

10138/2024

T-09914/2024

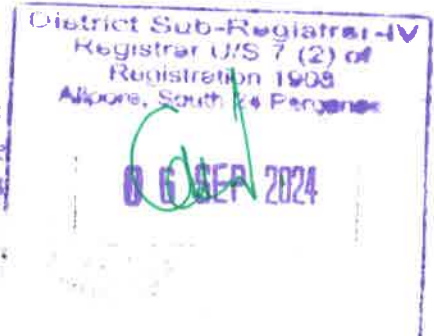


पश्चिम बंगाल WEST BENGAL

31AA 251826

06/09/2024  
 Q-2002372474/2024

Certified that the document is admitted the Registration. The signature sheets and the endroesment sheet attached with the document are the part of this document



**Deed of Declaration for BOUNDARY DECLARATION**

**Declaration**

We, **GODREJ PROPERTIES LIMITED (CIN No. L74120MH1985PLC035308) (PAN - AAACG3995M), 08-02-1985** a company incorporated under the Companies Act, 1956 (now governed under the Companies Act, 2013) having its registered office at Godrej One, 5<sup>th</sup> Floor, Pirojshanagar, Eastern Express Highway, Vikhroli (East), Mumbai 400079 and also having its regional office at "Godrej Waterside", Tower - II, Block - DP, Plot - 5, Sector - V, Salt Lake, Post

Godrej Properties Limited  
*Prateek Chatterjee*  
 Authorised Signatory

6935

07 FEB 2023

No..... Rs.20/- Date.....

Name : .....

Aloke Biswas  
Advocate  
Alipore Police Court  
Kolkata - 700027

Address : .....

Vendor : .....

Alipore Collectorate, 24 Pgs. (South)

**SUBHANKAR DAS**

STAMP VENDOR

Alipore Police Court, Kol-27



5

Smarta Academy  
Late Prabhukany Mondal  
Godrej Waterside  
Tower - II, Unit - 109,  
Kolkata - 700091



Godrej Properties Limited

Authorised Signatory

Office – Sech Bhavan, Police Station – Electronic Complex, Kolkata – 700 091 represented through its Authorized Signatory MR. PRATEEK KHAITAN (PAN - BAWPK8841A) (AADHAAR NO. 461084304918), son of Mr. Jaydeep Kumar Khaitan working for gain at "Godrej Waterside", Tower – II, Block – DP, Plot – 5, Salt Lake, Sector – V, Post Office – Sech Bhavan, Police Station – Electronic Complex, Kolkata – 700091, Authorized Vide Board Resolution Dated - 02.08.2023 do hereby solemnly affirm and declare as follows: -

1. We, Godrej Properties Limited, a company incorporated under the Companies Act, 1956 (now governed under the Companies Act, 2013) having its registered office at Godrej One, 5<sup>th</sup> Floor, Pirojshanagar, Eastern Express Highway, Vikhroli (East), Mumbai 400079 and also having its regional office at "Godrej Waterside", Tower – II, Block – DP, Plot – 5, Sector – V, Salt Lake, Post Office – Sech Bhavan, Police Station – Electronic Complex, Kolkata – 700 091 is the Owner/Assignee of the Premises No. 82, B.L. Saha Road (presently known as 82/1 B.L. Saha Road), Kolkata – 700 053. Ward No. 117, Borough - XIII, Post Office and Police Station - Behala, District 24 – Parganas (South) comprising of the land and structures thereon ("Said Premises") vide a registered Deed of Lease dated 10<sup>th</sup> October 2023, registered before the Office of Additional Registrar of Assurances -IV, Kolkata and recorded in Book No. I, Volume no.1904-2023, Pages from 811539 to 811584, being no.190415092 for the year 2023.

Godrej Properties Limited  
  
Authorized Signatory





District Sub-Registrar IV  
Registrar U/S 7(2) of  
Registration Act  
Alipore, South 24 Parganas

6 SEP 2024

2. I am the Authorised Signatory of Godrej Properties Limited and I am competent to make this Declaration for and on behalf of Owner/Assignee.
3. The actual position and location of the Said Premises with structures (including butted and bounded by boundary wall) being Premises No. 82, B.L. Saha Road (presently known as **82/1 B.L. Saha Road**), Kolkata – 700 053, comprised in R.S and L.R. Plot No. 98, 99, 100, 101, 102, 101/718 corresponding to L.R. Khaitan No.929 of Mouza Italgata, J.L.No.110, Touzi – 2 within Ward No. 117, Borough - XIII, Post Office and Police Station - Behala, District 24 – Parganas (South) is clearly shown in the plan which is prepared by the Architect – Sanay Mandal of 26/2, Ballygunge Circular Road, Udayan Park, 3<sup>rd</sup> Floor, Kolkata – 700019 after surveying the said Premises and structures (including butted and bounded by boundary wall), a copy whereof is annexed herewith and declare the same is correct and in order and part and parcel of this Declaration/Deed.
4. The measurement of the Said Premises with structures (including butted and bounded by wall) is 7.44 Acres which is equivalent to 30108.61 square meter being a little more or less.
5. I make this Declaration on proper verification of the location of the land with structures and the plan annexed hereto show the true and correct position and measurement of the said Premises with structures (including butted and bounded by boundary wall).

Godrej Properties Limited  
*Rajeev Khosla*  
Authorised Signatory



District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration Act, 1908  
Alpora, South 24 Parganas

06 SEP 2024

पंजीकरण विभाग

अध्यापक

6. I do hereby declare and affirm that under no circumstances the Kolkata Municipal Corporation will be held liable and/or responsible for any dispute or difference concerning or touching the point of boundary and/or measurement of the said Premises.
7. I do hereby further declare that, if required, the Kolkata Municipal Corporation will be indemnified in future against all suits, proceedings etc., that may be taken or proceeded with in connection with this Deed and/or any paper, map/plan etc. that are likely to be submitted before the Kolkata Municipal Corporation.

**SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece and parcel of Land measuring about 30108.61 Square Meter (7.44 Acres) more or less, comprised in R.S and L.R. Plot No. 98, 99, 100, 101, 102, 101/718 corresponding to L.R. Khaitan No.929 of Mouza Italgata, J.L.No.110, Touzi – 2, in Premises No. 82, B.L. Saha Road, Kolkata – 700 053 (presently known as **82/1, B.L. Saha Road**, Kolkata – 700053) Ward No. 117, Borough - XIII, Post Office and Police Station - Behala, District 24 – Parganas (South), within the Municipal limits of The Kolkata Municipal Corporation, which is butted and bounded as under–

**ON THE NORTH** : Merlin Elements, 112, B.L.Saha Road

**ON THE SOUTH** : Roy Bahadur Road.

**ON THE EAST** : B.L. Saha Road

**ON THE WEST** : Saheb Mondal- Charubabur Jheel

**Godrej Properties Limited**  
  
**Authorised Signatory**



District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas

06 SEP 2024



**IN WITNESS WHEREOF** the executants put their respective signature on this **6<sup>th</sup>** day of **September, 2024**.

**WITNESSES:**

1. *Susanta Sen*  
Godrej Waterside  
Tower-II, Unit-109  
Kolkata-700091
2. *Aloke Biswas*  
Advocate  
Alipore Police Court  
Kol-27

Godrej Properties Limited  
*Pratay Nath*  
Authorized Signatory

---

**DECLARANT**

**Drafted as per K.M.C. Proforma :**

*Aloke Biswas*  
Advocate  
Alipore Police Court, Kol-27.  
Enrollment no.: WB-135/2003.

Global Properties Limited

Authorized Signatory



District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908  
Allipore, South 24 Parganas

06 SEP 2024



TOTAL POND AREA = 3262.645 SQ.M.  
(INCLUDING TREE AREA)  
TOTAL TREE AREA = 25,133 SQ.M.  
CONSIDERING 2.0 M. Ø FOR BIG TREE (B)  
CONSIDERING 1.0 M. Ø FOR SMALL TREE (S)  
NET POND AREA = 3237.512 SQ.M. (0.8 ACRES.)  
(EXCLUDING TREE AREA)

**Godrej Properties Limited**  
*Prateek Khanna*  
Authorized Signatory

SIGNATURE OF OWNER

*Sanjay Mandal*  
**SANJAY MANDAL**  
CA/98/23621

SIGNATURE OF ARCHITECT

AREA OF LAND AS PER DEED= 30108.61 SQ.M.= 7.44 ACR  
(SHOW RED IN BORDER)

AREA OF LAND AS PER PHYSICAL MEASUREMENT  
=30108.61 SQ.M. = 7.44 ACRE

PROJECT:  
**BOUNDARY DECLARATION AT PREMISES NO -82/1,  
B. L. SAHA ROAD (BEING A PORTION OF  
82,B. L. SAHA ROAD), P.S. BEHALA, UNDER K.M.C.  
WARD- 117, BR. -XIII, KOL. - 700053,  
MOUZA - ITALGHATA, J.L.110, RESPECTIVE  
PLOT NOS.- 98, 99, 100, 101, 102 & 101/710.**

SCALE:-1:1
















District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas


06 SEP 2024

Godrej Properties Limited

Authorised Signatory

		Thumb	1 <sup>st</sup> Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right Hand					

Name :- PRATEEK KHAITAN

Signature.....

		Thumb	1 <sup>st</sup> Finger	Middle Finger	Ring Finger	Small Finger
PHOTO	Left Hand					
	Right Hand					

Name :-

Signature.....





District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas

06 SEP 2024

### Major Information of the Deed

Deed No :	I-1604-09914/2024	Date of Registration	06/09/2024
Query No / Year	1604-2002372474/2024	Office where deed is registered	
Query Date	05/09/2024 11:31:14 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Aloke Biswas Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9748887252, Status : Advocate		
Transaction	Additional Transaction		
<b>[0901] Declaration, Declaration relating to immovable property</b>			
Set Forth value	Market Value		
	Rs. 126,25,45,382/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20/- (Article:4)	Rs. 39/- (Article:E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :




District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: B. L. Saha Road, Road Zone : (Premises located on B L Saha Road (Ward 116,117) -- ) , , Premises No: 82/1, , Ward No: 117  
Pin Code : 700053

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	7.44 Acre		126,25,45,382/-	Property is on Road
<b>Grand Total :</b>				<b>744Dec</b>	<b>0 /-</b>	<b>12625,45,382 /-</b>	

### Declarant Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>GODREJ PROPERTIES LIMITED</b> "Godrej Waterside", Tower – II, Block – DP, Plot – 5, Sector – V, Salt Lake, City:- , P.O:- Sech Bhavan, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091 Date of Incorporation:XX-XX-1XX5 , PAN No.:: AAxxxxxx5M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr PRATEEK KHAITAN (Presentant )</b> Son of Mr Jaydeep Kumar Khaitan Date of Execution - 06/09/2024, , Admitted by: Self, Date of Admission: 06/09/2024, Place of Admission of Execution: Office		 Captured	 06/09/2024
"Godrej Waterside", Tower – II, Block – DP, Plot – 5, Salt Lake, Sector – V, City:- , P.O:- Sech Bhavan, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.:: BAxxxxxx1A, Aadhaar No: 46xxxxxxxx4918 Status : Representative, Representative of : GODREJ PROPERTIES LIMITED (as authorized signatory)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr SUSANTA MONDAL</b> Son of Mr Prabhuram Mondal D/18, New Patuli Ghoshpara, Panchasayar, City:- , P.O:- Panchasayar, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700094		 Captured	
	06/09/2024	06/09/2024	06/09/2024
Identifier Of Mr PRATEEK KHAITAN			

**Endorsement For Deed Number : I - 160409914 / 2024**

**On 06-09-2024**

**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 14:03 hrs on 06-09-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr PRATEEK KHAITAN ,.

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

Execution is admitted on 06-09-2024 by Mr PRATEEK KHAITAN, authorized signatory, GODREJ PROPERTIES LIMITED (Private Limited Company), "Godrej Waterside", Tower – II, Block – DP, Plot – 5, Sector – V, Salt Lake, City:- , P.O:- Sech Bhavan, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091

Indetified by Mr SUSANTA MONDAL, , Son of Mr Prabhuram Mondal, D/18, New Patuli Ghoshpara, Panchasayar, P.O: Panchasayar, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700094, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 39.00/- ( E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 39.00/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 10/- and Stamp Duty paid by Stamp Rs 20.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 6935, Amount: Rs.20.00/-, Date of Purchase: 07/02/2023, Vendor name: Subhankar Das



**Anupam Halder**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - IV SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

**Certificate of Registration under section 60 and Rule 69.**

**Registered in Book - I**

**Volume number 1604-2024, Page from 289821 to 289833**

**being No 160409914 for the year 2024.**



*(Handwritten signature)*

Digitally signed by Anupam Halder  
Date: 2024.09.06 15:36:56 +05:30  
Reason: Digital Signing of Deed.

**(Anupam Halder) 06/09/2024**

**DISTRICT SUB-REGISTRAR**

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

**West Bengal.**