

2581/2021

I-2762/2021



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AA 930330

Certified that the Document is admitted to Registration. The Stamp and the endorsement above and pasted to the Document are the part of the registration.

Additional Registrar  
of Assurances-IV, Kolkata

9 MAR 2021

### DEED OF DEMARCATION

KNOW ALL MEN BY THESE PRESENTS that we, EDEN REALTY VENTURES PRIVATE LIMITED (PAN No. AAACL9697H), a private limited company incorporated under the Companies Act, 1956, having its registered office at Metropolitan Building, No. 7, Jawaharlal Nehru Road, P.O Esplanade, P.S. New Market, Kolkata- 700013, represented by its Director Sri Arya Sumant (PAN No. BYMPS8656P) son of Sri Sachchidanand Rai, residing at Flat No. 7, National Court, 3<sup>rd</sup> Floor, No.13, U. N Bramhachari Street (Loudon Street) P.O. Beekagan P.S.

158851

Sl. No.....

Name: S. C. SAHA, Advocate

Address: Sealdan Police Court, Kolkata-14

Rs. :- .....

Kolkata Cantonment

11, Neelaji Subhas Rd.

Kolkata-1

Date: 15 JAN 2021

Sd/- Kt. Saha  
Licensed Stamp  
Vendor



ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA

19 MAR 2021

Subscribed by me

Saujoy Bhattacharya

10, K.S. Ray Road

Kol-1

Advocate

Shakespeare Sarani, Kolkata-700017( hereinafter referred to as the "Declarant") SEND GREETINGS:-

WHEREAS:-

- A. By virtue of a Lease Deed dated 18<sup>th</sup> September, 2014 registered in Book No.I, C.D. Volume No. 57, Pages 3966 to 3984 being Deed No.11873 for the year 2014 at the office of the Additional Registrar of Assurances-II, Kolkata, we, Messieurs Eden Realty Ventures Private Limited , the Declarant herein, became the Lessee under the State of West Bengal through the Refugee Relief & Rehabilitation Department, in respect of All That the pieces or parcels of Land in aggregate measuring 12.20 Acres, out of which land measuring 10.82 Acres comprised within Mouza- Noapara and the remaining land measuring 1.38 Acres comprised within Mouza- Palpara; being a portion of Municipal Premises No.561, Bonhooghly Arable Land, Lakeview Park Road, Holding No.4, Ward No.15, Baranagar Municipality, P.S. Baranagar, Kolkata- 700108 and the same is shown and delineated in RED borders in the map or plan marked "A" annexed hereto, more fully described in the First Schedule hereunder written (hereinafter referred to as the "Demised Premises") at the lease rent and on the terms and conditions recorded therein.
- B. By a Development Agreement dated 8<sup>th</sup> May, 2015 registered in Book No. I, Volume no. 1902, Pages 30071 to 30115, Being No. 190206516 for the year 2015 at the office of the Additional Registrar of Assurances -II, Kolkata, we, Messieurs Eden Realty Ventures Private Limited , the Declarant herein, collaborated with Messieurs Siddha Real Estate Development Private Limited, having Office at Siddha Park, 99A, Park Street Kolkata- 700016 (hereinafter referred to as the "Developer") for development of portions of the said "demised Premises" being All That the pieces or parcels of Land in aggregate measuring 11.29 Acres, out of which land measuring 10.82 Acres comprised within Mouza- Noapara and the remaining land measuring 0.47 Acres comprised within Mouza- Palpara; bearing Municipal Premises No.561/A, Bonhooghly Arable Land, Lakeview Park Road, Holding No.4, Ward No.15, Baranagar Municipality, P.S. Baranagar, Kolkata- 700108 more fully described in the *Second Schedule* hereunder written (hereinafter referred to as the "Larger Property") and the same also shown and delineated in BLUE borders in the map or plan marked "A" annexed hereto.
- C. Thereafter out of the Demised Property by way of Deed of Demarcation dated 22.07.2017 registered in Book No. I, Volume no. 1904, Pages 282640 to 282662, Being No. 190407473 for the year 2017 at the office of the Additional Registrar of Assurances -IV, Kolkata , we the Declarant herein demarcated and separated an area admeasuring 0.91 acres comprised within Mouza- Palpara, being a portion of Municipal Premises No.561, Bonhooghly Arable Land, Lakeview Park Road, Holding No.4, Ward No.15, Baranagar Municipality, P.S. Baranagar, Kolkata- 700108 and the same is shown and filled in YELLOW colour in the map or plan marked "A" annexed hereto, more fully

described in the Part I and Part II of the Third Schedule hereunder written, herein referred to as the "Demarcated Premises".

- D. After having entrusted to the Developer, the development of the "Larger Property" by virtue of the said registered Development Agreement dated 8<sup>th</sup> May, 2015 as hereinbefore stated, we the said Messieurs Eden Realty Private Limited, the Declarant herein entered into a Supplementary Agreement dated 02<sup>nd</sup> February, 2021 registered in Book I, Vol. No. 1902-2021, pages 63129 to 63201 being No. 190200848 for the year 2021 at the office of the Additional Registrar of Assurances-II, Kolkata with Messieurs Siddha Real Estate Development Private Limited, for reduction and demarcation of the area of the "Larger Property" to All That the pieces or parcels of the Plots of Land in aggregate measuring 6.773 Acres, out of which land measuring 6.303 (six point three zero three) Acre equivalent to 25507.336 (twenty five thousand five hundred and seven point three three six) Sq. Mt. comprised within Mouza- Noapara and the remaining land measuring 0.47 (Zero point four seven) Acre equivalent to 1902.02 (one thousand nine hundred two point zero two) Sq. Mt. comprised within Mouza- Palpara; being a portion of Municipal Premises No.561/A, Bonhooghly Arable Land, Lakeview Park Road, Holding No.4, Ward No.15, Baranagar Municipality, P.S. Baranagar, Kolkata- 700108 more fully described in the *Fourth Schedule* hereunder written (hereinafter referred to as the "Project Property") and the same is also shown in GREEN colour hatch shade in the map or plan marked "A" annexed hereto.
- E. That in furtherance of aforesaid Supplementary Agreement we the Declarant herein have retained, occupied and possessed the balance remaining area of the Larger Property being All That the pieces or parcels of the Plots of Land in aggregate measuring 4.517 Acres, into two parts namely "Part A" admeasuring 3.937 (Three point Nine Three Seven) Acre equivalent to 15932.47 (Fifteen Thousand Nine Hundred Thirty Two Point Four Seven) Sq. Mt and "Part B" admeasuring 0.58 (Zero point Five Eight) Acre equivalent to 2347.17 (Two Thousand Three Hundred Forty Seven point One Seven) Sq. Mt., both comprised within Mouza- Noapara being a portion of Municipal Premises No. 561/A, Bonhooghly Arable Land, Lakeview Park Road, Holding No. 4, Ward No. 15, Baranagar Municipality, Police Station Baranagar, Kolkata- 700108, more fully described in the *Fifth Schedule* hereunder written (Part A & Part B are collectively hereinafter referred to as the "Separated Property") and the same also shown in ORANGE colour hatch shade in the map or plan marked "A" annexed hereto.

NOW KNOW ALL MEN BY THESE PRESENTS that we, the said Messieurs Eden Realty Ventures Private Limited, the Declarant herein, doth hereby record, declare and confirm that we shall continue to be in exclusive possession and retain the "Part A of the Separated Property" described in the Part -A of Fifth Schedule hereunder written and ALSO THAT we, the Declarant herein have since decided to undertake and carry out development of the

Said part of the Separated Property, described in the Part A of Fifth Schedule, demarcated out of the Said Larger Property described in the Second Schedule.

It is hereby declared and confirmed that **no Title has been transferred** by this Deed of Demarcation.

First Schedule

Demised Property

All that the pieces and parcels of plots of lands in aggregate measuring 12.20 Acres out of which land measuring 10.82 Acres comprised in Mouza- Noapara and the remaining land measuring 1.38 Acres comprised within Mouza- Palpara, being a portion of Municipal Premises No. 561, Bonhooghly Arable Land, Lake View Park Road, Holding No. 4, Ward No. 15, Baranagar Municipality, P.S. Baranagar, Kolkata- 700 108 and the same is shown and delineated in RED borders in the Map or plan marked "A" annexed hereto.

Mouza- Noapara, I.L. No.9, P.S. Baranagar

| Sl. No. | R.S. Nos. | Dag | Portion                | Area in acre |
|---------|-----------|-----|------------------------|--------------|
| 1.      | 36        |     | South & Middle Portion | 0.13         |
| 2.      | 39        |     | North & Middle Portion | 0.45         |
| 3.      | 43        |     | Southern Portion       | 0.09         |
| 4.      | 47        |     | Southern Portion       | 0.16         |
| 5.      | 48        |     | Southern Portion       | 0.04         |
| 6.      | 49        |     | Full                   | 0.23         |
| 7.      | 50        |     | Full                   | 0.33         |
| 8.      | 51        |     | Full                   | 0.54         |
| 9.      | 52        |     | Full                   | 0.3          |
| 10.     | 53        |     | Full                   | 0.52         |
| 11.     | 54        |     | Full                   | 0.22         |
| 12.     | 55        |     | Ex Northern Portion    | 0.69         |
| 13.     | 56        |     | Full                   | 0.61         |
| 14.     | 57        |     | Full                   | 0.43         |
| 15.     | 58        |     | Full                   | 0.3          |
| 16.     | 59        |     | Full                   | 0.59         |
| 17.     | 60        |     | Full                   | 0.4          |
| 18.     | 61        |     | Southern Portion       | 0.03         |
| 19.     | 62        |     | Western Portion        | 0.17         |
| 20.     | 63        |     | Full                   | 0.04         |
| 21.     | 64        |     | Western Portion        | 0.15         |
| 22.     | 65        |     | Western Portion        | 0.47         |

|     |     |                                 |       |
|-----|-----|---------------------------------|-------|
| 23. | 66  | Northern Portion                | 0.15  |
| 24. | 67  | Northern & South Western Corner | 0.18  |
| 25. | 72  | Full                            | 0.43  |
| 26. | 73  | Northern Portion                | 0.57  |
| 27. | 74  | Full                            | 0.28  |
| 28. | 75  | Full                            | 0.3   |
| 29. | 76  | Northern Portion                | 0.3   |
| 30. | 129 | North West Corner               | 0.13  |
| 31. | 133 | North East Corner               | 0.03  |
| 32. | 136 | Eastern Corner                  | 0.03  |
| 33. | 146 | Ex Northern & South West Corner | 0.7   |
| 34. | 147 | South West Corner               | 0.02  |
| 35. | 148 | Western Portion                 | 0.17  |
| 36. | 149 | Full                            | 0.07  |
| 37. | 150 | North West Corner               | 0.09  |
| 38. | 549 | Full                            | 0.24  |
| 39. | 553 | Full                            | 0.12  |
| 40. | 554 | Western Portion                 | 0.04  |
| 41. | 555 | Western Portion                 | 0.07  |
| 42. | 556 | North East Corner               | 0.01  |
|     |     | Total                           | 10.82 |

Mouza- Palpara, J.L. No. 7, P.S. Baranagar

| Sl. No. | R.S. Dag No. | Portion         | Area in acre |
|---------|--------------|-----------------|--------------|
| 1.      | 32           | Eastern Portion | 0.14         |
| 2.      | 35           | Eastern Portion | 0.21         |
| 3.      | 38           | Full            | 0.74         |
| 4.      | 42           | Eastern Portion | 0.01         |
| 5.      | 47           | Eastern Portion | 0.12         |
| 6.      | 224          | Western Portion | 0.16         |
|         |              | Total           | 1.38         |

Total of Mouza Noapara and Palpara = 12.20 Acres

## Second Schedule

### Larger Property

All that the pieces and parcels of plots of lands in aggregate measuring 11.29 Acres out of which land measuring about 9.21 Acres comprised in Mouza- Noapara and land measuring about 0.47 Acres comprised in Mouza- Palpara, both shown herein below in tabulated form marked as Part-I of this Schedule AND land measuring about 0.58 Acres comprised in Mouza- Noapara and shown herein below in tabulated form marked as Part-II of this Schedule AND land measuring about 1.03 Acres comprised in Mouza- Noapara and shown herein below in tabulated form marked as Part-III of this Schedule being divided and demarcated portion of the said Municipal Premises No. 561/A (Previously 561), Bonhooghly Arable Land , Lake View Park Road, Holding No. 4, Ward No. 15, Baranagar Municipality, P.S. Baranagar, Kolkata- 700 108 and the same is shown and delineated in BLUE borders in the Map or plan marked "A" annexed hereto.

### Part- I

#### Mouza- Noapara, J.L. No.9, P.S. Baranagar

| Sl. No. | R.S. Dag No. | Portion             | Area in acre |
|---------|--------------|---------------------|--------------|
| 1.      | 43           | Southern Portion    | 0.09         |
| 2.      | 47           | Southern Portion    | 0.16         |
| 3.      | 48           | Southern Portion    | 0.04         |
| 4.      | 49           | Full                | 0.23         |
| 5.      | 50           | Full                | 0.33         |
| 6.      | 51           | Full                | 0.54         |
| 7.      | 52           | Full                | 0.3          |
| 8.      | 53           | Full                | 0.52         |
| 9.      | 54           | Full                | 0.22         |
| 10.     | 55           | Ex Northern Portion | 0.69         |
| 11.     | 56           | Full                | 0.61         |
| 12.     | 57           | Full                | 0.43         |
| 13.     | 58           | Full                | 0.3          |
| 14.     | 59           | Full                | 0.59         |
| 15.     | 60           | Full                | 0.4          |
| 16.     | 61           | Southern Portion    | 0.03         |
| 17.     | 62           | Western Portion     | 0.17         |
| 18.     | 63           | Full                | 0.04         |
| 19.     | 64           | Western Portion     | 0.15         |
| 20.     | 65           | Western Portion     | 0.47         |

|     |     |                                    |      |
|-----|-----|------------------------------------|------|
| 21. | 66  | Northern Portion                   | 0.15 |
| 22. | 67  | Northern & South<br>Western Corner | 0.18 |
| 23. | 72  | Full                               | 0.43 |
| 24. | 73  | Northern Portion                   | 0.57 |
| 25. | 74  | Full                               | 0.28 |
| 26. | 75  | Full                               | 0.3  |
| 27. | 76  | Northern Portion                   | 0.3  |
| 28. | 129 | North West Corner                  | 0.13 |
| 29. | 133 | North East Corner                  | 0.03 |
| 30. | 136 | Eastern Corner                     | 0.03 |
| 31. | 147 | South West Corner                  | 0.02 |
| 32. | 549 | Full                               | 0.24 |
| 33. | 553 | Full                               | 0.12 |
| 34. | 554 | Western Portion                    | 0.04 |
| 35. | 555 | Western Portion                    | 0.07 |
| 36. | 556 | North East Corner                  | 0.01 |
|     |     | Total                              | 9.21 |

Mouza- Palpara, J.L. No. 7, P.S. Baranagar

| Sl. No. | R.S. Dag No. | Portion         | Area in acre |
|---------|--------------|-----------------|--------------|
| 1.      | 32 (Part)    | Eastern Portion | 0.14         |
| 2.      | 35 (Part)    | Eastern Portion | 0.21         |
| 3       | 47 (Part)    | Eastern Portion | 0.12         |
|         |              | Total           | 0.47         |

The above plot of land is butted and bounded by in the manner following:-

On the North : By Approx 50 Ft. wide Lake View Park Road

On the South : By 25 Ft. wide Matamuni Road

On the East : Partly by playground and partly by Premises No. D-1, D-2/1 and D-9, Lake View Park Road.

On the West : By 20 Ft. wide Bazaar Road.

Total of Part- I Mouza Noapara and Palpara = 9.68 Acres

Part- II

Mouza- Noapara, J.L. No. 9, P.S. Baranagar

| Sl. No. | R.S. Dag No. | Portion                | Area in acre |
|---------|--------------|------------------------|--------------|
| 1.      | 36           | South & Middle Portion | 0.13         |
| 2.      | 39           | Nort & Middle Portion  | 0.45         |
|         |              | Total                  | 0.58         |

The above plot of land is butted and bounded by in the manner following:-

On the North : By Land of Ananda Ashram Sarada Silpapeth

On the South : By Approx. 50 Ft. wide Lake View Park Road

On the East : By 15 Ft. wide Lake View Park Road

On the West : By 19 Ft. wide Lake View Park Road.

Part- III

Mouza- Noapara, J.L. No. 9, P.S. Baranagar

| Sl. No. | R.S. Dag No. | Portion                        | Area in acre |
|---------|--------------|--------------------------------|--------------|
| 1.      | 146          | Ex Norther & South West Corner | 0.7          |
| 2.      | 148          | Western Portion                | 0.17         |
| 3.      | 149          | Full                           | 0.07         |
| 4.      | 150          | North West Corner              | 0.09         |
|         |              | Total                          | 1.03         |

The above plot of land is butted and bounded by in the manner following:-

On the North : By 32 Ft. wide RIC Bazaar Road

On the South : By Approx. 13 Ft. wide passage

On the East : By 27 Ft. wide Denmark Industries Road

On the West : Partly by 31 Ft. wide Lake View Park Road and Partly by 49 Ft. wide RIC Bazaar Road.

### Third Schedule

All That the piece and parcel of Plot of Land measuring about 0.91 acres comprised in Mouza – Palpara being the divided and demarcated portion of the Municipal Premises Municipal Premises No. 561, Bonhooghly Arable Land , Lake View Park Road, Holding No. 4, Ward No. 15, Baranagar Municipality, P.S. Baranagar, Kolkata- 700 108 and the same is shown and filled in YELLOW colour in the Map or plan marked “A” annexed hereto.

#### Part - I

##### Solaris Bonhooghly (Phase I)

Mouza – Palpara, J.L. No. 7, P.S. – Baranagar

| Sl. No. | Dag No. | Portion         | Area in Acre |
|---------|---------|-----------------|--------------|
| 1       | 38      | Full            | 0.74         |
| 2       | 224     | Western Portion | 0.16         |
|         |         | Total           | 0.90         |

Butted and Bounded by:

On the North : By Dag No. 37 & 279 of mouza Palpara

On the South : By Dag no. 42 of mouza Palpara.

On the East : By 6 meter wide internal road.

On the West : By Dag nos. 283, 284, 285 & 286 of mouza Palpara

#### Part -II

Mouza – Palpara, J.L. No. 7, P.S. – Baranagar

| Sl No. | Dag No. | Portion         | Area in acre |
|--------|---------|-----------------|--------------|
| 1      | 42      | Eastern Portion | 0.01         |
|        |         | Total           | 0.01         |

Butted and Bounded by:

On the North : By Dag No. 38 of mouza Palpara

On the South : By Dag no. 1003 of mouza Palpara.

On the East : By 6 meter wide internal road.

On the West : By Portion of Dag no. 42 of mouza Palpara.

#### Fourth Schedule

##### Project Property

All That the piece and parcel of Plot of Land measuring about 6.773 (Six point seven seven three) acre equivalent to 27409.35 (twenty seven thousand four hundred and nine point three five) Sq. Mt. which is comprising of land measuring 0.47 (Zero point four seven) Acre equivalents to 1902.02 (one thousand nine hundred two point zero two) Sq. Mt., comprised in various dags mentioned in the table below of Mouza Palpara, J. L. No. 7, recorded in LR Khatian No. 2 AND land measuring 6.303 (six point three zero three) Acre equivalent to 25507.336 (twenty five thousand five hundred and seven point three three six) Sq. Mt. comprising in various dags mentioned in the table below of Mouza Noapara, J.L. No. 9, recorded in LR Khatian No. 98; both being a demarcated portion of Municipal Premises No. 561/A (previously 561), Bonhooghly Arable Land, Lake View Park Road, Holding No. 4 of Baranagar Municipality, Police Station Baranagar, Kolkata-700108 within Ward No. 15 of Baranagar Municipality, Sub-Registration Office Cossipore Dum Dum, District North 24 Parganas, and the same also shown in GREEN colour hatch shade in the map or plan marked "A" annexed hereto.

| Sl No. | RS Dag Nos. | Area Involved Partly/Fully | Mouza   | Area in Acre |
|--------|-------------|----------------------------|---------|--------------|
| 1      | 51          | Full                       | Noapara | 0.5400       |
| 2      | 50          | Full                       | Noapara | 0.3300       |
| 3      | 49          | Full                       | Noapara | 0.2300       |
| 4      | 43          | Part                       | Noapara | 0.0900       |
| 5      | 47          | Part                       | Noapara | 0.1600       |
| 6      | 48          | Part                       | Noapara | 0.0400       |
| 7      | 54          | Full                       | Noapara | 0.2200       |
| 8      | 55          | Part                       | Noapara | 0.0230       |
| 9      | 56          | Part                       | Noapara | 0.4570       |
| 10     | 53          | Full                       | Noapara | 0.5200       |
| 11     | 52          | Full                       | Noapara | 0.3000       |
| 12     | 549         | Full                       | Noapara | 0.2400       |
| 13     | 75          | Full                       | Noapara | 0.3000       |
| 14     | 74          | Full                       | Noapara | 0.2800       |
| 15     | 72          | Full                       | Noapara | 0.4300       |

|    |       |      |         |        |
|----|-------|------|---------|--------|
| 16 | 57    | Part | Noapara | 0.1700 |
| 17 | 67    | Part | Noapara | 0.0300 |
| 18 | 58    | Part | Noapara | 0.0430 |
| 19 | 73    | Part | Noapara | 0.5700 |
| 20 | 76    | Part | Noapara | 0.3000 |
| 21 | 146   | Part | Noapara | 0.7000 |
| 22 | 148   | Part | Noapara | 0.1700 |
| 23 | 149   | Full | Noapara | 0.0700 |
| 24 | 150   | Part | Noapara | 0.0900 |
| 25 | 35    | Part | Palpara | 0.2100 |
| 26 | 47    | Part | Palpara | 0.1200 |
| 27 | 32    | Part | Palpara | 0.1400 |
|    | Total |      |         | 6.773  |

#### Fifth Schedule

#### Separated Property

#### Part -A

All That the piece and parcel of Plot of Land measuring about 3.937 (Three point Nine Three Seven) acre equivalent to 15932.47 (Fifteen Thousand Nine Hundred Thirty Two Point Four Seven) Sq. Mt. comprising in various dags mentioned in the table below of Mouza Noapara, J.L. No. 9, being a demarcated portion of Municipal Premises No. 561/A (previously 561), Lake View Park Road, Bonhooghly Arable Land, Holding No. 4 of Baranagar Municipality, Police Station Baranagar, Kolkata-700108 within Ward No. 15 of Baranagar Municipality, Sub-Registration District Cossipore Dum Dum, District North 24 Parganas, recorded in LR Khatian No. 98 and the same is shown in ORANGE colour hatch shade and marked as PART- A in the Map or plan marked "A" annexed hereto.

| SL. No. | RS DAG NO | Area involved Partly/Fully | MOUZA   | Area in Acre |
|---------|-----------|----------------------------|---------|--------------|
| 1       | 55        | PART                       | NOAPARA | 0.667        |
| 2       | 56        | PART                       | NOAPARA | 0.153        |
| 3       | 58        | PART                       | NOAPARA | 0.257        |
| 4       | 57        | PART                       | NOAPARA | 0.26         |
| 5       | 67        | PART                       | NOAPARA | 0.15         |
| 6       | 66        | PART                       | NOAPARA | 0.15         |

|       |     |      |         |       |
|-------|-----|------|---------|-------|
| 7     | 129 | PART | NOAPARA | 0.13  |
| 8     | 59  | FULL | NOAPARA | 0.59  |
| 9     | 65  | PART | NOAPARA | 0.47  |
| 10    | 60  | FULL | NOAPARA | 0.4   |
| 11    | 64  | PART | NOAPARA | 0.15  |
| 12    | 553 | FULL | NOAPARA | 0.12  |
| 13    | 63  | FULL | NOAPARA | 0.04  |
| 14    | 555 | PART | NOAPARA | 0.07  |
| 15    | 554 | PART | NOAPARA | 0.04  |
| 16    | 133 | PART | NOAPARA | 0.03  |
| 17    | 136 | PART | NOAPARA | 0.03  |
| 18    | 147 | PART | NOAPARA | 0.02  |
| 19    | 556 | PART | NOAPARA | 0.01  |
| 20    | 61  | PART | NOAPARA | 0.03  |
| 21    | 62  | PART | NOAPARA | 0.17  |
| TOTAL |     |      |         | 3.937 |

The above plot of land is butted and bounded by in the manner following:-

On the North : By Approx. 50 Ft. wide Lake View Park Road

On the South : By 25 Ft. wide Matamuni Road

On the East : Partly by playground and partly by Premises No. D-1, D-2/1 and D-9, Lake View Park Road.

On the West : By Western Part of dag nos. 56 & 72 of mouza Noapara.

#### Part -B

All That the piece and parcel of Plot of Land measuring about 0.58 (Zero point Five Eight) acre equivalent to 2347.17 (Two Thousand Three Hundred Forty Seven) Sq. Mt. comprising in various dags mentioned in the table below of Mouza Noapara, J.L. No. 9, being a demarcated portion of Municipal Premises No. 561/A (previously 561), , Lake View Park Road, Bonhooghly Arable Land Holding No. 4 of Baranagar Municipality, Police Station Baranagar, Kolkata-700108 within Ward No. 15 of Baranagar Municipality, Sub-Registration District Cossipore Dum Dum, District North 24 Parganas, recorded in LR Khatian No. 98 and the same is shown in ORANGE colour hatch shade and marked as PART- B in the Map or plan marked "A" annexed hereto.

| SL. No. | RS DAG NO | Area involved Partly/Fully | MOUZA   | Area in Acre |
|---------|-----------|----------------------------|---------|--------------|
| 1       | 36        | PART                       | NOAPARA | 0.13         |
| 2       | 39        | PART                       | NOAPARA | 0.45         |
| TOTAL   |           |                            |         | 0.58         |

The above plot of land is butted and bounded by in the manner following:-

On the North : By Land of Ananda Ashram Sarada Silpapeth

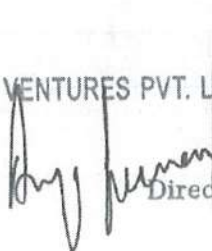
On the South : By Approx. 50 Ft. wide Lake View Park Road

On the East : By 15 Ft. wide Lake View Park Road

On the West : By 19 Ft. wide Lake View Park Road.

In Witness Whereof the Declarant has executed and delivered this Presents on 16<sup>th</sup> March, 2021 at Kolkata.

EDEN REALTY VENTURES PVT. LTD.

  
Director

Drafted by me:

Vivek Sharma

[Declarant]

Advocate, High Court  
at Calcutta

Regn: WB 223  
2005

Witnesses:

Signature Soham Sur

Name Soham Sur

Father's Name Subir Kumar Sur

Address 7, J.L. Nehru Road, Kol-700013

Signature Sumit Koley

Name SUMIT KOLAY

Father's Name Asit Koley

Address 7, J.L. Nehru Road

Kolkata - 700013



"A"

ROVERGEL LAL

PART - B

PART - A

EDEN REALTY VENTURES PVT. LTD.

*[Signature]*  
Director

DEMISED PREMISES 12.20 ACRES

LARGER PROPERTY 11.29 ACRES

PROJECT PROPERTY 6.773 ACRES

SEPARATED PROPERTY 4.517 ACRES

DEMARCATED PROPERTY 0.91 ACRES

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

EDEN REALTY VENTURES PRIVATE  
LIMITED



21/02/2003

Permanent Account Number

AAACL9697H

16072012

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं :  
आयकर पैन सेवा इकाई, एन एस डी एल  
तीसरी मंजिल, सफायर चेंबर्स,  
बानेर टेलिफोन एक्सचेंज के मजदीक,  
बानेर, पुना - 411 045

*If this card is lost / someone's lost card is found,  
please inform / return to:*

Income Tax PAN Services Unit, NSDL  
3rd Floor, Sapphire Chambers,  
Near Baner Telephone Exchange,  
Baner, Pune - 411 045.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: [oinfo@nsdl.co.in](mailto:oinfo@nsdl.co.in)

EDEN REALTY VENTURES PVT. LTD.

Director

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

BYMPS8656P

QR Code

नाम / Name  
ARYA SUMANT

पिता का नाम / Father's Name  
SACHCHIDANAND RAI

जन्म की तिथि / Date of Birth  
11/07/1987

हस्ताक्षर / Signature



*Arya Sumant*

  
 ভারতের নির্বাচন কমিশন  
 পরিচয় পত্র  
 ELECTION COMMISSION OF INDIA  
 IDENTITY CARD  
 LLH2525608



নির্বাচকের নাম : সঞ্জয় ভট্টাচার্য  
 Elector's Name : Sanjoy Bhattacharya  
 পিতার নাম : সঞ্জিত ভট্টাচার্য  
 Father's Name : Sanjit Bhattacharya  
 লিঙ্গ / Sex : পুরুষ / M  
 জন্ম তারিখ : 24/05/1976  
 Date of Birth : 24/05/1976

LLH2525608

ঠিকানা:

আবু, এন.চক্রবর্তী রোড (প.ও.সুবহাগ্রাম 19) সোনারপুর  
 দক্ষিণ 24 পর্গানা 700147

Address:

R.N.Chakraborty Road P.O-Subhasgram  
 19 Sonarpur South 24 Parganas 700147

Date: 26/07/2007

109-সোনারপুর (সংসদী) নির্বাচন কেন্দ্রের  
 নির্বাচক শ্রমিকের প্রতিনিধিত্বের স্বাক্ষরের অনুমতি

Facsimile Signature of the Electoral  
 Registration Officer for  
 109-Sonarpur (SC) Constituency

বিধান পরিবর্তন হলে নতুন বিধান কেন্দ্রের ক্ষেত্রে নাম  
 তোলা ও এতেই নতুন নাম সঠিক পরিচয়পত্র পাওয়ার  
 জন্য নির্দিষ্ট ফর্ম এই পরিচয়পত্রের নতুনটি উল্লেখ করুন।  
 In case of change in address mention the Card No.  
 in the relevant form for including your name in the  
 list of the changed address and to obtain the card  
 with same number.

2330406

*Sanjoy Bhattacharya*

(3)

Completion & Digitally Signing of Deed by R.O.(V4.0.0)

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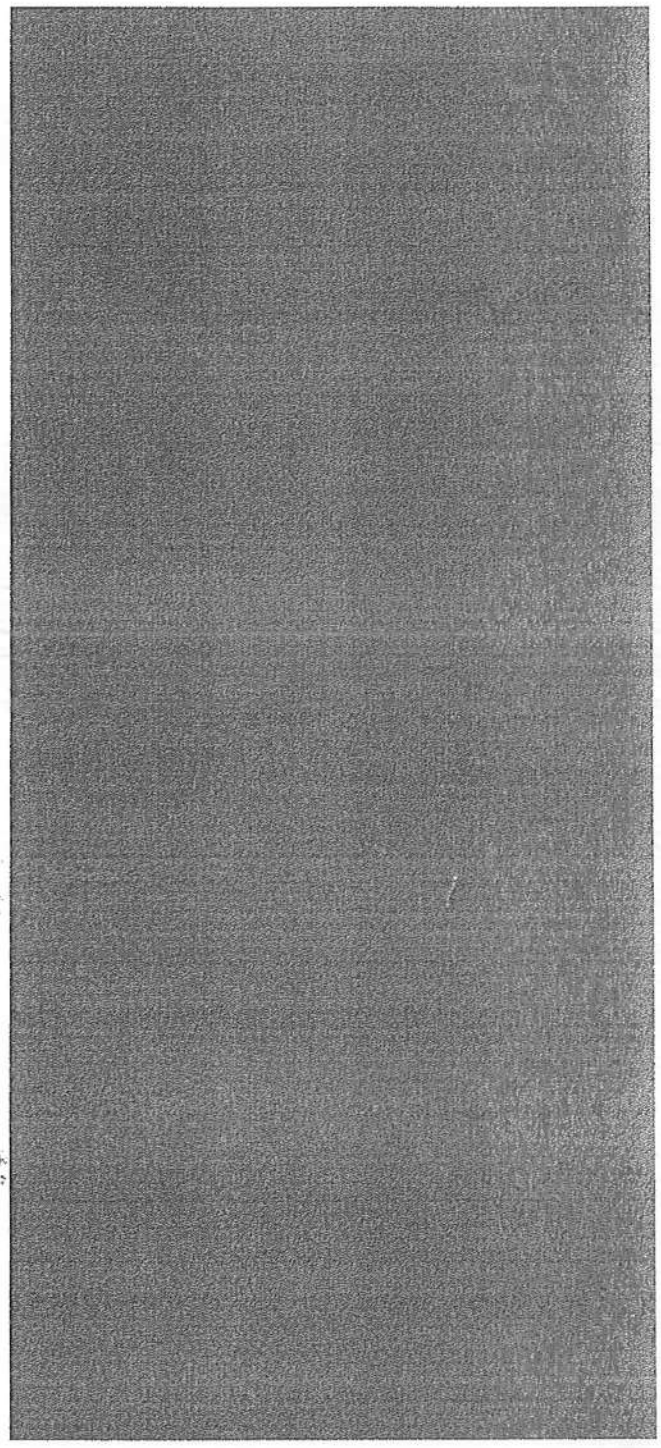
Query No 1904 2000358981  
Serial No / Year 1904002485 / 2021  
Name of Presentant Mr Netaji Chandra Basu  
Date of Execution 15-03-2021  
Remarks

Query Year 2021  
Deed No / Year I - 190402551 / 2021  
Presentation At Office  
Date of Presentation 15-03-2021  
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श्रीकृष्ण

Home Registrat

FAQ Logout



Completion of Deed

Print Deed Attachments

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(2)



# Directorate of Registration and Stamp Revenue

Finance (Revenue) Department, Government of West Bengal

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- Reports & Query
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16-03-2021



Directorate of Registration and Stamp Revenue  
Finance (Revenue) Department, Government of West Bengal

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## SPECIMEN FORM TEN FINGER PRINTS



भारतीय विशिष्ट पहचान प्राधिकरण  
भारत सरकार  
Unique Identification Authority of India  
Government of India

Enrolment No.: 1325/13507/45730

To  
Arya Sumant  
S/O: Sachchidanand Rai  
Flat - 7 , 3rd Floor  
13, Loudon Street  
National Court  
Circus Avenue  
Kolkata Circus Avenue  
West Bengal - 700017  
9051613111

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Generation Date: 21/04/2017

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DATE 22/04/2017  
191



आपका आधार क्रमांक / Your Aadhaar No. :

**4138 7452 7253**

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



Arya Sumant  
DOB: 11/07/1987  
MALE



**4138 7452 7253**

मेरा आधार, मेरी पहचान



Government of India

AADHAAR

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

Address:

S/O: Sachchidanand Rai, Flat - 7  
, 3rd Floor, 13, Loudon Street,  
National Court, Circus Avenue,  
Kolkata,  
West Bengal - 700017

**4138 7452 7253**

1047

help@uidai.gov.in

www.uidai.gov.in

*Arya Sumant*

### Major Information of the Deed

|                                                                |                                                                                                                                                           |                                 |            |
|----------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|------------|
| Deed No :                                                      | I-1904-02762/2021                                                                                                                                         | Date of Registration            | 19/03/2021 |
| Query No / Year                                                | 1904-2000580842/2021                                                                                                                                      | Office where deed is registered |            |
| Query Date                                                     | 15/03/2021 2:25:10 PM                                                                                                                                     | 1904-2000580842/2021            |            |
| Applicant Name, Address & Other Details                        | Sanjay Bhattacharya<br>10 K S Roy Road, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001,<br>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. 31,49,60,000/-                                                                                                                                        |                                 |            |
| Stamp duty Paid(SD)                                            | Registration Fee Paid                                                                                                                                     |                                 |            |
| Rs. 50/- (Article:4)                                           | Rs. 101/- (Article:E, E, M(a), M(b), I)                                                                                                                   |                                 |            |
| Remarks                                                        | Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)                                                            |                                 |            |

### Land Details :

District: North 24-Parganas, P.S:- Baranagar, Municipality: BARANAGAR, Road: Lake View Park, Mouza: Noapara, Premises No: 561/A, , Ward No: 15 JI No: 0, Pin Code : 700108

| 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-55 (RS :- )  | LR-98          | Bastu         | Bastu   | 0.667 Acre   |                         | 5,33,60,000/-         | Property is on Road |
| L2     | LR-56 (RS :- )  | LR-98          | Bastu         | Bastu   | 0.153 Acre   |                         | 1,22,40,000/-         | Property is on Road |
| L3     | LR-58 (RS :- )  | LR-98          | Bastu         | Bastu   | 0.257 Acre   |                         | 2,05,60,000/-         | Property is on Road |
| L4     | LR-57 (RS :- )  | LR-98          | Bastu         | Bastu   | 0.26 Acre    |                         | 2,08,00,000/-         | Property is on Road |
| L5     | LR-67 (RS :- )  | LR-98          | Bastu         | Bastu   | 0.15 Acre    |                         | 1,20,00,000/-         | Property is on Road |
| L6     | LR-66 (RS :- )  | LR-98          | Bastu         | Bastu   | 0.15 Acre    |                         | 1,20,00,000/-         | Property is on Road |
| L7     | LR-129 (RS :- ) | LR-98          | Bastu         | Bastu   | 0.13 Acre    |                         | 1,04,00,000/-         | Property is on Road |
| L8     | LR-59 (RS :- )  | LR-98          | Bastu         | Bastu   | 0.59 Acre    |                         | 4,72,00,000/-         | Property is on Road |
| L9     | LR-65 (RS :- )  | LR-98          | Bastu         | Bastu   | 0.47 Acre    |                         | 3,76,00,000/-         | Property is on Road |
| L10    | LR-60 (RS :- )  | LR-98          | Bastu         | Bastu   | 0.4 Acre     |                         | 3,20,00,000/-         | Property is on Road |
| L11    | LR-64 (RS :- )  | LR-98          | Bastu         | Bastu   | 0.15 Acre    |                         | 1,20,00,000/-         | Property is on Road |
| L12    | RS-553          | RS-98          | Bastu         | Bastu   | 0.12 Acre    |                         | 96,00,000/-           | Property is on Road |
| L13    | LR-63 (RS :- )  | LR-98          | Bastu         | Bastu   | 0.04 Acre    |                         | 32,00,000/-           | Property is on Road |

|     |                |                      |       |       |                 |             |                       |                     |
|-----|----------------|----------------------|-------|-------|-----------------|-------------|-----------------------|---------------------|
| L14 | RS-555         | RS-98                | Bastu | Bastu | 0.07 Acre       |             | 56,00,000/-           | Property is on Road |
| L15 | RS-554         | RS-98                | Bastu | Bastu | 0.04 Acre       |             | 32,00,000/-           | Property is on Road |
| L16 | LR-133 (RS :-) | LR-98                | Bastu | Bastu | 0.03 Acre       |             | 24,00,000/-           | Property is on Road |
| L17 | LR-136 (RS :-) | LR-98                | Bastu | Bastu | 0.03 Acre       |             | 24,00,000/-           | Property is on Road |
| L18 | LR-147 (RS :-) | LR-98                | Bastu | Bastu | 0.02 Acre       |             | 16,00,000/-           | Property is on Road |
| L19 | RS-556         | RS-98                | Bastu | Bastu | 0.01 Acre       |             | 8,00,000/-            | Property is on Road |
| L20 | LR-61 (RS :-)  | LR-98                | Bastu | Bastu | 0.03 Acre       |             | 24,00,000/-           | Property is on Road |
| L21 | LR-62 (RS :-)  | LR-98                | Bastu | Bastu | 0.17 Acre       |             | 1,36,00,000/-         | Property is on Road |
|     |                | <b>TOTAL :</b>       |       |       | <b>393.7Dec</b> | <b>0 /-</b> | <b>3149,60,000 /-</b> |                     |
|     |                | <b>Grand Total :</b> |       |       | <b>393.7Dec</b> | <b>0 /-</b> | <b>3149,60,000 /-</b> |                     |

#### Declarant Details :

| Sl No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                                            |
|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | <b>EDEN REALTY VENTURES PRIVATE LIMITED</b><br>7, Jawaharlal Nehru Road, P.O:- Esplanade, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700013 , PAN No.:: AAxxxxxx7H,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 Arya Sumant<br/>(Presentant )</b><br>Son of Mr Sachchidanand Rai<br>Date of Execution -<br>16/03/2021, , Admitted by:<br>Self, Date of Admission:<br>16/03/2021, Place of<br>Admission of Execution: Office |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                   | Mar 16 2021 4:36PM                                                                  | LTI<br>16/03/2021                                                                   | 16/03/2021                                                                            |
| Flat No. 7, National Court, 3rd Floor, No.13, U. N Bramhachari Street, P.O:- Beckbagan, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700017, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: BYxxxxxx6P,Aadhaar No Not Provided by UIDAI<br>Status : Representative, Representative of : EDEN REALTY VENTURES PRIVATE LIMITED (as Director) |                                                                                                                                                                                                                   |                                                                                     |                                                                                     |                                                                                       |

**Identifier Details :**

| Name                                                                                                                                                                       | Photo                                                                             | Finger Print                                                                      | Signature                                                                           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| <b>Mr Sanjay Bhattacharya</b><br>Son of Mr Sanjit Bhattacharya<br>10 K S Roy Road, P.O:- Gpo, P.S:- Hare<br>Street, District:-Kolkata, West Bengal,<br>India, PIN - 700001 |  |  |  |
|                                                                                                                                                                            | 16/03/2021                                                                        | 16/03/2021                                                                        | 16/03/2021                                                                          |
| Identifier Of Mr Arya Sumant                                                                                                                                               |                                                                                   |                                                                                   |                                                                                     |

**Land Details as per Land Record**

District: North 24-Parganas, P.S:- Baranagar, Municipality: BARANAGAR, Road: Lake View Park, Mouza: Noapara, Premises No: 561/A, , Ward No: 15 JI No: 0, Pin Code : 700108

| Sch No | Plot & Khatian Number                | Details Of Land                                                                                                                              | Owner name in English as selected by Applicant        |
|--------|--------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|
| L1     | LR Plot No:- 55, LR Khatian No:- 98  | Owner:উদ্বাস্তু জাল ও পূনর বাসনদপ্তর,<br>Gurdian:গঃবঃ সরকার, Address:রাইটার্স<br>বিডিং, কল-১ , Classification:শালি,<br>Area:0.73000000 Acre, | EDEN REALTY VENTURES<br>PRIVATE LIMITED               |
| L2     | LR Plot No:- 56, LR Khatian No:- 98  |                                                                                                                                              | Seller is not the recorded Owner as<br>per Applicant. |
| L3     | LR Plot No:- 58, LR Khatian No:- 98  | Owner:উদ্বাস্তু জাল ও পূনর বাসনদপ্তর,<br>Gurdian:গঃবঃ সরকার, Address:রাইটার্স<br>বিডিং, কল-১ , Classification:শালি,<br>Area:0.30000000 Acre, | EDEN REALTY VENTURES<br>PRIVATE LIMITED               |
| L4     | LR Plot No:- 57, LR Khatian No:- 98  | Owner:উদ্বাস্তু জাল ও পূনর বাসনদপ্তর,<br>Gurdian:গঃবঃ সরকার, Address:রাইটার্স<br>বিডিং, কল-১ , Classification:শালি,<br>Area:0.43000000 Acre, | EDEN REALTY VENTURES<br>PRIVATE LIMITED               |
| L5     | LR Plot No:- 67, LR Khatian No:- 98  | Owner:উদ্বাস্তু জাল ও পূনর বাসনদপ্তর,<br>Gurdian:গঃবঃ সরকার, Address:রাইটার্স<br>বিডিং, কল-১ , Classification:শালি,<br>Area:0.73000000 Acre, | EDEN REALTY VENTURES<br>PRIVATE LIMITED               |
| L6     | LR Plot No:- 66, LR Khatian No:- 98  | Owner:উদ্বাস্তু জাল ও পূনর বাসনদপ্তর,<br>Gurdian:গঃবঃ সরকার, Address:রাইটার্স<br>বিডিং, কল-১ , Classification:শালি,<br>Area:0.50000000 Acre, | EDEN REALTY VENTURES<br>PRIVATE LIMITED               |
| L7     | LR Plot No:- 129, LR Khatian No:- 98 | Owner:উদ্বাস্তু জাল ও পূনর বাসনদপ্তর,<br>Gurdian:গঃবঃ সরকার, Address:রাইটার্স<br>বিডিং, কল-১ , Classification:শালি,<br>Area:1.58000000 Acre, | EDEN REALTY VENTURES<br>PRIVATE LIMITED               |
| L8     | LR Plot No:- 59, LR Khatian No:- 98  | Owner:উদ্বাস্তু জাল ও পূনর বাসনদপ্তর,<br>Gurdian:গঃবঃ সরকার, Address:রাইটার্স<br>বিডিং, কল-১ , Classification:শালি,<br>Area:0.59000000 Acre, | EDEN REALTY VENTURES<br>PRIVATE LIMITED               |

|     |                                      |                                                                                                                                                    |                                         |
|-----|--------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|
| L9  | LR Plot No:- 65, LR Khatian No:- 98  | Owner:উদ্বাস্তু ত্রাণ ও পুনর বাসনদপ্তর,<br>Gurdian:পঃবঃ সরকার, Address:রাইটার্স<br>বিল্ডিং, কল-১ , Classification:শালি,<br>Area:0.64000000 Acre,   | EDEN REALTY VENTURES<br>PRIVATE LIMITED |
| L10 | LR Plot No:- 60, LR Khatian No:- 98  | Owner:উদ্বাস্তু ত্রাণ ও পুনর বাসনদপ্তর,<br>Gurdian:পঃবঃ সরকার, Address:রাইটার্স<br>বিল্ডিং, কল-১ , Classification:শালি,<br>Area:0.40000000 Acre,   | EDEN REALTY VENTURES<br>PRIVATE LIMITED |
| L11 | LR Plot No:- 64, LR Khatian No:- 98  | Owner:উদ্বাস্তু ত্রাণ ও পুনর বাসনদপ্তর,<br>Gurdian:পঃবঃ সরকার, Address:রাইটার্স<br>বিল্ডিং, কল-১ , Classification:শালি,<br>Area:0.17000000 Acre,   | EDEN REALTY VENTURES<br>PRIVATE LIMITED |
| L12 | RS Plot No:- 553, RS Khatian No:- 98 |                                                                                                                                                    | EDEN REALTY VENTURES<br>PRIVATE LIMITED |
| L13 | LR Plot No:- 63, LR Khatian No:- 98  | Owner:উদ্বাস্তু ত্রাণ ও পুনর বাসনদপ্তর,<br>Gurdian:পঃবঃ সরকার, Address:রাইটার্স<br>বিল্ডিং, কল-১ , Classification:শালি,<br>Area:0.04000000 Acre,   | EDEN REALTY VENTURES<br>PRIVATE LIMITED |
| L14 | RS Plot No:- 555, RS Khatian No:- 98 |                                                                                                                                                    | EDEN REALTY VENTURES<br>PRIVATE LIMITED |
| L15 | RS Plot No:- 554, RS Khatian No:- 98 |                                                                                                                                                    | EDEN REALTY VENTURES<br>PRIVATE LIMITED |
| L16 | LR Plot No:- 133, LR Khatian No:- 98 | Owner:উদ্বাস্তু ত্রাণ ও পুনর বাসনদপ্তর,<br>Gurdian:পঃবঃ সরকার, Address:রাইটার্স<br>বিল্ডিং, কল-১ , Classification:ভাঙ্গা,<br>Area:0.48000000 Acre, | EDEN REALTY VENTURES<br>PRIVATE LIMITED |
| L17 | LR Plot No:- 136, LR Khatian No:- 98 | Owner:উদ্বাস্তু ত্রাণ ও পুনর বাসনদপ্তর,<br>Gurdian:পঃবঃ সরকার, Address:রাইটার্স<br>বিল্ডিং, কল-১ , Classification:শালি,<br>Area:0.60000000 Acre,   | EDEN REALTY VENTURES<br>PRIVATE LIMITED |
| L18 | LR Plot No:- 147, LR Khatian No:- 98 | Owner:উদ্বাস্তু ত্রাণ ও পুনর বাসনদপ্তর,<br>Gurdian:পঃবঃ সরকার, Address:রাইটার্স<br>বিল্ডিং, কল-১ , Classification:শালি,<br>Area:1.53000000 Acre,   | EDEN REALTY VENTURES<br>PRIVATE LIMITED |
| L19 | RS Plot No:- 556, RS Khatian No:- 98 |                                                                                                                                                    | EDEN REALTY VENTURES<br>PRIVATE LIMITED |
| L20 | LR Plot No:- 61, LR Khatian No:- 98  | Owner:উদ্বাস্তু ত্রাণ ও পুনর বাসনদপ্তর,<br>Gurdian:পঃবঃ সরকার, Address:রাইটার্স<br>বিল্ডিং, কল-১ , Classification:শালি,<br>Area:0.48000000 Acre,   | EDEN REALTY VENTURES<br>PRIVATE LIMITED |
| L21 | LR Plot No:- 62, LR Khatian No:- 98  | Owner:উদ্বাস্তু ত্রাণ ও পুনর বাসনদপ্তর,<br>Gurdian:পঃবঃ সরকার, Address:রাইটার্স<br>বিল্ডিং, কল-১ , Classification:শালি,<br>Area:0.49000000 Acre,   | EDEN REALTY VENTURES<br>PRIVATE LIMITED |

**Endorsement For Deed Number : I - 190402762 / 2021**

**On 16-03-2021**

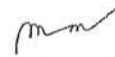
**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 15:58 hrs on 16-03-2021, at the Office of the A.R.A. - IV KOLKATA by Mr Arya Sumant ,

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

Execution is admitted on 16-03-2021 by Mr Arya Sumant , Director, EDEN REALTY VENTURES PRIVATE LIMITED (Private Limited Company), 7, Jawaharlal Nehru Road, P.O:- Esplanade, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700013

Indetified by Mr Sanjay Bhattacharya, , Son of Mr Sanjit Bhattacharya, 10 K S Roy Road, P.O: Gpo, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate



**Mohul Mukhopadhyay**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - IV KOLKATA**  
**Kolkata, West Bengal**

**On 19-03-2021**

**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.

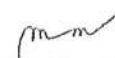
**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 101/- ( E = Rs 21/- ,I = Rs 55/- ,M(a) = Rs 21/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 101/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 30/- and Stamp Duty paid by Stamp Rs 50/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 158851, Amount: Rs.50/-, Date of Purchase: 15/01/2021, Vendor name: A K Saha



**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 1904-2021, Page from 140784 to 140812  
being No 190402762 for the year 2021.



Digitally signed by MOHUL  
MUKHOPADHYAY  
Date: 2021.03.31 11:29:03 +05:30  
Reason: Digital Signing of Deed.

*mm*  
(Mohul Mukhopadhyay) 2021/03/31 11:29:03 AM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.

(This document is digitally signed.)

