

14243/2025

13785/2025

भारतीय गैर न्यायिक

पचास
रुपये

रु.50

FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

A.R.A.
IV

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AR 113402

13/9
12/46

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 the Document.

Additional Registrar of
Assurances-IV, Kolkata

BOUNDARY DECLARATION**13 SEP 2025**

We, **AQUA PARK GARDEN & RESORTS PRIVATE LIMITED (PAN AALCA0455F)** a Company registered under the Companies Act, 1956/2013 having its Registered Office at 152/3/5, Salkia School Road, 1st Floor, Post Office – Howrah, Police Station Golabari, Howrah - 711101, represented by its Director, **SMT. DISHA BACHHAWAT (PAN AJFPT9162Q)**, wife of Sri Harsh Bachhawat residing at 49A, Manmohan Banerjee Road, Block-4, Flat 12B, Post Office Sahapur, Police Station Behala, Kolkata - 700038, West Bengal, do hereby and hereunder solemnly, affirm, declare and state as follows :-

Disha Bachhawat

301776
A. K. Chowdhary & Co.
Advocates

NAME _____ 10, Old Post Office Street
ADD _____ Room No. 21, 1st Floor, Kolkata
Re _____
27 AUG 2025
GURANJAN KUCHERJEE
Licensed Chartered Accountant
C. A. No. 12345
22, S. K. Roy Road, Kolkata

27 AUG 2025

27 AUG 2025



THE ADDL. REGISTRAR OF ASSURANCES
KOLKATA
13 SEP 2025

- A. That we are the absolute Owners of **ALL THAT** the demarcated piece and parcel of land measuring **50.6 Decimals** approx. out of 76 Decimals in R.S. Dag No. 3802, L.R. Dag No.3839 corresponding to L.R. Khatian Nos. 5996, 5995, District-Howrah, Police Station-Uluberia, within the Uluberia Municipality, Holding No. 1137A/102A, Ward No. 21, Howrah-711316, and are in occupation and possession of the same thereto and intend to develop the same.
- B. That the Declarant intends to declare the boundary of the property by attaching the site plan.
- C. We are making this declaration on proper verification of location of the land and hereto show the true and correct position and measurement of the Said Property.
- D. We do hereby declare and affirm that we shall be liable for any dispute with any of the neighbors' adjoining to the Said Property in future and the Local Civic Authority.
- E. We do hereby declare and affirm that, there is no civil or criminal suit pending against the Said Property, the Said Land/Property is free from all encumbrances..
- F. I do hereby further declare that the aforesaid site plan is part of this declaration.
- G. That the statements made in the foregoing paragraphs are true to our knowledge.
- H. The actual boundary line of the property which is fully mentioned below and demarcated by red color and we shall be liable for dispute in future.

For and on behalf of
Declarant



✓

ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
13 SEP 2026

- I. That the statements made in the foregoing paragraphs are true to the best of our knowledge and belief.

Drafted as per approved format

AQUA PARK GARDEN & RESORTS (P) LTD.
Tisne Gacunganot
 Director
 DECLARANTS

THE SCHEDULE ABOVE REFERRED TO

ALL THAT the demarcated piece and parcel of land measuring **50.6 Decimals** approx. out of **76 Decimals** in R.S. Dag No. 3802, L.R. Dag No. 3839 corresponding to L.R. Khatian Nos. 5996, District-Howrah, Police Station-Uluberia, within the Uluberia Municipality, Holding No. 1137A/102A, Ward No. 21, Howrah-711316, and butted and bounded in the manner as follows:

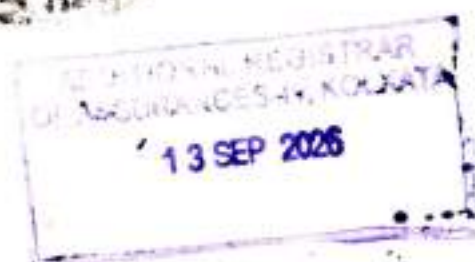
ON THE NORTH	:	By RS Dag No. 3684 & 3685;
ON THE SOUTH	:	By 6 feet Wide Road;
ON THE EAST	:	By Ferry Ghat Road;
ON THE WEST	:	By RS Dag No. 3688 & 3689;

A Site Plan showing the actual measurement of the Boundary is attached herewith.

ON THE NORTH :	65222 mm
ON THE SOUTH :	45424 mm
ON THE EAST :	66522 mm
ON THE WEST :	30895 mm

That the enclosed site plan is also a part of declaration.

That each and every statement made are true to my knowledge.



IN WITNESSES WHEREOF the Declarants have hereunto subscribed their respective hands and seal on this 13th day of September 2025 at Kolkata.

**SIGNED, SEALED AND DELIVERED
BY THE DEPONENT IN PRESENCE OF:
WITNESSES:**

1. *S. Samanta*
10, old Post Office
Street, KOL-1.

2. *Sahar*
10, old Post Office St.
KOL-1

AQUA PARK GARDEN & RESORTS (P) LTD.

Tisra *Ranjan*
Director

DECLARANTS

Drafted by me
Sukhen Bar
Advocate
Calcutta High Court
Enl NO:- F/182/175/2018.



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
13 SEP 2026



Government of West Bengal
Office of the A.R.A. - IV KOLKATA, District: Kolkata
W.B. FORM NO. 1504

Query No / Year	19042002593141/2025	Serial No/Year	1904014243/2025
Transaction id	0002439330	Date of Receipt	13/09/2025 1:54PM
Deed No / Year	I - 190413785 / 2025		
Presentant Name	Mrs DISHA BACHHAWAT		
Declarant	AQUA PARK GARDEN & RESORTS PRIVATE LIMITED		
Transaction	[0901] Declaration, Declaration relating to immovable property		
Additional Transaction	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Total Setforth Value	Rs. 0/-		
Stamp Duty Paid	Rs. 50/-	Stamp Duty Articles	4
Registration Fees Paid	Rs. 684/-	Fees Articles	E, I, M(a), M(b)
Standard User Charge		Requisition Form Fee	50/-
Remarks			

Stamp Duty Paid (Break up as below)

By Stamp					
Stamp Type	Treasury or Vendor	Treasury or Vendor Name	Stamp Serial No	Purchase Date	Amount in Rs.
Impressed	Vendor	S Mukherjee	301776	27/08/2025	50/-

Registration Fees Paid (Break up as below)

By Cash	Amount in Rs.
Amount Paid	684/-

Other Fees Paid (Break up as below)

By Cash	Amount in Rs.
Standard User Charge	300/-
Requisition Form Fee	50/-

***Total Amount Received by Cash Rs. 1,034/-**

(Mohul Mukhopadhyay)
**ADDITIONAL REGISTRAR
OF ASSURANCE**

NORTH:
65222mm

SOUTH:
45424mm

AQUA PARK GARDEN & RESORTS (P) LTD.
Director



EAST : 66522mm



✓

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
13 SEP 2026



✓

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
13 SEP 2026

Major Information of the Deed

Deed No :	I-1904-13785/2025	Date of Registration	13/09/2025
Query No / Year	1904-2002593141/2025	Office where deed is registered	
Query Date	12/09/2025 1:11:44 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	ARUN KUMAR SAHA 10, OLD POST OFFICE STREET, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 7003301158, Status : Solicitor firm		
Transaction	Additional Transaction		
[0901] Declaration, Declaration relating to immovable property	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
	Rs. 23,09,86,616/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:4)	Rs. 684/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Howrah, P.S:- Uluberia, Municipality: ULUBERIA, Road: Word No-21 By Road, Mouza: Fuleshwar, , Ward No: 21 JI No: 108, Pin Code : 711316

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-3839 (RS :-)	LR-5996	Bastu	Bastu	50.6 Dec		1,75,65,891/-	Property is on Road
L2	LR-3692 (RS :-)	LR-5995	Bastu	Bastu	0.16 Acre		69,00,000/-	Property is on Road
L3	LR-3840 (RS :-)	LR-5995	Bastu	Bastu	0.75 Acre		2,60,36,400/-	Property is on Road
L4	LR-3838 (RS :-)	LR-5996	Bastu	Bastu	2.68 Acre		9,30,36,736/-	Property is on Road
L5	LR-3839 (RS :-)	LR-5996	Bastu	Bastu	0.254 Acre		88,17,661/-	Property is on Road
L6	LR-3840 (RS :-)	LR-5996	Bastu	Bastu	1.21 Acre		4,20,05,392/-	Property is on Road
L7	LR-3841 (RS :-)	LR-5996	Bastu	Bastu	0.87 Acre		3,02,02,224/-	Property is on Road
L8	LR-3705 (RS :-)	LR-5996	Bastu	Bastu	0.095 Acre		32,97,944/-	Property is on Road
L9	LR-3706 (RS :-)	LR-5996	Bastu	Bastu	0.09 Acre		31,24,368/-	Property is on Road
		TOTAL :			661.5Dec	0 /-	2309,86,616 /-	
	Grand Total :				661.5Dec	0 /-	2309,86,616 /-	

L2	LR Plot No:- 3692, LR Khatian No:- 5995		Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 3840, LR Khatian No:- 5995		Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 3838, LR Khatian No:- 5996		Seller is not the recorded Owner as per Applicant.
L5	LR Plot No:- 3839, LR Khatian No:- 5996		Seller is not the recorded Owner as per Applicant.
L6	LR Plot No:- 3840, LR Khatian No:- 5996		Seller is not the recorded Owner as per Applicant.
L7	LR Plot No:- 3841, LR Khatian No:- 5996		Seller is not the recorded Owner as per Applicant.
L8	LR Plot No:- 3705, LR Khatian No:- 5996		Seller is not the recorded Owner as per Applicant.
L9	LR Plot No:- 3706, LR Khatian No:- 5996		Seller is not the recorded Owner as per Applicant.

L2	LR Plot No:- 3692, LR Khatian No:- 5995		Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 3840, LR Khatian No:- 5995		Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 3838, LR Khatian No:- 5996		Seller is not the recorded Owner as per Applicant.
L5	LR Plot No:- 3839, LR Khatian No:- 5996		Seller is not the recorded Owner as per Applicant.
L6	LR Plot No:- 3840, LR Khatian No:- 5996		Seller is not the recorded Owner as per Applicant.
L7	LR Plot No:- 3841, LR Khatian No:- 5996		Seller is not the recorded Owner as per Applicant.
L8	LR Plot No:- 3705, LR Khatian No:- 5996		Seller is not the recorded Owner as per Applicant.
L9	LR Plot No:- 3706, LR Khatian No:- 5996		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 190413785 / 2025

On 13-09-2025

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 12:46 hrs on 13-09-2025, at the Office of the A.R.A. - IV KOLKATA by Mrs DISHA BACHHAWAT .

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

Execution is admitted on 13-09-2025 by Mrs DISHA BACHHAWAT, DIRECTOR, AQUA PARK GARDEN & RESORTS PRIVATE LIMITED, 152/3/5, SALKIA SCHOOL ROAD, City:- , P.O:- HOWRAH, P.S:-Golabari, District:-Howrah, West Bengal, India, PIN:- 711101

Indetified by Mr SAHEB SAMANTA, . . Son of Mr UTTAM SAMANTA, 10, OLD POST OFFICE STREET, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service


Payment of Fees

Certified that required Registration Fees payable for this document is Rs 684.00/- (E = Rs 600.00/- , I = Rs 55.00/- ,M (a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 684.00/-

Payment of Stamp Duty

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

1. Stamp: Type: Impressed, Serial no 301776, Amount: Rs.50.00/-, Date of Purchase: 27/08/2025, Vendor name: S Mukherjee



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 600928 to 600941

being No 190413785 for the year 2025.



Digitally signed by MOHUL MUKHOPADHYAY
Date: 2025.09.20 15:31:05 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 20/09/2025
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.