भारतीय गैर न्यायिक

भारत

बीस रुपये

Rs.20

रु.20

TWENTY RUPEES

INDIA

INDIA NON JUDICIAL

15 DEC 2015

DEED OF DECLARATION FOR BOUNDARY

I, Parasmall Jain, S/o. Late Pushraj Jain, working for gain at 99A, Park Street, Kolkata 700016, residing at 15/16 Baroda Bhattacharya Lane, Howrah 711101, being the constituted attorney of (1) M/s. Nishant Fiscal Services Private Limited (PAN AAACN9721C), (2) M/s. Vardhaman Gears Private Limited (PAN AABCV0958Q), (3) M/s. Paks Trade Centre Private Limited (PAN AABCP4951F) and (4) M/s. Harmony Merchants Private Limited (PAN AACCH0371G), all companies incorporated under the provisions of Companies Act, 1956, having their registered offices at 8 Camac Street, Shantiniketan Building, 8th Floor, Room No. 5, Kolkata – 700 017, P.O. - Police Station - Shakespeare Sarani (hereinafter collectively **Owner Companies**) do hereby solemnly affirm and undertake as follows :

OCT 2015
Roy Road Kol-1

OCT 2015

Rajib Samaddar
70, B. N. Samaddar
Nabapally, Barasat
Kolkata - 700 126

1. That the Owner Companies are the joint absolute owners of the premises being No. 33A Canal South Road (Formerly known as 33A, 33B and 33C, Canal South Road), Police Station Tangra, Kolkata 700015 under Ward No. 57 of the Kolkata Municipal Corporation.

2. That they propose to construct a building on the aforesaid premises. The actual boundary line of the property which is fully mentioned below and shown in the plan annexed demarcated with red border.

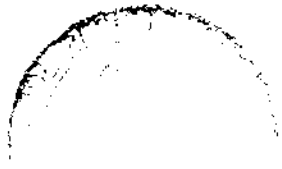
3. That only on behalf of the Owner Companies I shall be liable to any dispute with any of their neighbours adjoining to their premises in future. However, the Kolkata Municipal Corporation will not be liable for any litigation of the said land. That I, on their behalf have submitted a plan for construction of the building at the said premises for sanction vide an application.

4. That the said property are owned by the Owner Companies being Premises No. 33A Canal South Road (Formerly known as 33A, 33B and 33C, Canal South Road), Police Station Tangra, Kolkata 700015 under Ward No. 57 of the Kolkata Municipal Corporation. Covering a total land being **26070.30** Sq.mt., a little more or less within the municipal limits of Kolkata with structure standing thereon also shown in the plan annexed herewith.

5. That there is no civil or original suit pending against the said property and the said property is free from all encumbrances.

6. That in case any dispute of boundary, the sanctioned plan may stand revoked.

7. That the aforesaid site plan is part of the Deed of Declaration



74

THE SCHEDULE ABOVE REFERRED TO

ALL THAT the land measuring **26070.30** square meter more or less together with trees, bricks, water bodies including its embankments and structures, erected therein at Premises No. 58A Canal South Road formerly known as 58A, 58B and 58C, Canal South Road, Police Station [illegible], Kolkata 700015 under Ward No. 57 of the KMC and the same is delineated on **Plan** attached hereto and bordered in colour **Red** and hatched and bounded as follows:

On the North	:	Measuring (6681+7628+2494+21270+13805) MM & bounded by Khasmahal land adjacent to Canal South Road
On the West	:	Measuring (44223+13433+15870+16620+8998+1031+15697+5057+15443+22766+10663+35968+46544+45792+67316+7961) MM & bounded by KMC Road.
On the South	:	Measuring 69216 MM & Bounded by KMC Land
On the East	:	Measuring(2035+1221+750+12006+3009+12716+13407+42138+22391+32689+3118+17308+3144+8240+9265+5820+193+6425+274+17074+2491+2181+2594+8786+11700+3401+3278+5033+7650+7850+7448+2742+4033+6780+7048+15501+11405+10401+6177+9248+5571+7358) MM & & bounded by prem No. 3, 15, 16, 17 and Pagla Danga Road, & 34 Canal south Road

That the statements contained in the foregoing paragraphs are true to my knowledge.

IN WITNESS WHEREOF the Declarant above named has put his signature on these present this 15th day of December, 2015.

[signature]

Constituted attorney of
Nishaat Fiscal Services Private Limited
Paks Trade Centre Private Limited
Harmony Merchants Private Limited
Vardhaman Centre Private Limited

[Declarant]

24

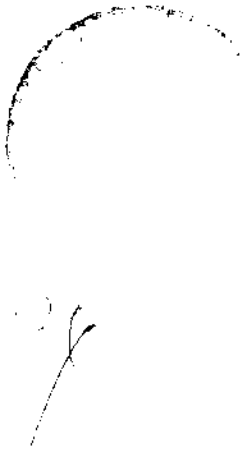
Witnesses:

Signature Dipankar Dey
Name Dipankar Dey
Father's Name Dulal Dey
Address 99A, park street
Kol 700 016

Signature
Name TAPAS KUMAR SARKAR
Father's Name
Address 99A, park Street
Kolkata 700016.

Drafted by me:

Rajib Sarmacida (?)
Advocate F-664/07

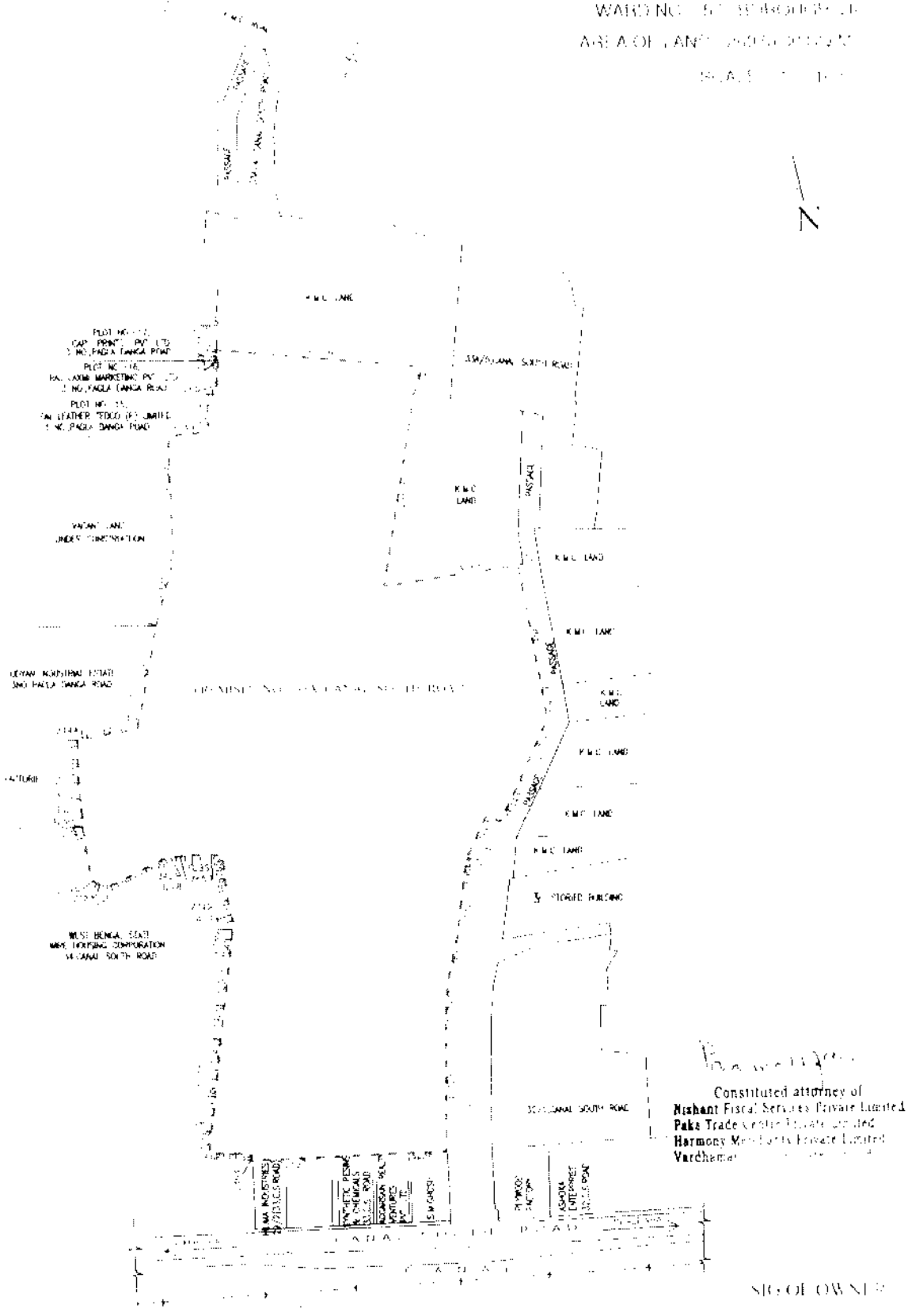


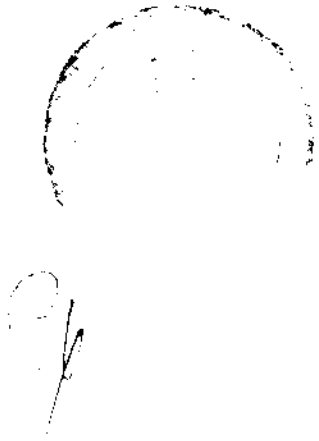
SITE PLAN OF PREMISES NO. 166 CANAL SOUTH ROAD, KOLKATA

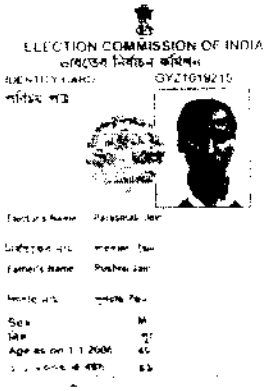
WARD NO.

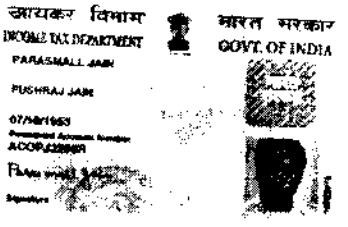
AREA OF LAND

SCALE

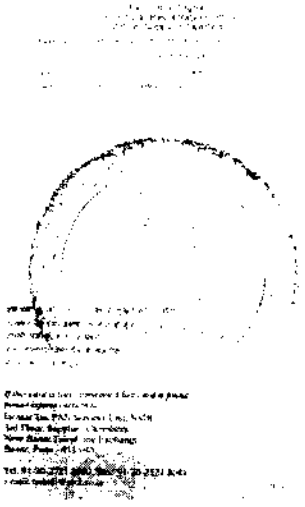





ELECTION COMMISSION OF INDIA
भारतीय निर्वाचन आयोग
IDENTITY CARD: QYZ1019215
पहचान पत्र
Elector's Name: Parasmal Jain
Father's Name: Pushraj Jain
Sex: M
Age as on 1.1.2006:


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
PARASMALL JAIN
PUSHRAJ JAIN
07/04/1953
Permanent Account Number
ACOPJ2286R
Signature

Parasmall Jain



SPECIMEN FORM TEN FINGER PRINTS

Sl No	Signature of the executants and/or purchaser Presentants					

Little | Ring | Middle (Left Hand) Fore | Thumb

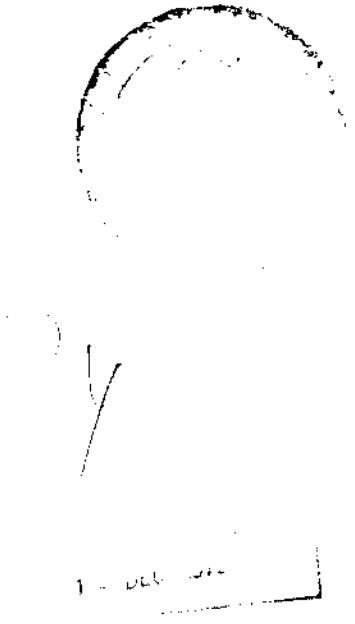
Thumb | Fore | Middle (Right Hand) Ring | Little

Little | Ring | Middle (Left Hand) Fore | Thumb

Thumb | Fore | Middle (Right Hand) Ring | Little

Little | Ring | Middle (Left Hand) Fore | Thumb

Thumb | Fore | Middle (Right Hand) Ring | Little



Seller, Buyer and Property Details

A. Declarant & Details

Presentant Details

Name, Address, Photo, Finger print and Signature of Presentant

[illegible] L JAIN
[illegible] BAROLIA BHATTACHARYA LNAE, P.O.- HOWRAH, P.S:- Howrah, District-Howrah, West Bengal, India, PIN - 711101

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Declarant Details

Name, Address, Photo, Finger print and Signature

1 M/S NISHANT FISCAL SERVICES PVT LTD
8 CAMAC STREET, P.O:- SHAKESPEARE SARANI, P.S.- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700017 PAN No. AAACN9721C,; Status : Organization

2 M/S VARDHAMAN GEARS PVT LTD
8 CAMAC STREET, P.O:- SHAKESPEARE SARANI, P.S - Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700017 PAN No. AABCV0958Q,; Status : Organization

3 M/S PARK TRADE CENTRE PVT LTD
8 CAMAC STREET, P.O - SHAKESPEARE SARANI, P.S - Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700017 PAN No. AABCP4951F,; Status : Organization

4 M/S HARMONY MERCHANTS PVT LTD
8 CAMAC STREET, P.O.- SHAKESPEARE SARANI, P.S - Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700017 PAN No. AACCH037[illegible]G,; Status : Organization; Represented by their (1 4) representative as given below -

B. Identifire Details

Identifier Details		
Identifier Name & Address	Identifier of	Signature
[illegible] SAMADDAR [illegible] N SAMADDAR NABAPALLY P.O. NABAPALLY [illegible] Barasat, District North 24 [illegible] West Bengal India, PIN [illegible] Male, By Caste [illegible], [illegible] Advocate, Citizen of [illegible]	PARASMALL JAIN	15[illegible]

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
1	District: South 24-Parganas, P.S: Tiljala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Canal South Rd , Premises No: 33A, Ward No: 57		280516 Sq Ft	1/-	155,84,26,862/-	Proposed Use: Bastu, Property is on Road

Transfer of Property from Declarant to			
Sch No	Name of the Declarant	Name of the	Transferred Area	Transferred Area in(%)
1	M/S PAKS TRADE CENTRE PVT LTD		160.713	25
	M/S HARMONY MERCHANTS PVT LTD		160.713	25
	M/S NISHANT FISCAL SERVICES PVT LTD		160.713	25
	M/S VARDHAMAN GEARS PVT LTD		160.713	25

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	RAJIB SAMADDAR
Address	NABAPALLY, Thana : Barasat, District : North 24-Parganas, WEST BENGA PIN - 700126
Applicant's Status	Advocate

Declarant Details

Name, Address, Photo, Finger print and Signature

1. PARASMAL JAIN
15, R. BARODA BHATTACHARYA LNAE, P.O. HOWRAH, P.S. Howrah, District Howrah, West Bengal, India, PIN - 711101 Sex: Male, By Caste Hindu, Occupation: Service, Citizen of: India, Status: Representative; Date of Execution: 15/12/2015, Date of Admission: 15/12/2015, Place of Admission of Execution: Office

15/12/2015 1:43:34 PM

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15/12/2015 1:43:50 PM

15/12/2015 1:44:01 PM

Office of the A R A - I KOLKATA, District: Kolkata

Endorsement For Deed Number : I - 190109796 / 2015

Query No/Year	[illegible]	Serial no/Year	[illegible]
Deed No/Year	[illegible]		
Transaction	[0910] Declaration, Declaration relating to immovable property		
Name of Presentant	PARASMALL JAIN	Presented At	Office
Date of Execution	[illegible]	Date of Presentation	[illegible]
Remarks			

On 15/12/2015

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 5 of Indian Stamp Act 1899.

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

Presented for registration at 13.02 hrs on 15/12/2015, at the Office of the A R A - I KOLKATA by PARASMALL JAIN .

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

Execution is admitted on 15/12/2015 by

1. PARASMALL JAIN ATTORNEY, M/S. NISHANT FISCAL SERVICES PVT LTD, 8, CAMAC STREET, P O - SHAKESPEARE SARANI, P S - Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700017
2. PARASMALL JAIN ATTORNEY, M/S. VARDHAMAN GEARS PVT LTD, 8, CAMAC STREET, P O - SHAKESPEARE SARANI, P S - Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700017
3. PARASMALL JAIN ATTORNEY, M/S. PAKS TRADE CENTRE PVT LTD, 8, CAMAC STREET, P O - SHAKESPEARE SARANI, P S - Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700017
4. PARASMALL JAIN ATTORNEY, M/S. HARMONY MERCHANTS PVT LTD, 8, CAMAC STREET, P O - SHAKESPEARE SARANI, P S - Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700017

Identified by Mr RAJIB SAMADDAR, Son of Mr D N SAMADDAR, NABAPALLY, P O: NABAPALLY, Thana: Barasat, North 24-Parganas, WEST BENGAL, India, PIN - 700126, By caste Hindu, By Profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 73/- (E = Rs 7/- ,I = Rs 55/- ,M(a) = Rs 7/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 73/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs 10/- and Stamp Duty paid by Stamp Rs 20/-

Description of Stamp

1. Rs 20/- is paid on Impressed type of Stamp, Serial no 109894, Purchased on 30/10/2015,Vendor named Surajit Mukherjee

(Sujan Kumar Maity)

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2015, Page from 180559 to 180574

being No 190109796 for the year 2015.

Seal of the Additional Registrar, Assurance -I, Kolkata

Digitally signed by SUJAN KUMAR MAITY
Date: 2015.12.15 16:46:24 +05:30
Reason: Digital Signing of Deed

(Sujan Kumar Maity) 15/12/2015 16:46:23

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - I KOLKATA

West Bengal.

(This document is digitally signed.)