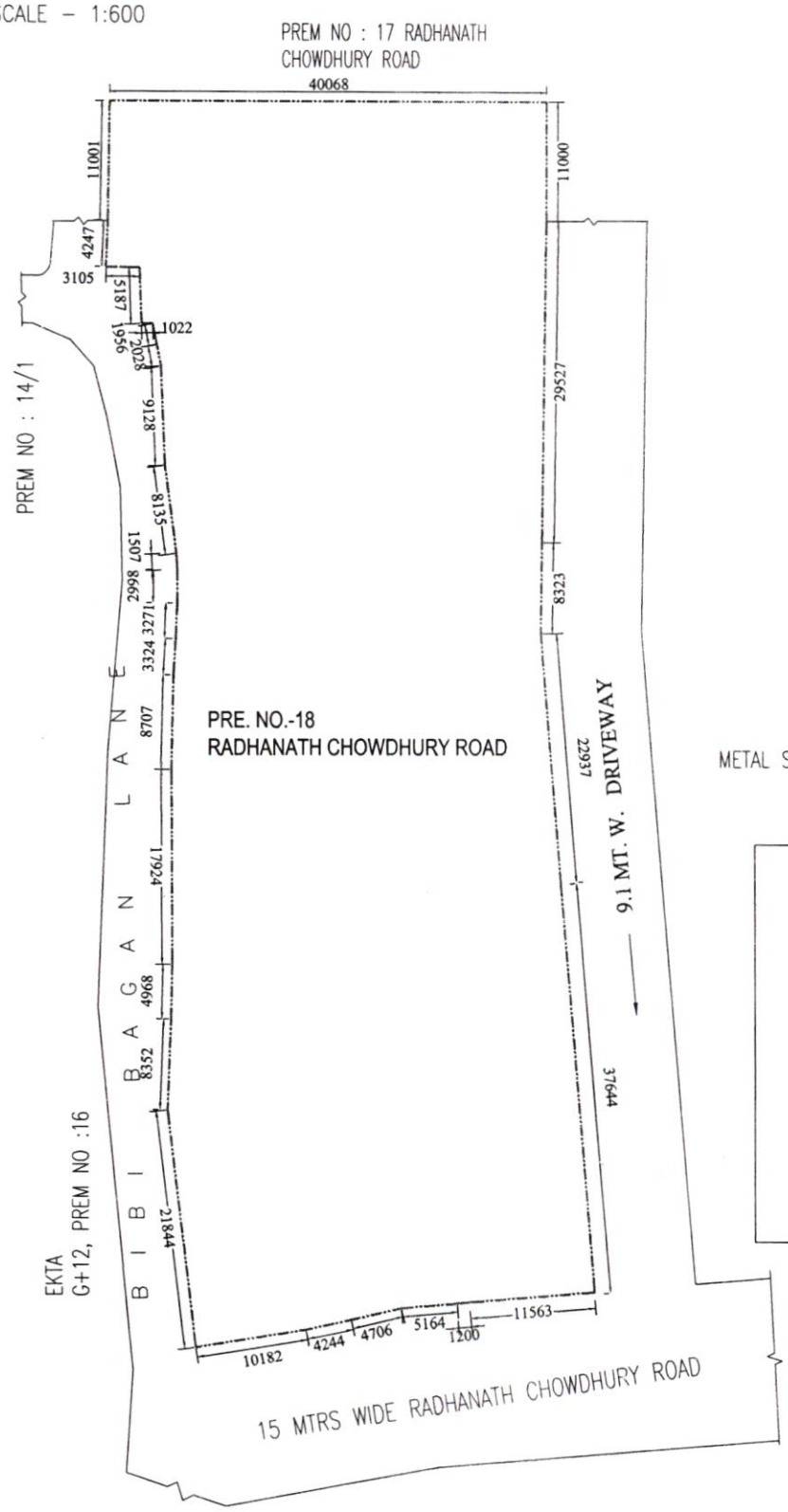
18 JAN 2022

PREMISES NO. – 18 RADHANATH CHOWDHURY ROAD, KOLKATA.

WARD NO – 58, BOROUGH – VII

LAND AREA (AS PER PHYSICAL)= 4044.39 SQM.

SCALE – 1:600



PREM NO : 20A

METAL SHED ROOF FRAMING.

G+1

MACFARLANE & CO. LIMITED

(Director/Authorised Signatory)

SIGNATURE OF LESSEE

of the Dist. Sub-Registrar-III
জেলা অবর নিবন্ধক
South 24 Parganas, Alipore

DISTRICT SUB-REGISTRAR -III
SOUTH 24 PARGANAS, ALIPORE

18 JAN 2022

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AABCM9446L

नाम /NAME

MACFARLANE & CO LTD

निगमन/बनने की तिथि /DATE OF INCORPORATION/FORMATION

09-09-1919

आयकर आयुक्त, प.ब.-XI

COMMISSIONER OF INCOME-TAX, W.B.-XI

भारत सरकार
GOVERNMENT OF INDIA

ঘনশ্যাম দাস রাঠী
Ghanshyam Das Rathi
DOB: 25-11-1953
Gender:Male

2678 1782 9903

आधार - आम आदमी का अधिकार

आधार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

২৬, পি কে ঠাকুর স্ট্রীট, বিডন স্ট্রীট, বিডন স্ট্রীট, কোলকাতা, পশ্চিম বঙ্গ, 700006

Address:
26, P K Tagore Street, Beadon Street, Beadon Street, Kolkata, Kolkata, West Bengal, 700006

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947, Bengaluru-560 001

Office of the Dist. Sub Registrar-III
South 24 Parganas, Alipore

आयकर विभाग भारत सरकार

INCOME TAX DEPARTMENT GOVT. OF INDIA

GHANSHYAM DAS RATHI

BRIJ RATAN RATHI

25/11/1953

Permanent Account Number

ADBPR1417J

Signature

Office of the Dist. Sub-Registrar-III
জেলা অবর নিবন্ধক
দক্ষিণ ২৪ পরগনা, আলিপুর
South 24-Parganas, Alipore

Major Information of the Deed

Deed No :	**I-1603-00476/2022**	**Date of Registration**	**18/01/2022**
Query No / Year	**1603-2000106379/2022**	**Office where deed is registered**	
Query Date	**11/01/2022 10:15:46 PM**	1603-2000106379/2022	
Applicant Name, Address & Other Details	Bapi Das Alipore Police Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8334980846, Status :Advocate		
Transaction		Additional Transaction	
[0901] Declaration, Declaration relating to immovable property			
Set Forth value		Market Value	
Rs. 1/-		Rs. 22,93,69,093/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 50/- (Article:4)		Rs. 39/- (Article:E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

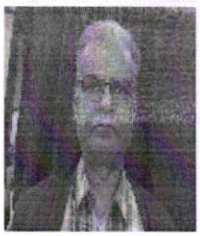
District: South 24-Parganas, P.S:- Entaly, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Radhanath Chowdhury Road, Road Zone : (R. N. Chowdhury -- Rest Portion) , , Premises No: 18, , Ward No: 056 Pin Code : 700015

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		43533.8 Sq Ft	1/-	22,93,69,093/-	Width of Approach Road: 30 Ft.,
	Grand Total :				**99.7651Dec**	**1 /-**	**2293,69,093 /-**	

Declarant Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**MACFARLANE & CO LTD** 9/1 R.N. Mukherjee Road, City:- , P.O:- R N Mukherjee Road, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx6L,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 Ghanshyam Das Rathi (Presentant) Son of Late Brij Ratan Rathi Date of Execution - 18/01/2022, , Admitted by: Self, Date of Admission: 18/01/2022, Place of Admission of Execution: Office			
		Jan 18 2022 12:11PM	LTI 18/01/2022	18/01/2022
	26 P.K. Tagore Street, City:- , P.O:- Beadon Street, P.S:-Jorabagan, District:-Kolkata, West Bengal, India, PIN:- 700006, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx7J, Aadhaar No: 26xxxxxxxx9903 Status : Representative, Representative of : MACFARLANE & CO LTD (as Director)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr BAPI DAS Son of Late SUNIL DAS ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027			
	18/01/2022	18/01/2022	18/01/2022
Identifier Of Mr Ghanshyam Das Rathi			

Endorsement For Deed Number : I - 160300476 / 2022

On 18-01-2022

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 12:01 hrs on 18-01-2022, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr Ghanshyam Das Rathi ,.

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

Execution is admitted on 18-01-2022 by Mr Ghanshyam Das Rathi, Director, MACFARLANE & CO LTD, 9/1 R.N. Mukherjee Road, City:- , P.O:- R N Mukherjee Road, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Indetified by Mr BAPI DAS, , , Son of Late SUNIL DAS, ALIPORE POLICE 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 39/- (E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 39/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10/- and Stamp Duty paid by Stamp Rs 50/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no AC1095, Amount: Rs.50/-, Date of Purchase: 03/01/2022, Vendor name: SAMIRAN DAS

Dhar

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 1603-2022, Page from 22187 to 22200

being No 160300476 for the year 2022.

Seal of the District Sub-Registrar III, South 24 Parganas, South 24 Parganas

Digitally signed by DEBASISH DHAR
Date: 2022.01.18 13:00:20 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2022/01/18 01:00:20 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

West Bengal.

PS GROUP REALTY PVT. LTD.

Director / Authorised Signatory

(This document is digitally signed.)