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09/05/23

T-5813/93

# भारतीय गैर न्यायिक



## INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

85AB 439888

16/05/2023  
2-200/219896/2023

I certify that the document is submitted for registration. The signature sheets and the corresponding sheets attached with the document are the part of this document.

District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24, Parganas  
16 MAY 2023

### K.M.C. BOUNDARY DECLARATION

Re : Premises No.739, Kalikapur,  
Assessee No.31-109-06-0740-0,  
within K.M.C. Ward No.109, under  
P.S. Purba Jadavpur, Kolkata - 700  
099.

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 :

1. That I have purchased a plot of land measuring an area of **05 (Five) Cotthas 12 (twelve) Chittacks 32 (Thirty two) Sq.ft. more or less** togetherwith one R.T. Shed structure **situated in Mouza - Kalikapur, J.L. No. 20**, Touzi Nos.3, 5 and 12, R.S. No.2, **comprising in R.S. Dag No.356/406, under R.S. Khatian No.355, corresponding to L.R. Dag No.356/406, under L.R. Khatian No.780, known as K.M.C. Premises No.739, Kalikapur**, Assessee No.31-109-06-0740-0, within the K.M.C. Ward No.109, under P.S. Purba Jadavpur, Kolkata - 700 099, by virtue of a registered Deed of Sale dated 02.03.2023, registered at D.S..R IV, Alipore and recorded into Book No.I, Volume No.1604-2023, at Pages 70941 to 70973, Deed No.160402503 for the year 2023 from the previous Owner namely Dr. Rupa Sharan (Ganguli), wife of Dr. Subimal Gangopadhyay, by faith - Hindu, by Occupation - Medical Practitioner & Consultant Gynecologist, by Nationality - Indian, residing at Eastern High T-9/F7/G4, Block-AG, P.O. New Town, P.S. Rajarhat/New Town, Kolkata - 700156 and after purchase the Declarant herein recorded its name in the record of The Kolkata Municipal Corporation known as K.M.C. Premises No.739, Kalikapur, Assessee No.31-109-06-0740-0, within K.M.C. Ward No.109, under P.S. Purba Jadavpur, Kolkata - 700 099 and also completed the mutation of B.L. & L.R.O. in the name of the present **OWNER/DECLARANT herein** vide L.R. Khatian No.850 of L.R. Dag No.356/406, of Mouza - Kalikapur, J.L. No. 20 but as per present physical measurement the net land area is **05(Five)**

**Cottahs 11 (Eleven) Chittacks 40.626 (Forty point six two six) Sq.ft. corresponding to 384.209 Sq.mtr.**

2. That the land area of my own ownership as per present physical measurement the net land area is **05(Five) Cottahs 11 (Eleven) Chittacks 40.626 (Forty point six two six) Sq.ft. corresponding to 384.209 Sq.mtr.** within the jurisdiction of The Kolkata Municipal Corporation Ward No.108, known as **K.M.C. Premises No.739, Kalikapur**, Assessee No.31-109-06-0740-0, within the K.M.C. Ward No.109, under P.S. Purba Jadavpur, Kolkata - 700 099, **situated in Mouza - Kalikapur, J.L. No. 20**, Touzi Nos.3, 5 and 12, R.S. No.2, **comprising in R.S. Dag No.356/406, under R.S. Khatian No.355, corresponding to L.R. Dag No.356/406, under L.R. Khatian No.850.**
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.739, Kalikapur**, within the K.M.C. Ward No.109, under P.S. Purba Jadavpur, Kolkata - 700 099.
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 **05(Five) Cottahs 11 (Eleven) Chittacks 40.626**

(Forty point six two six) Sq.ft. corresponding to 384.209 Sq.mtr. as per present physical measurement and the entire property is now butted and bounded by :

ON THE NORTH : Property of others;

ON THE SOUTH : 20'-0" wide KMC Road;

ON THE EAST : Property of others;

ON THE WEST : Property of others.

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.739, Kalikapur**, within K.M.C. Ward No.109, under P.S. Purba Jadavpur, Kolkata – 700 099, within my own ownership :

NORTHERN SIDE : 15243 MM;

SOUTHERN SIDE : 15608 MM;

EASTERN SIDE : 25357 MM;

WESTERN SIDE : 24898 MM.

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 16<sup>th</sup> day of May, 2023 (Two Thousand and Twenty Three).

WITNESS :

1. Abhejith Kumar Mishra  
69/1, Baghajatin Place  
Kolkata - 700 86

Oiendria Promoters & Developers Pvt. Ltd.

Prabir Paul  
Director

Somesh Mishra  
Advocate  
High Court  
Calcutta

\_\_\_\_\_  
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.

		Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
PHOTO	left hand					
	right hand					

Name .....

Signature .....

		Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
	left hand					
	right hand					

Name PRABIR PAUL

Signature Prabir Paul

		Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
PHOTO	left hand					
	right hand					

Name .....

Signature .....

		Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
PHOTO	left hand					
	right hand					

Name .....

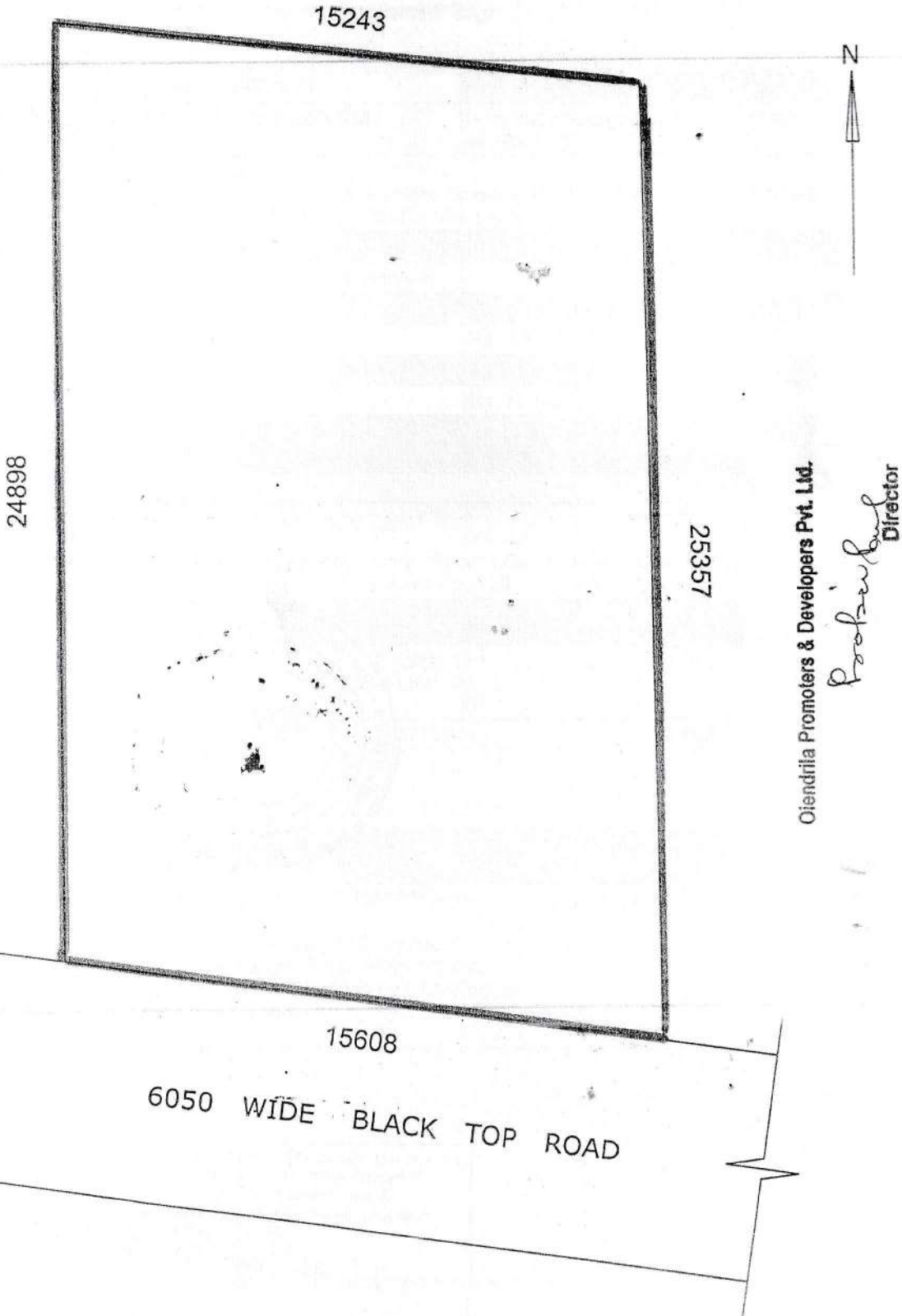
Signature .....

SITE PLAN SHOWING THE BOUNDARY OF THE PREMISES NO.-739,  
KALIKAPUR, WARD NO.-109, BOROUGH-XII.

AREA OF LAND- 384.209 Sqm. ( 05 K.- 11 CH - 40.626 SQFT.)

AREA SHOWN IN RED COLOUR

SCALE : 1:150





Chms  
Atm

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

Query No / Year	2001219896/2023	Office where deed will be registered
Query Date	14/05/2023 9:54:53 PM	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. 1,51,23,986/-	
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: Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kalikapur, Road Zone : (Kalikapur -- Kalikapur) , , Premises No: 739 , , Ward No: 109, Pin Code : 700099

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		5 Katha 11 Chatak 40.626 Sq Ft	1/-	1,51,23,986/-	Width of Approach Road: 20 Ft.,
Grand Total :					9.4775Dec	1/-	151,23,986 /-	

Declarant Details :

SI No	Name & address	Status	Execution Admission Details :
1	Oiendrila Promoters And 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. AAxxxxx9M, ,Aadhaar No Not Provided by UIDAI Status :Organization, Executed by: Representative	Organization	Executed by: Representative



Query No: 2001219896 of 2023, Printed On : May 14 2023 9:55PM, Generated from wbregistration.gov.in



**representative Details :**

No	Name & Address	Representative of
1	Mr Prabir Paul Son of Mr -Santi Ranjan Paul783, Anandapur, Urabana, Tower-6, Tower-6, Flat No: 2404, City:- , P.O:- EKTP, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AFxxxxx7Q , Aadhaar No.: 90xxxxxxxx0937	Oiendrilla Promoters And Developers Private Limited (as Director)

**Identifier Details :**

Name & address
Mr Sogmesh Mishra Son of Mr D K 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 Mr Prabir Paul

**Owner and Land or Building Details as received from KMC :**

Sc. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 311090607400 Premises No. : 739 Ward No. : 109 Street Name : KALIKAPUR	Reference Deed No. : I-2503/23 Date of Registration. : Mar 02, 2023 Office Where Registered : DSR- IV,ALIP	Owner Name : OIENDRILA PROMOTERS & DEVELOPERS PVT LTD. , REPRESENTED BY ITS DIRECTOR NAMELY:- , SRI PRABIR PAUL Owner Address : 27B, BOSE PUKUR ROAD , P.O & P.S- KASBA , KOLKATA- 700042 Pin No. : 700042	Character of Premises: Total Area of Land: 05 Cottah, 12 Chatak, 32 SqFeet,

**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 13-06-2023) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 13-06-2023)
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



Query No: 2001219896 of 2023, Printed On : May 14 2023 9:55PM, Generated from wbregristration.gov.in



**BAR COUNCIL OF WEST BENGAL**  
(STATUTORY BODY UNDER THE ADVOCATES ACT 1961)  
2 & 3, KIRAN SANKAR ROY ROAD, KOLKATA-700 001  
PHONE: 2248 8956/7233  
IDENTITY CARD



Name .....  
SOMESH MISHRA, Advocate  
Father's / Husband Name .....  
SRI DEBES KUMAR MISHRA  
ASIT BARAN BASU ARUN KUMAR SARKAR  
CHAIRMAN EX-COMMITTEE C. AIRMAN

Card No..... C-2952  
Address Recorded on the Roll. 69/1, BAGHAJATIN PLACE  
KOLKATA- 700 086  
Present Address..... - DO -  
Enrolment No..... F / 985 / 2008  
Date of Enrolment..... 11.12.2008..... Date of Birth..... 02.02.1983  
Date 9 08 Secretary/Assistant Secretary

## Major Information of the Deed

Deed No :	I-1604-05813/2023	Date of Registration	16/05/2023
Query No / Year	1604-2001219896/2023	Office where deed is registered	
Query Date	14/05/2023 9:54:53 PM	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		
<b>[0901] Declaration, Declaration relating to immovable property</b>			
Set Forth value	Market Value		
Rs. 1/-	Rs. 1,51,23,986/-		
Stampduty 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:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kalikapur, Road Zone : (Kalikapur -- Kalikapur) , , Premises No: 739, , Ward No: 109 Pin Code : 700099

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<b>Grand Total :</b>				<b>9.4775Dec</b>	<b>1 /-</b>	<b>151,23,986 /-</b>	


### Declarant Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Oiendrila Promoters And Developers Private Limited</b> 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 :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Prabir Paul (Presentant )</b> Son of Mr Santi Ranjan Paul Date of Execution - 16/05/2023, , Admitted by: Self, Date of Admission: 16/05/2023, Place of Admission of Execution: Office	 May 16 2023 1:07PM	 LTI 16/05/2023	 16/05/2023
783, Anandapur, Urabana, Tower-6, Tower-6, Flat No: 2404, City:- , P.O:- EKTP, P.S:-Tiljala, 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 : Oiendriila Promoters And Developers Private Limited (as Director				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Somesh Mishra</b> Son of Mr D K Misra High Court, Calcutta, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001			
	16/05/2023	16/05/2023	16/05/2023
Identifier Of Mr Prabir Paul			

Endorsement For Deed Number : I - 160405813 / 2023

On 16-05-2023

**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 : of Indian Stamp Act 1899.

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

Presented for registration at 12:41 hrs on 16-05-2023, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr Prabir Paul .

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

Execution is admitted on 16-05-2023 by Mr Prabir Paul, Director, Oiendriila Promoters And Developers Private Limi (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 D K 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(k 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 5671, Amount: Rs.10.00/-, Date of Purchase: 08/05/2023, Vendor name: SMR BIKASH DAS

*(Signature)*

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 1604-2023, Page from 163149 to 163163  
being No 160405813 for the year 2023.



Digitally signed by ANUPAM HALDER  
Date: 2023.05.16 15:55:37 +05:30  
Reason: Digital Signing of Deed.

*(Handwritten signature)*  
  
(Anupam Halder) 2023/05/16 03:55:37 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)