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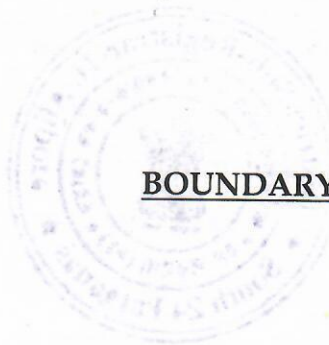


INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL  
31/01/23

AG 513161

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



District Sub-Register-II  
Alipore, South 24 Parganas

BOUNDARY DECLARATION

31 JAN 2023

Re: Premises No. 40, Mahanirban Road, within the K.M.C Ward No. 85, Borough.  
No. VIII, P.S. Gariahat, Kolkata 700029.

THIS DECLARATION made this .....<sup>30<sup>th</sup></sup> day of JANUARY....., Two Thousand and Twenty Three (2023) by (1) **SRI SOUMENDRA NATH ROY** (PAN: ADPPR3064D) (Aadhaar No. 7188 2591 4756), son of Late Samarendra Nath Roy Chowdhury, by occupation - Self-employed, by faith - Hindu, by nationality Indian and residing at 40, Mahanirban Road, Kolkata 700029 under Police Station

**MR. JAYANTA MAZUMDAR**  
DIRECTOR OF  
J.G. DEVELOPMENT PRIVATE LIMITED  
CONSTITUTED ATTORNEY OF  
(1) SRI SOUMENDRA NATH ROY  
(2) SMT SREELEKHA ROY CHOWDHURY ALIAS SUKLA  
(3) SMT RINA DASU ROY  
(4) SMT RUPA GHOSH



12 DEC 2022

14797

No. .... Rs.50/- Date.....

Name : .....

Address : .....

Vendor : .....

Alipore Collectorate 24Pgs (South)

**SUBHANKAR DAS**

STAMP VENDOR

Alipore Police Court Kot-27

**SANJAY BHATTACHARYA**  
Advocate  
High Court, Calcutta



DISTRICT SUB REGISTRAR-II  
SOUTH 24 PGS. ALIPORE

31 JAN 2023

*Subscribed by me*  
*S. Subhankar Das*

**SUJAY BHATTACHARYA**  
S/O. SANJIT BHATTACHARYA  
565, R. N. C. ROAD  
P.O.- SUBHASGRAM, P.S.- SONARPUR  
PIN- 700 147  
(OCCUPATION SERVICE)

RAOMUSAM ATNAYAL SIM

TO NOTARIAL

NOTARIAL STAMPING INSTRUMENTS

TO VERIFICATION OF INSTRUMENTS

FOR ATTESTATION AND SIGNATURE

FOR ATTESTATION AND SIGNATURE

FOR ATTESTATION AND SIGNATURE

FOR ATTESTATION AND SIGNATURE

Gariahat, (2) **SMT. SREELEKHA ROY CHOUDHURY ALIAS SUKLA ROY** (PAN: ADMPR3848N) (Aadhaar No. 6776 2551 6374), wife of Sri Prodip Roy Choudhury and daughter of Late Samarendra Nath Roy Chowdhury, by occupation - Housewife, by faith - Hindu, by nationality Indian and residing at 5/2A, Beltala Road, Kolkata 700026 under Police Station Bhawanipore, (3) **SMT. RINA BASU ROY** (PAN: CBHPR6487E) (O.C.I. No. A 1733741), wife of Shantanu Basu and daughter of Late Narendra Nath Roy Chowdhury, by occupation Retired Dean of Science, by faith - Hindu, by nationality American, residing at 9858 Penbridge Drive, Granite Bay, CA 95746, USA and having correspondence address at 40, Mahanirban Road, Kolkata 700029 under Police Station Gariahat, AND (4) **SMT. RUPA GHOSH** (PAN: AEMPG2610J) (O.C.I. No. A 1745616), daughter of Late Narendra Nath Roy Chowdhury, by occupation Teacher, by faith - Hindu, by nationality American, residing at 241 Maidenbrook Lane, Sacramento, CA 95823, USA and having correspondence address at 40, Mahanirban Road, Kolkata 700029 under Police Station Gariahat hereinafter jointly referred to as the '**DECLARANTS**' and jointly represented by their constitute Attorney **J.G. DEVELOPMENT PRIVATE LIMITED** (PAN AAACJ6837F), a Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 176B, Rash Behari Avenue, Gariahat, Post Office Sarat Bose Road, Police Station Gariahat, Kolkata-700029 herein represented by its Director **MR. JAYANTA MAZUMDAR** (PAN: CCCPM5612G) son of Mr. Jyotirmoy Mazumdar, residing at Apartment No, 207, Darpan Complex, 50A, Purna Das Road, Post Office Sarat Bose Road, Police Station Gariahat, Kolkata 700029.

**WHEREAS** the Declarants are the joint and absolute owners and occupiers of **ALL THAT** the piece and parcel of land measuring about 5 Cottah 11 Chitak 39 Sq.ft be the same a little more or less **TOGETHER WITH** a dilapidated Ground + II storeyed brick built residential building standing thereon, situate lying at and



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DISTRICT SUB REGISTRAR-II  
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31 JAN 2023

being Premises No 40, Mahanirban Road, having Assessee Nos. 110851300569 within the limits of Ward No 85 of the Kolkata Municipal Corporation, Borough. No. VIII, Kolkata-700029 under Police Station Gariahat in the District of South 24-Parganas, Sub-Registration Office Alipore more particularly mentioned and described in the **SCHEDULE** hereunder written and hereinafter referred to as the **'SAID PREMISES'**.

**WHEREAS** By and under a Development Agreement dated 26<sup>th</sup> August 2022, registered with the Office of the District Sub-Registrar-II, Alipore and recorded in Book No. I, Volume No. 1602-2022, Pages 397236 to 397293, being Deed No. 160211476 for the year 2022 (hereinafter referred to as the "Development Agreement"), made between Soumendra Nath Roy, Sreelekha Roy Choudhury alias Sukla Roy, Rina Basu Roy and Rupa Ghosh the Declarants herein therein jointly referred to as the Owners of the One Part and J. G. Development Private Limited therein referred to as the Developer of the Other Part, the Declarants herein and Owners therein, have appointed J. G. Development Private Limited as the developer and have further entrusted the development of the "said Premises" by erecting multi storeyed building(s) consisting of independent residential and commercial unit and parking spaces in accordance with the Plan(s) to be sanctioned by the Kolkata Municipal Corporation in or upon the land comprised in the "said Premises" as per the terms therein recorded.

**WHEREAS** in pursuant to and in terms of the said Development Agreement, the Declarants herein, by and under a Development Power Of Attorney dated 26<sup>th</sup> August 2022, registered with the Office of the District Sub-Registrar-II, Alipore and recorded in Book No. I, CD Volume No. 1602-2022, Pages 397579 to 397603, being Deed No. 160211480 for the year 2022 (hereinafter referred to as the



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31 JAN 2023



"Development Power Of Attorney") have appointed and constituted the said J.G. Development Private Limited therein represented by its Director Mr. Jayanta Mazumdar (PAN: CCCPM5612G) son of Mr. Jyotirmoy Mazumdar, residing at Apartment No, 207, Darpan Complex, 50A, Purna Das Road, Post Office Sarat Bose Road, Police Station Gariahat, Kolkata 700029 as Declarants' true and lawful attorney to act in their names and on their behalf and to do all or any of the acts, deeds, matters and things through its office bearers fully mentioned therein.

**AND WHEREAS** the actual total boundary line of the "said Premises" is fully shown in the plan hereto annexed and thereon bordered red.

**NOW THIS DECLARATION WITNESSETH** and the Declarants solemnly declare and undertake as follows:-

- 1) That Soumendra Nath Roy, Sreelekha Roy Choudhury alias Sukla Roy, Rina Basu Roy and Rupa Ghosh, the Declarants herein are the absolute owners of the Premises No. 40, Mahanirban Road, within the K.M.C Ward No. 85, Borough. No. VIII, Kolkata 700029 under P.S. Gariahat having land measuring about 5 Cottah 11 Chitak 39 Sq.ft i.e. 384.057 Sq.M more or less with structure standing thereon and the total boundary lines of the said Premises is fully described and delineated in the map and / or plan annexed hereto and thereon coloured in red verge line.
- 2) That the Declarants herein propose to construct a multistoried building in the said premises AND shall submit the plan for obtaining sanction for the construction of the said multistoried building.



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DISTRICT SUB REGISTRAR-II  
SOUTH 24 PGS ALIPORE  
31 JAN 2023




- 3) That since measurement of the boundary lines of the said plot of land and/or Premises is not shown in the map(s) or plan(s) of the Deed(s), the boundary lines have been actually measured for record and reference hereafter.
- 4) That the measurement of the boundary lines of the said Premises are demarcated with colour red in the map and / or plan annexed hereto are as follows:-

ON THE NORTH : 27.873 M.  
ON THE EAST : 13.749 M.  
ON THE SOUTH : 27.995 M.  
ON THE WEST : 13.749 M.

- 5) That the said Premises or any part thereof is free from all encumbrances and there is no civil and/or criminal suit pending over the said Premises.
- 6) That the Declarants shall be liable for any dispute, if arises, with the neighbour(s) adjoining to the said Premises in future in regards to the said Premises and that the Kolkata Municipal Corporation shall not be liable for any litigation in connection with the ownership and/or boundary lines of the said Premises or due to any false statement, if any, AND the Kolkata Municipal Corporation shall reserve the right to revoke the plan in accordance with the law.
- 7) That this declaration will be binding upon the Declarants including their legal heirs in future and the Declarants do hereby undertake that they shall execute and register necessary documents in favour of the Kolkata Municipal Corporation at Declarants' own expenses.



  
DISTRICT SUB REGISTRAR-II  
SOUTH 24 PGS. ALIPORE  
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- 8) That the attached map and/ or plan showing the measurement of the boundary lines is also a part and parcel of this Declaration.
- 9) That the statements contained in the foregoing paragraphs are true to our knowledge and best of our belief.



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**THE SCHEDULE ABOVE REFERRED TO:**

**(THE SAID PREMISES)**

**ALL THAT** the piece and parcel of land measuring about 5 Cottah 11 Chitak 39 Sq.ft i.e. 384.057 Sq.M more or less **TOGETHER WITH** a dilapidated Ground + II storeyed brick built residential building standing thereon situate lying at and being Premises No. 40, Mahanirban Road, within the jurisdiction of Kolkata Municipal Corporation Ward No. 85, Borough No. VIII, Kolkata 700029 under P.S. Gariahat in the District of South 24-Parganas, Sub-Registration Office Alipore and butted and bounded as follows:

**ON THE NORTH** : Premises No. 39, Mahanirban Road;

**ON THE EAST** : Premises No. 29A, Hindusthan Road;

**ON THE SOUTH** : Premises No. 139D, Rash Behari Avenue; and

**ON THE WEST** : Mahanirban Road.


**OR HOWSOEVER OTHERWISE** the same now are or is or heretofore were or was situated butted and bounded called known numbered described or distinguished or reputed so to be.

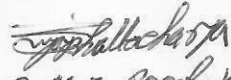
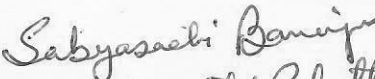


DISTRICT SUB REGISTRAR-II  
SOUTH 24 PGS ALIPORE  
31 JAN 2023


IN WITNESSTH WHEREOF the declarants executed this undertaking on the day,  
month and year mentioned above.

SIGNED, SEALED AND  
DELIVERED by the  
DECLARANTS at Kolkata in the  
presence of:

  
MR. JAYANTA MAZUMDAR  
DIRECTOR OF  
J.G. DEVELOPMENT PRIVATE LIMITED  
CONSTITUTED ATTORNEY OF  
(1) SRI SOUMENDRA NATH ROY  
(2) SMT SREELEKHA ROY CHOUDHURY ALIAS SUKLA ROY  
(3) SMT RINA BASU ROY  
(4) SMT RUPA GHOSH

1.   
R.N.C. Road, Kal-147
2.   
3T, Paschupati Bhattacharya  
Road, Behala, Kolkata-700034

As per K.M.C. Proforma Prepared and Drafted by

  
K/718 1403/2016  
SANJAY BHATTACHARYA  
Advocate  
High Court, Calcutta



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DISTRICT SUB REGISTRAR-II  
SOUTH 24 PGS ALIPORE

31 JAN 2023



SITE PLAN AT PREMISES NO.  
**40, MAHANIRBAN ROAD,**

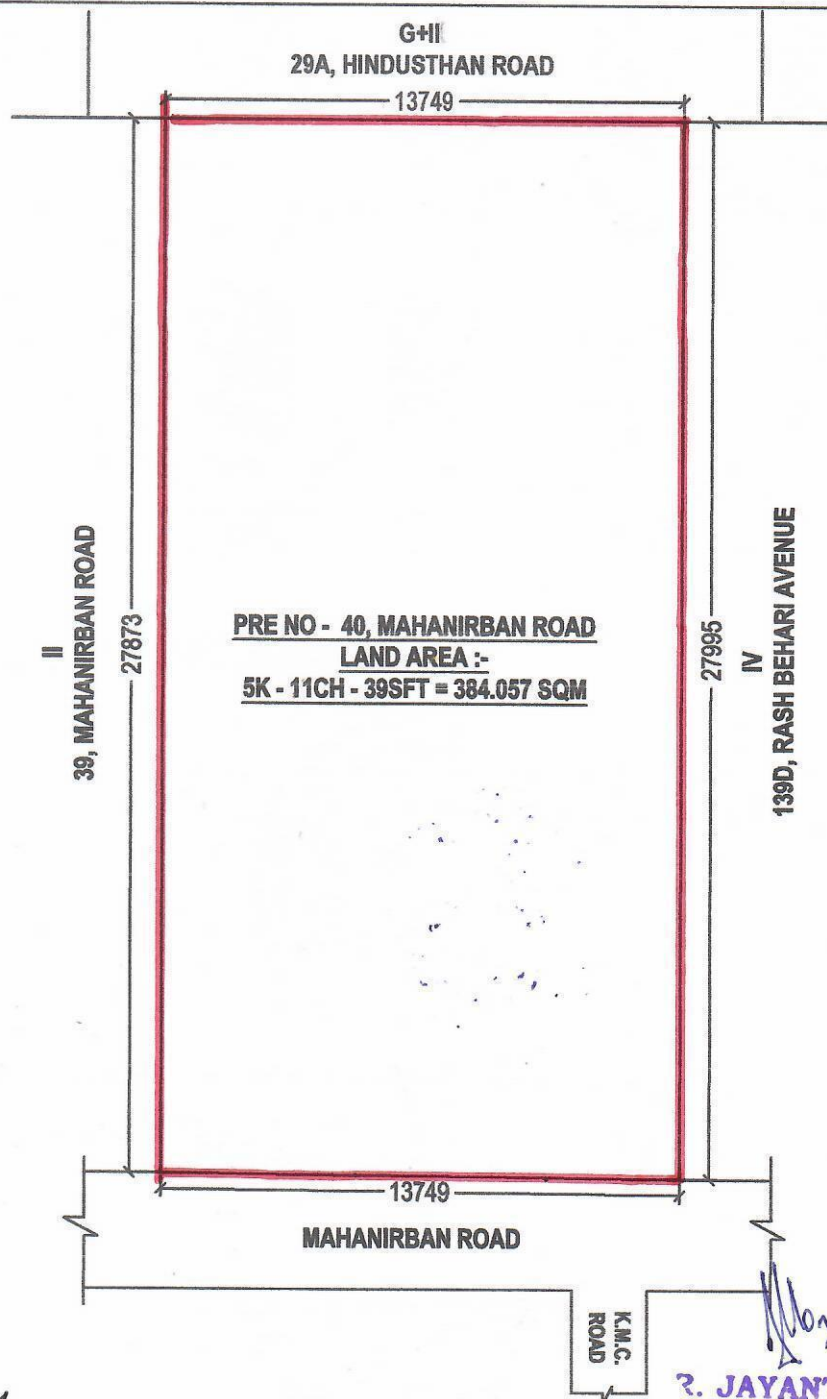
WARD NO.- 85, BOROUGH NO - VIII, P.S. - GARIAHAT, KOLKATA- 700 029.


LAND AREA = 5 K - 11 CH - 39 SFT = 384.057 SQM

SHOWN IN RED. 



SCALE 1:200



  
**Arjun Pal (B. Arch)**  
Registered Architect  
Regn. No.-CA/2010/47578

SIG. OF ARCHITECT

ARCHITECTURAL CONSULTANT

  
**R. JAYANTA MAZUMDAR**  
CTOR OF  
DEVELOPMENT PRIVATE LIMITED  
TITUTED ATTORNEY OF  
SOU MENDRA NATH ROY  
SEELEKHA ROY CHOUDHURY ALIAS BUKLA ROY  
RINA BASU ROY  
RUPA GHOSH

SIG. OF OWNERS



**syn tech engg pvt. ltd.**  
(redefining synergy technologies)  
ARCHITECTS | ENGINEERS | INTERIOR DESIGNERS | LANDSCAPE  
367, Lake Gardens Kolkata - 700 045, Tel. : +91-33 2422 7811, +91-33 4064 4587  
e-mail: synergytechnologiescalcutta@gmail.com, www. synergytechnologiescalcutta.com



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DISTRICT SUB REGISTRAR-II  
SOUTH 24 PGS ALIPORE












31 JAN 2023

Regn. No-CA/2010/17578  
Registered Architect  
Ajun Pal (B. Arch)

Signature of the Parties



*Handwritten signature in blue ink.*

	<b>(Left Hand)</b>				
	Little	Ring	Middle	Fore	Thumb
					
	<b>(Right Hand)</b>				
	Thumb	Fore	Middle	Ring	Little
					
	<b>(Left Hand)</b>				
	Little	Ring	Middle	Fore	Thumb
	<b>(Right Hand)</b>				
	Thumb	Fore	Middle	Ring	Little
					
	<b>(Left Hand)</b>				
	Little	Ring	Middle	Fore	Thumb
	<b>(Right Hand)</b>				
	Thumb	Fore	Middle	Ring	Little





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DISTRICT SUB REGISTRAR-II  
SOUTH 24 PGS. ALIPORE  
31 JAN 2023



## Major Information of the Deed

No :	I-1602-01177/2023	Date of Registration	31/01/2023
Query No / Year	1602-2000170548/2023	Office where deed is registered	
Query Date	19/01/2023 10:20:57 PM	D.S.R. -I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Sanjay Bhattacharya 10 K S Roy Road,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001 Mobile No. : 8442968273, 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. 2,77,19,243/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 50/- (Article:4)		Rs. 53/- (Article:E, E, M(b), H)	
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Gariahat, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Mahanirban Road, , Premises No: 40, , Ward No: 085 Pin Code : 700029

Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	5 Katha 11 Chatak 39 Sq Ft		2,77,19,243/-	Property is on Road
Grand Total :				9.4738Dec	0 /-	277,19,243 /-	



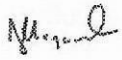
### Declarant Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Soumendra Nath Roy</b> Son of Late Samarendra Nath Roy Chowdhury 40 Mahanirban Road, City:- Not Specified, P.O:- Sarat Bose Rd P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ADxxxxxx4D, Aadhaar No: 71xxxxxxxx4756, Status :Individual, Executed by: Attorney, Executed by: Attorney
2	<b>Mrs Sreelekha Roy Choudhury, (Alias: Mrs Sukla Roy)</b> Wife of Mr Prodip Roy Choudhury 5/2A, Beltala Road, City:- Not Specified, P.O:- Kalighat, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Female, By Caste: Hindu, Occupation: Housewife, Citizen of: India, PAN No.:: ADxxxxxx8N, Aadhaar No: 67xxxxxxxx6374, Status :Individual, Executed by: Attorney, Executed by: Attorney




**Rina Basu Roy**  
Daughter of Mr Shantanu Basu 9858 PENBRIDGE DRIVE GRANITE BAY, Block/Sector: OIC NO A1733741, City: GRANITE BAY, California, United States, PIN:- 000000 Sex: Female, By Caste: Hindu, Occupation: Re Person, Citizen of: United States, PAN No.: CBxxxxxx7E, Aadhaar No Not Provided by UIDAI, Status :Individual Executed by: Attorney, Executed by: Attorney

4 **Ms Rupa Ghosh**  
Daughter of Late Narendra Nath Roy Chowdhury 241 MAIDENBROOK LANE SACRAMENTO, Block/Sector: NO A 1745616, City:- , P.O:- SACRAMENTO, California, United States, PIN:- 000000 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: United States, PAN No.: AExxxxxx0J, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney

**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Jayanta Mazumdar (Presentant)</b> Son of Mr Jyotirmoy Mazumdar Date of Execution - 30/01/2023, , Admitted by: Self, Date of Admission: 31/01/2023, Place of Admission of Execution: Office			
		Jan 31 2023 4:16PM	LTI 31/01/2023	31/01/2023
	Darpan Complex, Flat No: 207, 50A, Purna Das Road, City:- Not Specified, P.O:- Sarat Bose Road, F Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700029, Sex: Male, By Caste: Hindu Occupation: Business, Citizen of: India, , PAN No.: CCxxxxxx2G, Aadhaar No Not Provided by UIDAI Status : Attorney, Attorney of : Mr Soumendra Nath Roy, Mrs Sreelekha Roy Choudhury, Mrs Rina Basu Roy, Ms Rupa Ghosh			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Sujay Bhattacharya</b> Son of Mr Sanjit Bhattacharya Subhas Gram, City:- Rajpur-sonarpur, P.O:- Subhas Gram, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700147			
Identifier Of Mr Jayanta Mazumdar	31/01/2023	31/01/2023	31/01/2023

**Endorsement For Deed Number : I - 160201177 / 2023**

01-2023

**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 16:10 hrs on 31-01-2023, at the Office of the D.S.R. -I I SOUTH 24-PARGANAS by Mr Jayanta Mazumdar .

**Executed by Attorney**

Execution by Mr Jayanta Mazumdar, , Son of Mr Jyotirmoy Mazumdar, Darpan Complex, Flat No: 207, 50A, Road: Purna Das Road, , P.O: Sarat Bose Road, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by profession Business as constituted attorney for 1. Mr Soumendra Nath Roy 40 Mahanirban Road, P.O: Sarat Bose Road, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, 2. Mrs Sreelekha Roy Choudhury , Mrs Sukla Roy 5/2A, Beltala Road, P.O: Kalighat, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, 3. Mrs Rina Basu Roy 9858 PENBRIDGE DRIVE GRANITE BAY, Sector: OIC NO A1733741, P.O: GRANITE BAY, California, United States, PIN - 000000, 4. Ms Rupa Ghosh 24 MAIDENBROOK LANE SACRAMENTO, Sector: OCI NO A 1745616, P.O: SACRAMENTO, California, United States, PIN - 000000 is admitted by him

Indetified by Mr Sujay Bhattacharya, , Son of Mr Sanjit Bhattacharya, Subhas Gram, P.O: Subhas Gram, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700147, 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 513161, Amount: Rs.50.00/-, Date of Purchase: 12/12/2022, Vendor name: Subhankar Das



**Jaideb Pal**  
**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 45634 to 45649  
being No 160201177 for the year 2023.**



*Jaideb Pal*

Digitally signed by JAIDEB PAL  
Date: 2023.01.31 17:08:42 +05:30  
Reason: Digital Signing of Deed.

**(Jaideb Pal) 2023/01/31 05:08:42 PM**

**DISTRICT SUB-REGISTRAR**

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

**West Bengal.**

**(This document is digitally signed.)**