

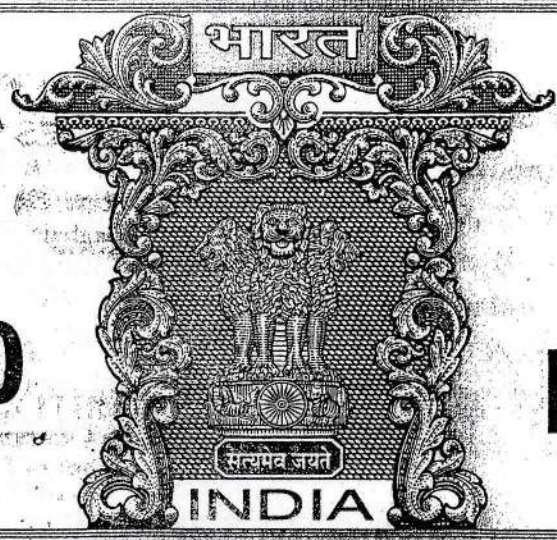
15589/22

E-15-209/22

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TEN
RUPEES

Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL AB 949140

22/12/2022
Q-2003550032/2022

K.M.C. BOUNDARY DECLARATION

Re : Premises No.1914, Madurdaha,
within the KMC Ward No.108,
Police Station - Anandapur, Kolkata
- 700 107.

I, **SRI PRABIR PAUL**, (PAN-AFQPP2907Q), (Aadhar No.9058 9891 0937), son of Sri Santi Ranjan Paul; by Occupation : Business, by faith : Hindu, by Nationality : Indian, residing at 783, Anandapur, URABANA, Tower-6, Flat No.2404, P.O: EKTP, P.S. Anandapur, Kolkata - 700107, Director of M/S **OIENDRILA PROMOTERS & DEVELOPERS PRIVATE LIMITED** (PAN-AABCO1239M) a company incorporated under the Indian Companies Act, 1956, having CIN of the company U45500WB2016 PTC218446 having its registered office at 27B, Bose Pukur Road, P.O. & P.S. Kasba, Kolkata - 700 042, do hereby solemnly declare and say as follows :

District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1988
Alipore, South 24 Parganas
22 DEC 2022

1. That I have purchased a plot of land measuring an area of **04 (Four) Cottahs 03 (three) Chittacks 15 (Fifteen) Sq.ft.** more or less situate in **Mouza - Madurdaha, J.L. No.12, Touzi No.2998**, comprising in C.S. Dag No.448, under C.S. Khatian No.133, corresponding to **R.S. Dag No.455, under present R.S. Khatian No.187, corresponding to L.R. Dag No.455**, known as **K.M.C. Premises No.1914, Madurdah (measuring land area 02 (Two) Cottahs 05 (Five) Chittacks 33 (Thirty three) Sq.ft.** more or less) and **K.M.C. Premises No.1913, Madurdah (measuring land area 01 (One) Cottah 13 (Thirteen) Chittacks 27 (Twenty seven) Sq.ft.** more or less) **within the KMC Ward No.108**, within P.S. Anandapur, Kolkata - 700 107 by virtue of two separate registered Deed of Sale (i) dated 29.04.2022, registered at D.S..R IV, Alipore and recorded into Book No.I, Deed No.06486 for the year 2022 from the previous Owner namely Mr. Harpreet Singh Benepal @ Harpreet Singh @ Harprit Singh, son of Jagjit Singh Benepal @Jagjit Singh, residing at 27/4B, Chakraberia lane, P.O. L.L.R. Sarani, P.S. Ballygunge, Kolkata - 700020 and (ii) dated 29.04.2022, registered at D.S..R IV, Alipore and recorded into Book No.I, Deed No.06482 for the year 2022 from the previous Owner namely Sardar Jasbir Singh @ Jasbir Singh Grewal, son of Late Sardar Sajjan Singh, residing at 25A, Balaram Bose 1st lane, P.S. Bhowanipur, Kolkata - 700020, but as per present physical measurement the net land area is **04 (Four) Cottahs 03 (three) Chittacks 14.872 (Fourteen point eight seven two) Sq.ft.** corresponding to **281.482 Sq.mtr.**
2. That the land area of my own ownership as per present physical measurement the net land area is **04 (Four) Cottahs 03 (three) Chittacks 14.872 (Fourteen point eight seven two) Sq.ft.** corresponding to **281.482 Sq.mtr.** within the jurisdiction of The Kolkata Municipal Corporation Ward No.108, known as **K.M.C. Premises No.1914, Madurdah**, under P.S. Anandapur, Kolkata - 700 107, situate in **Mouza - Madurdaha, J.L. No.12, in R.S. Dag No.455, under R.S. Khatian No.187, corresponding to L.R. Dag No.455, under L.R. Khatian No.899.**

3. That I am going to submit the building plan for the construction of the building in my said property known as **K.M.C. Premises No.1914, Madurdah**, within the KMC Ward No.108, under P.S. Anandapur, Kolkata - 700 107.
4. That there is no Civil or Criminal suit pending against the said land which is free from all encumbrances.
5. That if there is any dispute arises over the said land area and boundary, The Kolkata Municipal Corporation shall have the right/authority to revoke the plan to be submitted by me for sanction of building plan.
6. That I am at present the absolute Owner of total land area measuring **04 (Four) Cottahs 03 (three) Chittacks 14.872 (Fourteen point eight seven two) Sq.ft. corresponding to 281.482 Sq.mtr.** as per present physical measurement and the entire property is now butted and bounded by :

<u>ON THE NORTH</u>	: land of others;
<u>ON THE SOUTH</u>	: Land of others;
<u>ON THE EAST</u>	: Land of others;
<u>ON THE WEST</u>	: 4270 MM wide common passage.
7. The measurement of the four sides boundary of the land is mentioned below and the said property is known as **K.M.C. Premises No.1914 Madurdah**, within the KMC Ward No.108, under P.S. Anandapur, Kolkata - 700 107, within my own ownership :

<u>NORTHERN SIDE</u>	: 12920 MM;
<u>SOUTHERN SIDE</u>	: 10195 MM;
<u>EASTERN SIDE</u>	: 8342 MM; 12718 MM;
<u>SOUTH-EAST CORNER SIDE</u>	: 1890 MM, 1780 MM, 588 MM;
<u>WESTERN SIDE</u>	: 9859 MM, 6054MM, 6575MM.
8. That the enclosed Map/Plan is also a part of this Declaration.
9. That the above statements are true to the best of my knowledge and belief.

IN WITNESS WHEREOF the Declarants put their signature on this the 22ND day of December, 2022 (Two Thousand and Twenty two).

WITNESS :

1. ~~Somesh Mishra~~
~~Advocate~~
~~High Court~~
~~Calcutta~~

2. Abhijit Kumar Mishra
 69/1, Baghajatin Place
 Kolkata - 700 086

Olendria Promoters & Developers Pvt. Ltd.

Robin
 Director

DECLARANT

PPREPARED AS PER K.M.C. PROFORMA BY:

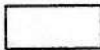
~~Somesh Mishra~~
 (MR. SOMESH MISHRA)
 ADVOCATE [Enrolment No. F/985/2008]
 HIGH COURT, CALCUTTA
 69/1, BAGHAJATIN
 PLACE, KOLKATA - 700
 086.

SITE PLAN SHOWING OF LAND AT K.M.C. PREMISES NO.1914, MADURDAH, KOLKATA- 700 107, IN K.M.C. WARD NO. 108, BOROUGH NO. XII, P.S.- ANANDAPUR, UNDER MOUZA- MADURDAH, J.L. NO-12, R.S. DAG NO- 455, R.S. KHATIAN NO- 187, CORRESPONDING TO L.R. KHATIAN NO. 899.

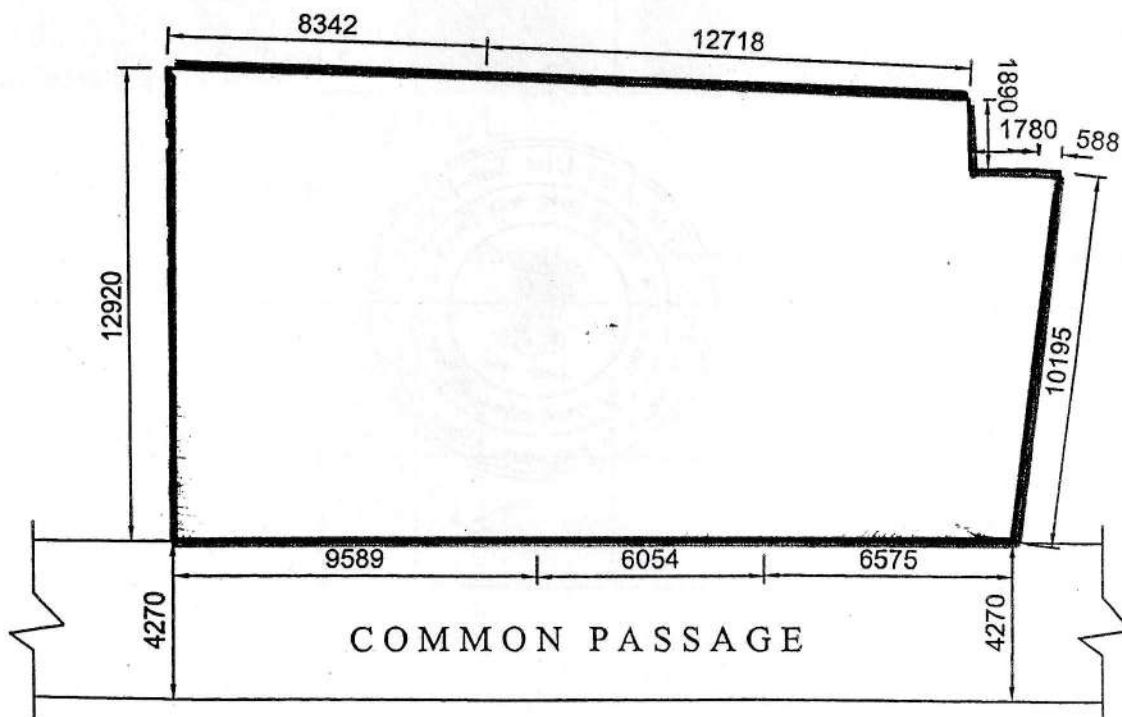
ASSESSEE NO. 31-108-05-4025-9

LAND AREA- 4 KT. 3 CH. 14.872 SFT. (281.482 SQ.M.)

LAND AREA SHOWN IN RED BORDER



SCALE : 1 : 200



Oiendriia Promoters & Developers Pvt. Ltd.

Probin Banerjee






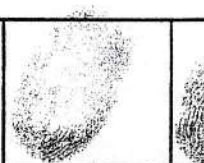




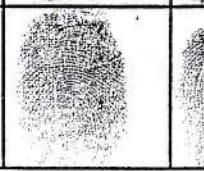
Director

SIGNATURE

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PHOTO	left hand					
	right hand					

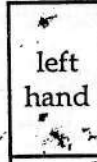
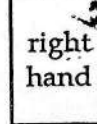
Name

Signature

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	left hand					
	right hand					

Name..... PRABIR PAUL

Signature Prabir Paul

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PHOTO	left hand					
	right hand					

Name

Signature

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PHOTO	left hand					
	right hand					

Name

Signature



Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	2003550032/2022	Office where deed will be registered
Query Date	16/12/2022 10:54:53 AM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Somesh Mishra High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8017593682, Status : Advocate	
Transaction	Additional Transaction	
[0901] Declaration, Declaration relating to immovable property		
Set Forth value	Market Value	
Rs. 1/-	Rs. 1,07,93,920/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 10/- (Article:4)	Rs. 7/- (Article:E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks		

Land Details :

District: South 24-Parganas, Thana: Tiljala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Madurdaha, Road Zone : (Mundapara – Nazirabad) , Premises No: 1914, , Ward No: 108, Pin Code : 700107

Sch No	Plot Number	Khatian Number	Land Use/ROR Proposed	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha 3 Chatak 14.872 Sq Ft	1/-	1,07,93,920/-	Width of Approach Road: 15 Ft.,
Grand Total :				6.9435Dec	1 /-	107,93,920 /-	

Declarant Details :

Sl No	Name & address	Status	Execution Admission Details :
1	OIENDRILA PROMOTERS & DEVELOPERS PRIVATE LIMITED (Private Limited Company) ,27B, Bose Pukur Road, City:- P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 PAN No. AAxxxxxx9M, Aadhaar No Not Provided by UIDAI Status : Organization, Executed by: Representative	Organization	Executed by: Representative



Query No: 2003550032 of 2022, Printed On : Dec 16 2022 10:55AM, Generated from wbregistration.gov.in

Representative Details :

Sl No	Name & Address	Representative of
1	Shri PRABIR PAUL Son of Shri Santi Ranjan Paul 783, Anandapur, URABANA, Tower-6, Flat No.2404, City:- , P.O:- EKTP, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AFxxxxxx7Q , Aadhaar No.: 90xxxxxxxx0937	OIENDRILA PROMOTERS & DEVELOPERS PRIVATE LIMITED (as Director)

Identifier Details :

Name & address
Mr Somesh Mishra Son of Mr Debes Kumar Misra High Court, Calcutta, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Shri PRABIR PAUL

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 15-01-2023) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 15-01-2023)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - I I SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. SEALDAH, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA



Query No: 2003550032 of 2022, Printed On : Dec 16 2022 10:55AM, Generated from wbregristration.gov.in

Major Information of the Deed

Deed No	I-1604-15202/2022	Date of Registration	22/12/2022
Query No / Year	1604-2003550032/2022	Office where deed is registered	
Query Date	16/12/2022 10:54:53 AM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Somesh Mishra High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8017593682, Status :Advocate		
Transaction		Additional Transaction	
[0901] Declaration, Declaration relating to immovable property			
Set Forth value		Market Value	
Rs. 1/-		Rs. 1,07,93,920/-	
Stamp duty Paid (SD)		Registration Fee Paid	
Rs. 10/- (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:- Tiljala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Madurdaha, Road Zone : (Mundapara -- Nazirabad) , , Premises No: 1914, , Ward No: 108 Pin Code : 700107

Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land	Set Forth Value (In.Rs.)	Market Value (In.Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha 3 Chatak 14.872 Sq Ft	1/-	1,07,93,920/-	Width of Approach Road: 15 Ft.,
Grand Total :				6.9435Dec	1 /-	107,93,920 /-	

Declarant Details :

Sl No	Name Address Photo Finger print and Signature
1	OIENDRILA PROMOTERS & DEVELOPERS PRIVATE LIMITED 27B, Bose Pukur Road, City:- , P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN 700042 , PAN No.:: AAxxxxxx9M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative


Representative Details :

Name/Address/Photo/Finger Print and Signature

Name	Photo	Finger Print	Signature
Shri PRABIR PAUL (Presentant) Son of Shri Santi Ranjan Paul Date of Execution - 22/12/2022, , Admitted by: Self, Date of Admission: 22/12/2022, Place of Admission of Execution: Office	 Dec 22 2022 1:14PM	 LTI 22/12/2022	 22/12/2022

783, Anandapur, URABANA, Tower-6, Flat No.2404, City:- , P.O:- EKTP, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx7Q, Aadhaar No: 90xxxxxxxx0937 Status : Representative, Representative of : OIENDRILA PROMOTERS & DEVELOPERS PRIVATE LIMITED (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Somesh Mishra Son of Mr Debes Kumar Misra High Court, Calcutta, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001	 22/12/2022	 22/12/2022	 22/12/2022

Identifier Of Shri PRABIR PAUL

22-12-2022

(Date 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 13:00 hrs on 22-12-2022, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Shri PRABIR PAUL .,

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

Execution is admitted on 22-12-2022 by Shri PRABIR PAUL, Director, OIENDRILA PROMOTERS & DEVELOPERS PRIVATE LIMITED (Private Limited Company), 27B, Bose Pukur Road, City:-, P.O:- Kasba, P.S:-Kasba, District:- South 24-Parganas, West Bengal, India, PIN:- 700042

Identified by Mr Somesh Mishra, , Son of Mr Debes Kumar Misra, High Court, Calcutta, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

(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 10.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 62649, Amount: Rs.10.00/-, Date of Purchase: 19/12/2022, Vendor name: SMRITI BIKASH DAS

(Signature)

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

date of Registration under section 60 and Rule 69.

Registered in Book - I

Deed number 1604-2022, Page from 445553 to 445564

Deed No 160415202 for the year 2022.



Digitally signed by ANUPAM HALDER
Date: 2022.12.22 16:33:44 +05:30
Reason: Digital Signing of Deed.

(Handwritten signature)

(Anupam Halder) 2022/12/22 04:33:44 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)