

S.L. NO 2203779

भारतीय गैर न्यायिक

पचास
रुपये

₹.50

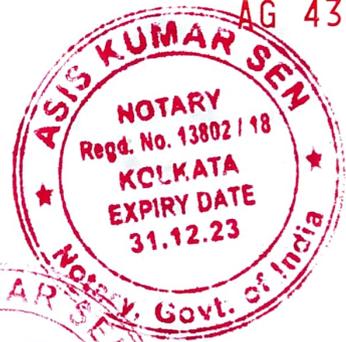


FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

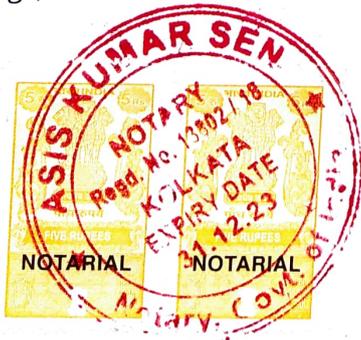
পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



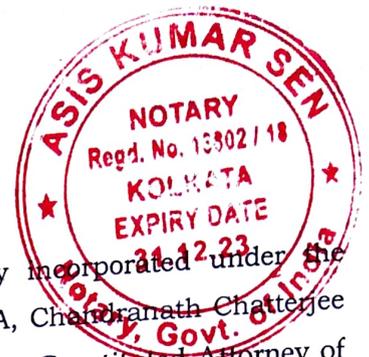
AG 438505

DEED OF DECLARATION

THIS BOUNDARY DECLARATION is made on the 30th day of November, 2022
I. Rachit Sanghvi, (PAN: AHSPD3491P) (Aadhaar No. 5112 5033 5539), son of
Mr. Dinesh Sanghvi, by faith Hindu, by Citizen of India, by occupation- Business,
working for gain at 22, Prince Anwar Shah Road, P.O. Tollygunge, P.S. Charu
Market, Kolkata-700033, being the Authorised Signatory of **(1) M/S MERLIN
PROJECTS LIMITED (PAN: AACCM0505B), (2) M/S BULAND BARTER PRIVATE
LIMITED (PAN: AABCBO625J)**, both companies incorporated under the Companies
Act, 1956 having its registered office at 22, Prince Anwar Shah Road, P.O.
Tollygunge, P.S. Charu Market, Kolkata-700033, and **(3) M/S PANGHAT AGENCY**

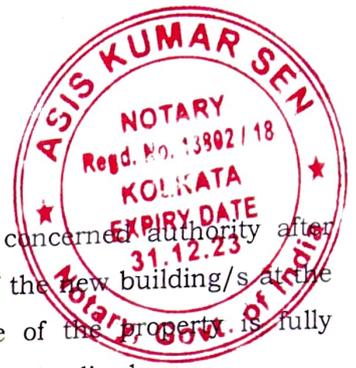


03 JAN 2023



PRIVATE LIMITED (PAN: AAACP9879K), a company incorporated under the Companies Act, 1956 having its Registered Office at 33A, Chandra Nath Chatterjee Street, P.O. and P.S. Bhawanipore, Kolkata- 700 025, the Constituted Attorney of **(a) MR. MRINMOY DEY (PAN: ARLPD2635C)**, **(b) MR. PRANAB DEY (PAN: AKRPD2535Q)**, both sons of Late Shyam Sundar Dey, both by faith- Hindu, both by Citizen of India, both by Occupation- Business, both residing at Village & Post Office – Madarat Battala, P.S. Baruipur, Dist. 24 Parganas (South), **(c) MR. MANAB DEY, (PAN: ARAPD9980A)**, son of Late Shyam Sundar Dey, by faith- Hindu, by Citizen of India, by Occupation- Service, by residing at Village & Post Office – Madarat Battala, P.S. Baruipur, Dist. 24 Parganas (South), **(d) MR. TANMOY DEY (PAN: AJNPD4183B)**, son of Late Subodh Chandra Dey, by faith- Hindu, by Citizen of India, by occupation- Business, residing at Village & Post Office – Madarat Battala, P.S. Baruipur, Dist. 24 Parganas (South), and **(e) OLIVIA DEVELOPERS PRIVATE LIMITED (PAN:AAACO8795R)**, a company registered under the Companies Act, 1956 and having its Registered Office at 87, Lenin Sarani, P.O. & P.S. Taltala, Kolkata – 700013, are the Joint **OWNERS** of that piece and parcel of converted land measuring 364 decimals equivalent to 220 cotthas more or less at R.S. Dag Nos. 11021, 11022, 11024, 11025, 11085, 11084, 11083, 11082, 11086, 11087, 11080, 11081, 11097, 11098, 11096, 11095, 11094, 11093, 11105, 11088, 11089, 11091, 11092, 11258, 11279, 11278, 11277, 11273, 11276, 11287, 11286, 11275, 11274, 11259 and 11090 corresponding to R.S. Khatian Nos. 8668, 153, 8867, 2009, 1384, 8434, 8665, 8404, 1097, 3852, 8471, 8470, 627, 1159, 244, 8432, 2063, 1846, 5635, 6786, 1869, 8870, 6794 and 8897, Mouza- Baruipur, J.L. No. 31, under Madarat Gram Panchayat, Post office: Madarat Battala, Police Station: Baruipur, District: 24 Parganas (South), do hereby solemnly affirm & declare as follows:

1. That we are the owners of land at Mouza Baruipur, J.L. no. 31, under Madarat Gram Panchayat, Post office: Madarat Battala, Police Station: Baruipur, District: 24 Parganas (South).



2. That we have obtained sanction plan from the concerned authority after which we have started our construction activity of the new building/s at the aforesaid land parcel. The actual boundary line of the property is fully demarcated and shown in the plan annexed hereto in 'Red' colour.
3. We shall be liable for disputes, if any, with any of the neighbours of the said land, in future.
4. That we are the owners of piece and parcel of land measuring 364 decimals equivalent to 220 cotthas more or less at Mouza Baruipur, J. L no. 31, under Madarat Gram Panchayat, Post office: Madarat Battala, Police Station: Baruipur, Additional Sub-Registry Office Baruipur, District: 24 Parganas (South), along with structures thereupon more or less as per actual and also as per the deeds, which is described and delineated in the plan annexed hereto as mentioned above.
5. That we shall be liable for any dispute whatsoever nature with any of our neighboring land owners regarding the boundary of the said land in future.
6. There is no civil or criminal suit pending against the said land. The said land is free from all encumbrances.
7. That the measurement of all four sides of the said land within our ownership is as follows:

03 JAN 2023



SCHEDULE

ALL THAT piece and parcel of land measuring 364 decimals equivalent to 220 cotthas more or less at R. S. Dag Nos. 11021, 11022, 11024, 11025, 11085, 11084, 11083, 11082, 11086, 11087, 11080, 11081, 11097, 11098, 11096, 11095, 11094, 11093, 11105, 11088, 11089, 11091, 11092, 11258, 11279, 11278, 11277, 11273, 11276, 11287, 11286, 11275, 11274, 11259 and 11090 corresponding to R. S. Khatian Nos. 8668, 153, 8867, 2009, 1384, 8434, 8665, 8404, 1097, 3852, 8471, 8470, 627, 1159, 244, 8432, 2063, 1846, 5635, 6786, 1869, 8870, 6794 and 8897, Mouza- Baruipur, J. L. no. 31, under Madarat Gram Panchayat, Post office: Madarat Battala, Police Station: Baruipur, District: 24 Parganas (South).

- ON THE SOUTH : By part of R.S. Dag Nos. 11106, 11257, 11256 and 11260;
- ON THE NORTH : By part of RS Dag Nos. 11021, 11022, 11024, 11280 and 8.541 mtr. wide Madarat Panchayat Road;
- ON THE EAST : By part of RS Dag Nos. 11260, 11273, 11288, 11289 and 11285;
- ON THE WEST : By part of RS Dag Nos. 11104, 11099, 11078, 11079 and 11029.

8. That the enclosed site plan is also a part of this Declaration.
9. That the boundary is already constructed in the above said land.
10. That each and every statements made in paragraphs 1 to 10 above, are true to our knowledge.



IN WITNESS WHEREAS the Parties hereto have hereunto set and subscribed their respective hands on the day month and year first above written.

Witness:

1. *Tanmay Kelder*
22, P.A.S. Road
Kolkata - 700033

2. *Ranjan Chatterjee*
22, P.A.S. Road,
Kolkata - 700033.

Constituted Attorney for
Olivia Developers Pvt. Ltd.
Mrinmoy Dey, Manab Dey,
Pranab Dey, Tanmoy Dey,

Rachit Sanghvi (RACHIT SANGHVI)

Authorise Signatory of
MERLIN PROJECTS LTD
BULAND BARTER PVT LTD
PANGHAT AGENCY PVT LTD

IDENTIFIED BY ME

Subrata Saha

ADVERTISE
WB/729/98
03/01/2023.

(DEPONENT)

L.T.I. (S) Signature (S) of the
Executant effected by me on Identification

Asis Kumar Sen

ASIS KUMAR SEN
City Civil Court
Kolkata

Reg. No.-13802/18 Govt. of India