

06665/22

J - 6488/2022



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

29.04.22  
6-11280657

29 APR 2022]

65AB 865206  
Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

K.M.C. BOUNDARY DECLARATION

Re : Premises No.3875, Nayabad within the  
KMC Ward No.109, Borough - XII,  
Police Station - Panchasayar, Kolkata -  
700 099.

District Sub-Registrar-II  
Kolkata, South 24 parganas

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 by virtue of a registered Deed of Sale dated 15.03.2022, registered at D.S.R IV, Alipore and recorded into Book No.I, Deed No.2643 for the year 2022 We have purchased a plot of land measuring an area of 02 (Two) Cottahs 11 (Eleven) Chittacks 07 (Seven) Sq.ft. situated at Mouza - Nayabad, J.L. No. 25, comprising in R.S. Dag No.161, under R.S. Khatian No.75, corresponding to L.R. Dag No.161, under L.R. Khatian No.2637, known as KMC Premises No.3875, Nayabad, within the KMC Ward No.109, Assessee No.31-109-08-9886-7, within the P.S. Panchasayar, Kolkata – 700099 from the previous Owner namely Sri Nilanjan Dutta, son of Late Nirupam Kanti Dutta, residing at 63, Bosepukur Purba Para, P.O. EKTP, Kolkata – 700107 and on the same day by virtue of another registered Deed of Sale dated 15.03.2022, registered at D.S.R IV, Alipore and recorded into Book No.I, Deed No.2644 for the year 2022 We have purchased another adjacent plot of land measuring an area of 02 (Two) Cottahs 11 (Eleven) Chittacks 06 (six) Sq.ft. situated at Mouza - Nayabad, J.L. No. 25, comprising in R.S. Dag No.161, under R.S. Khatian No.75, corresponding to L.R. Dag No.161, under L.R. Khatian Nos.2639, 2638 and 2640, known as KMC Premises No.3874, Nayabad, within the KMC Ward No.109, Assessee No.31-109-08-9885-5, within the P.S. Panchasayar, Kolkata – 700099 from the previous Owners namely (1) Smt. Madhumita Dutta, wife of Late Nandan Dutta, (2) Sri Soham Dutta, son of Late Nandan Dutta and (3) Sohini Dutta, daughter of Late Nandan Dutta all residing at 235/B/1, Shree Ram Kutir Building, Flat No.3F, NSC Bose Road, P.S. Patuli, Kolkata – 700047.
2. That thereafter we recorded our both plots of land into one compact plot of land in the record of the KMC known as KMC Premises No.3875, Nayabad, within the KMC Ward No.109, Assessee No.31-109-08-9886-7, within the P.S. Panchasayar, Kolkata – 700099 and also recorded our names in the record of the B L & L R O vide L.R. Khatian No.2680 of Mouza-Nayabad, J.L. No.25.

3. That the land area of our own ownership as per present physical measurement the net land area is **360.715 Sq.mtr. corresponding to 05 (Five) Cottahs 06 (Six) Chittacks 13 (Thirteen) Sq.ft.** within the jurisdiction of The Kolkata Municipal Corporation Ward No.101, known as **K.M.C. Premises No.3875, Nayabad**, under P.S. Panchasayar, Kolkata – 700099.
4. That we are going to submit the building plan for the construction of the building in our said property known as **K.M.C. Premises No.3875, Nayabad**, under P.S. Panchasayar, Kolkata – 700099.
5. That there is no Civil or Criminal suit pending against the said land which is free from all encumbrances.
6. 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 us for sanction of building plan.
7. That we are at present the absolute Owner of total land area measuring **360.715 Sq.mtr. corresponding to 05 (Five) Cottahs 06 (Six) Chittacks 13 (Thirteen) Sq.ft.** as per present physical measurement and the entire property is now butted and bounded by :
- |                     |   |                                     |
|---------------------|---|-------------------------------------|
| <u>ON THE NORTH</u> | : | Property of others;                 |
| <u>ON THE SOUTH</u> | : | Property of others;                 |
| <u>ON THE EAST</u>  | : | Property of others;                 |
| <u>ON THE WEST</u>  | : | 6.050 M wide K.M.C. Black Top Road. |
8. That the total land area within our ownership **360.715 Sq.mtr. corresponding to 05 (Five) Cottahs 06 (Six) Chittacks 13 (Thirteen) Sq.ft.** as per present physical measurement has been shown in the annexed plan by **RED** border line and the said Plan is the part of this Deed of Declaration and no positional change is being occurred during this Boundary Declaration .
9. That the above statements are true to the best of our knowledge and belief.



IN WITNESS WHEREOF the Declarants put their signature  
on this the 29<sup>th</sup> day of April, 2022 (Two Thousand and  
Twenty two).

**WITNESS :**

1. Prup Kumar Heuder  
28k Panchananta Road  
Kolkata - 700027

Oiendrila Promoters & Developers Pvt. Ltd.

*Prabin Paul*

Director

**DECLARANT**

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

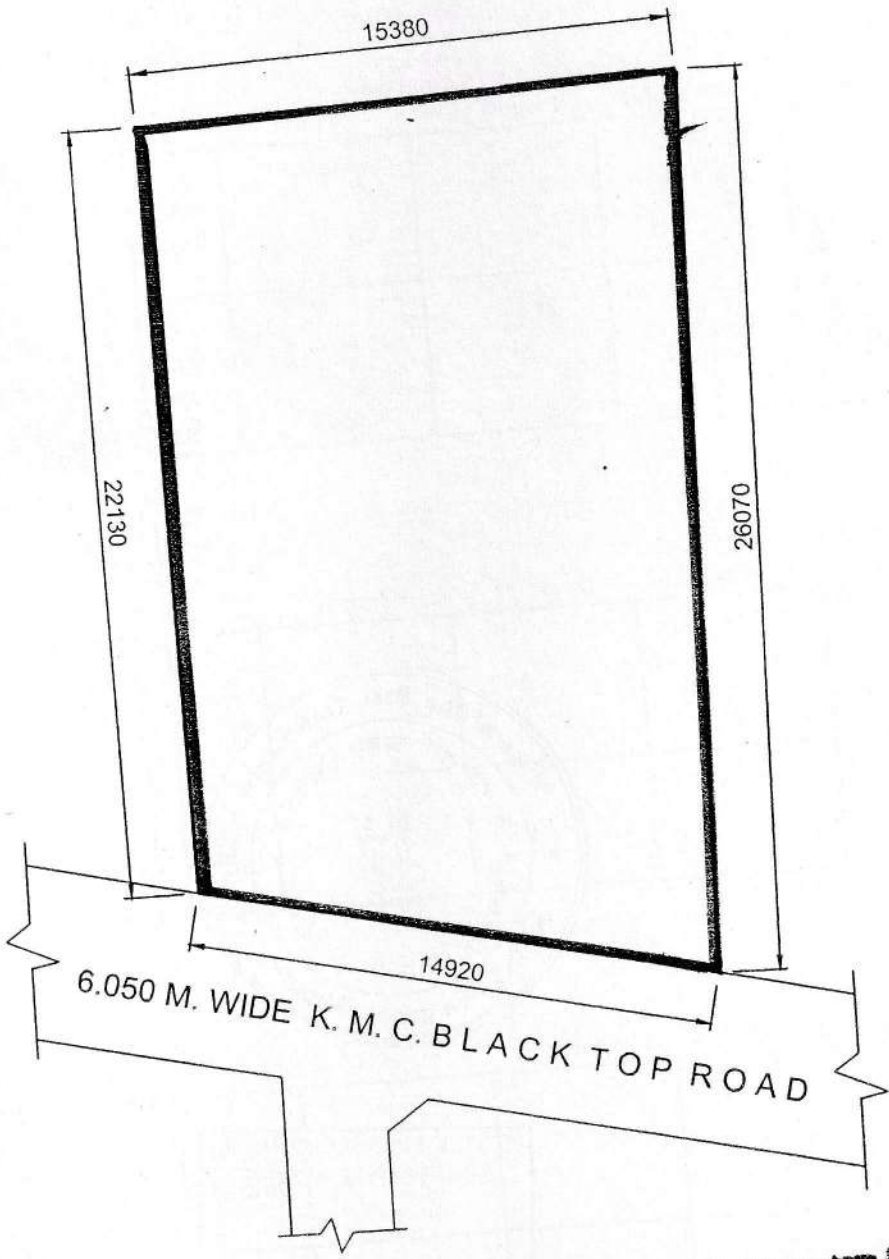
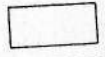
*Somesh Mishra*  
(MR. SOMESH MISHRA)  
ADVOCATE [Enrolment No.  
F/985/2008]  
HIGH COURT, CALCUTTA  
69/1, BAGHAJATIN  
PLACE, KOLKATA - 700  
086.

SITE PLAN SHOWING OF LAND AT K.M.C. PREMISES NO. 3875, NAYABAD,  
KOLKATA- 700 099, IN K.M.C. WARD NO. 109, BOROUGH NO. XII, P.S.-  
PANCHASAYAR, UNDER MOUZA- NAYABAD, J.L. NO-25, R.S. DAG NO- 161,  
R.S. KHATIAN NO- 75, CORRESPONDING TO L.R. KHATIAN NO. 2680.

LAND AREA- 5 KT. 6 CH. 13 SFT. (360.715 SQ.M.)

SCALE : 1 : 200

LAND AREA SHOWN IN RED BORDER



Oiendriila Promoters & Developers Pvt. Ltd.

*Indubala*

Director

SIGNATURE

		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... P.R.A.B.I.R. PAUL .....

Signature ... Praabir 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 .....



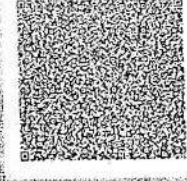
आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
AFQPP2907Q



नाम/Name  
PRABIR PAUL

पिता/पति / Father's Name  
SANTIRANJAN PAUL

प्रम. की तिथि  
Date of Birth  
07/10/1973

हस्ताक्षर/Signature

27/11/2019



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

Enrolment No.: 0647/03107/64583

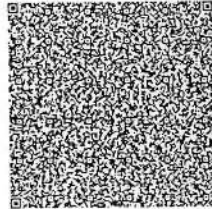
Download Date: 29/06/2019

To  
 PRABIR PAUL  
 C/O Santi Ranjan Paul  
 URBANA, TOWER-6, FLAT NO.-2404  
 783 ANANDAPUR  
 E.K.T  
 E.k.t  
 Kolkata West Bengal - 700107  
 9433443846

Generation Date: 15/06/2019

Signature valid

Digitaly signed by  
 UNIQUIDENTIFICATION  
 AUTHORITY OF INDIA  
 Date: 2019.06.15 15:01:55  
 IST



QR Code with Photograph

आपका आधार क्रमांक / Your Aadhaar No. :

**9058 9891 0937**

VID: 9117 4808 1074 5403

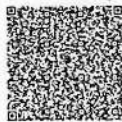
मेरा आधार, मेरी पहचान



भारत सरकार  
 Government of India



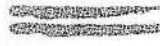
PRABIR PAUL  
 Date of Birth/DOB: 07/10/1973  
 Male/ MALE



**9058 9891 0937**

VID: 9117 4808 1074 5403

मेरा आधार, मेरी पहचान



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**

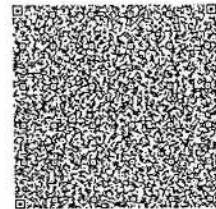
- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- 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:  
 C/O Santi Ranjan Paul, URBANA,  
 TOWER-6, FLAT NO.-2404, 783  
 ANANDAPUR, E.K.T, Kolkata,  
 West Bengal - 700107



QR Code with Photograph

**9058 9891 0937**

VID: 9117 4808 1074 5403

www.uidai.gov.in



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT OF INDIA

OMENDRA PROMOTERS AND  
DEVELOPERS PRIVATE LIMITED



06/01/2009

Form 16B (Annual Return)

AABCO1233M

11/22/09



सत्यमेव जयते  
भारत सरकार



आधार



ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1040/19567/03493

To  
সোমেশ মিশ্র  
Somesh Mishra  
69/1 BAGHA JATIN PLACE  
BAGHA JATIN  
KOLKATA  
Baghajatin  
Kolkata  
West Bengal 700086  
9051446430

18/09/2012

21655621



MN216556216FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**4232 6452 4800**

আধার - সাধারণ মানুষের অধিকার



## Major Information of the Deed

Deed No :	I-1603-06488/2022	Date of Registration	29/04/2022
Query No / Year	1603-2001280659/2022	Office where deed is registered	
Query Date	28/04/2022 1:04:24 PM	D.S.R. - III 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. 95,80,330/-		
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 :



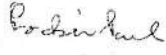
District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 3875, , Ward No: 109 Pin Code : 700099

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 6 Chatak 13 Sq Ft	1/-	95,80,330/-	Width of Approach Road: 20 Ft., .
<b>Grand Total :</b>				8.8985Dec	1 /-	95,80,330 /-	



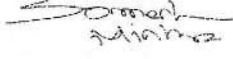
### Declarant Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>OIENDRILA PROMOTERS &amp; 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.:: AAxxxxx9M,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
<b>Shri PRABIR PAUL</b> <b>(Presentant)</b> Son of Shri Santi Ranjan Paul Date of Execution - 29/04/2022, , Admitted by: Self, Date of Admission: 29/04/2022, Place of Admission of Execution: Office	 Apr 29 2022 12:16PM	 LTI 29/04/2022	 29/04/2022
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
<b>Mr Somesh Mishra</b> 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			
	29/04/2022	29/04/2022	29/04/2022
Identifier Of Shri PRABIR PAUL			



On 29-04-2022

**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 11:22 hrs on 29-04-2022, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Shri PRABIR PAUL ,

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

Execution is admitted on 29-04-2022 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/- ( E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 39/-

**Payment of Stamp Duty**

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 865206, Amount: Rs.10/-, Date of Purchase: 19/04/2022, Vendor name: T K Purakayastha



**Debasish Dhar**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - III SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2022, Page from 227358 to 227372

being No 160306488 for the year 2022.



Digitally signed by DEBASISH DHAR  
Date: 2022.04.29 13:08:10 +05:30  
Reason: Digital Signing of Deed.

*Dhar*

(Debasish Dhar) 2022/04/29 01:08:10 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)