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I - 15795/12

# भारतीय गैर न्यायिक

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Rs. 10

## INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

78AB 949136  
Certified that the document is a true and correct copy of the original as submitted to me and the signature is genuine. The signature sheet is attached to the document and the part of the document is attached to the document.

22/12/2022  
05-2003535209/2022

### K.M.C. BOUNDARY DECLARATION

Re : Premises No.1915, Madurdaha,  
within the KMC Ward No.108,  
Police Station - Anandapur, Kolkata  
- 700 107.

I, **SMT. SHARMISTHA PAUL**, (PAN-AORPP0225K), (Aadhar No.5631 5527 6893), wife of Sri Prabir Paul, by Occupation : Business, by faith : Hindu, by Nationality : Indian, residing at 783, Anandapur, URBANA, Tower-6, Flat No.2404, P.O. EKTP, P.S. Anandapur, Kolkata - 700107, sole Proprietor of **MESSRS OASIS TRADING CORPORATION**, (PAN-AORPP0225K), a proprietorship Firm having its Business office at 248D, Banku Behari Chatterjee Road, Kolkata - 700042, do hereby solemnly declare and say as follows :

District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas  
22 DEC 2022

1. That I have purchased a plot of land measuring an area of **04 (Four) Cottahs 02 (Two) Chittacks 12 (Twelve) Sq.ft.** more or less situated 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.1915, Madurdah (measuring land area 02 (Two) Cottah 15 (Fifteen) Chittacks 12 (Twelve) Sq.ft. more or less)** and **K.M.C. Premises No.1912, Madurdah (measuring land area 01 (One) Cottah 03 (Three) Chittacks 00 (Zero) 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.06476 for the year 2022 from the previous Owner namely **Mrs. Prabhjot Kaur Gosal alias Prabhjot Kaur**, wife of Jasvinder Singh, daughter of Avtar Singh Grewal, residing at 2A, Madhab Chatterjee Street, P.S. Bhawanipore, Kolkata - 700020 and (ii) dated 29.04.2022, registered at D.S..R IV, Alipore and recorded into Book No.I, Deed No.06477 for the year 2022 from the previous Owner namely Amarjit Singh, son of Late Buta Singh @Boota Singh, residing at 13E, Girindra Sekar Bose Road, P.O. Tiljala, P.S. Kasba, Kolkata - 700039, but as per present physical measurement the net land area is **04 (Four) Cottahs 02 (Two) Chittacks 11.843 (Eleven point Eight four three) Sq.ft. corresponding to 277.020 Sq.mtr.**
2. That the land area of my own ownership as per present physical measurement the net land area is **04 (Four) Cottahs 02 (Two) Chittacks 11.843 (Eleven point Eight four three) Sq.ft. corresponding to 277.020 Sq.mtr.** within the jurisdiction of The Kolkata Municipal Corporation Ward No.108, known as **K.M.C. Premises No.1915, 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.901.**

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.1915, 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 02 (Two) Chittacks 11.843 (Eleven point Eight four three) Sq.ft. corresponding to 277.020 Sq.mtr.** as per present physical measurement and the entire property is now butted and bounded by :
 

<u>ON THE NORTH</u>	: 5550 MM wide common passage;
<u>ON THE SOUTH</u>	: Land of others;
<u>ON THE EAST</u>	: Land of others;
<u>ON THE WEST</u>	: 4850 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.1915, Madurdah**, within the KMC Ward No.108, under P.S. Anandapur, Kolkata - 700 107, within my own ownership :
 

<u>NORTHERN SIDE</u>	: 14580 MM;
<u>SOUTHERN SIDE</u>	: 13769 MM;
<u>EASTERN SIDE</u>	: 17978 MM;
<u>WESTERN SIDE</u>	: 11594 MM, 6021MM.
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 Declarant put his signature on this the 22<sup>ND</sup> 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 - 700086

FOI OASIS TRADING CORPORATION

Sharmistha Paul  
FIDELITY

**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	1st finger	Middle finger	Ring finger	Small finger
PHOTO	left hand					
	right hand					

Name .....

Signature .....

		Thumb	1st finger	Middle finger	Ring finger	Small finger
	left hand					
	right hand					

Name..... SHARMISTHA PAUL

Signature Sharmistha Paul

		Thumb	1st finger	Middle finger	Ring finger	Small finger
PHOTO	left hand					
	right hand					

Name .....

Signature .....

		Thumb	1st finger	Middle finger	Ring finger	Small finger
PHOTO	left hand					
	right hand					

Name .....

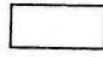
Signature .....

SITE PLAN SHOWING OF LAND AT K.M.C. PREMISES NO.1915, 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. 901.

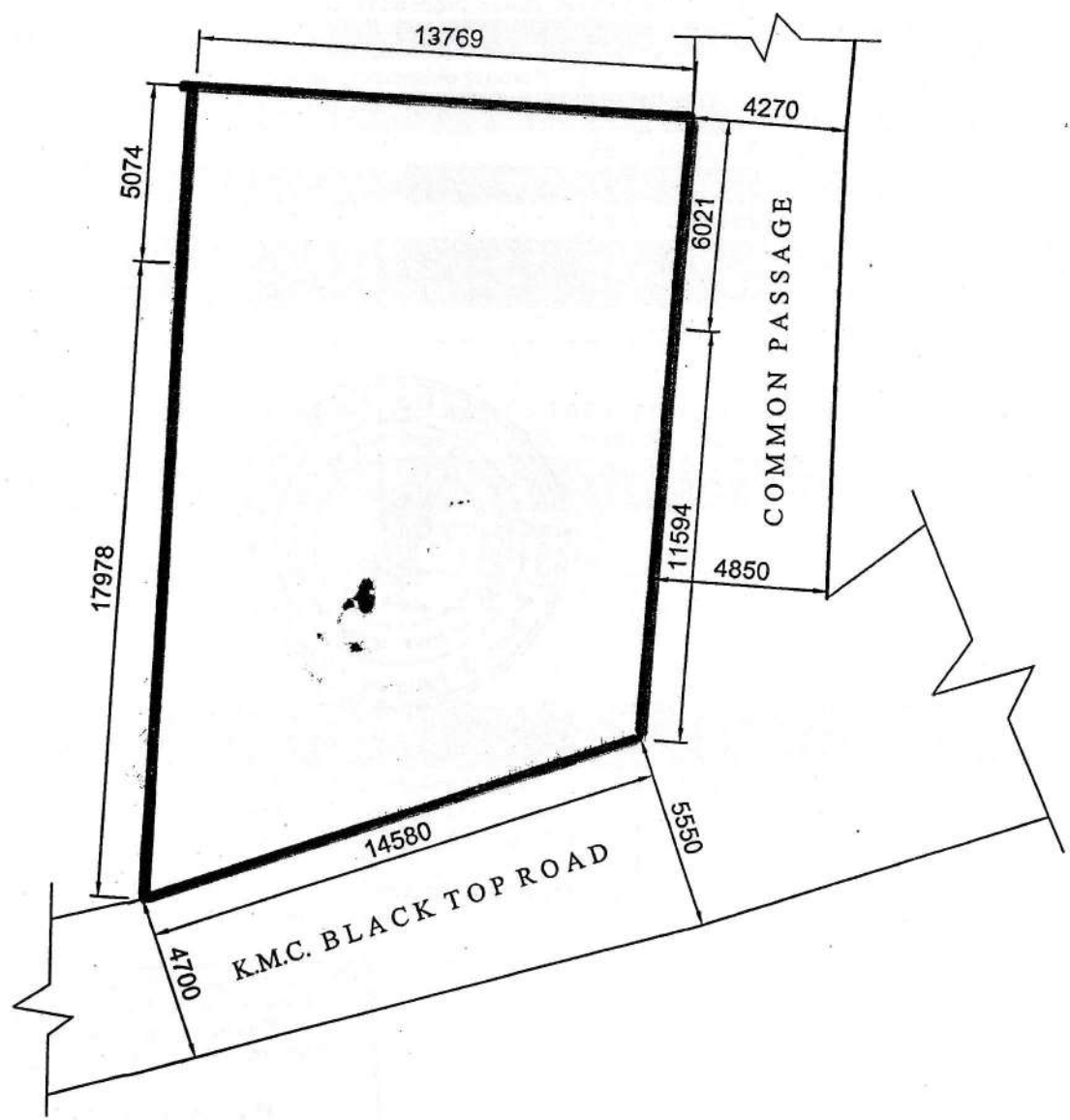
ASSESSEE NO. 31-108-05-4028-4

LAND AREA- 4 KT. 2 CH. 11.843 SFT. (277.020 SQ.M.)

LAND AREA SHOWN IN RED BORDER



SCALE : 1 : 200



FOR OASIS TRADING CORPORATION

Sharmistha Paul  
PROPRIETOR

SIGNATURE



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

Query No / Year	2003535209/2022	Office where deed will be registered
Query Date	14/12/2022 8:42:29 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. 1,06,22,817/-	
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: 1915, , Ward No: 108, Pin Code : 700107

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		4 Katha 2 Chatak 11.843 Sq Ft	1/-	1,06,22,817/-	Width of Approach Road: 15 Ft.,
<b>Grand Total :</b>					<b>6.8334Dec</b>	<b>1 /-</b>	<b>106,22,817 /-</b>	

**Declarant Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	Messers Oasis Trading Corporation ( Sole Proprietoship ) ,248D, Banku Behari Chatterjee Road, City:- , P.O:- Kasba, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 PAN No. aoxxxxxx5k, ,Aadhaar No Not Provided by UIDAI Status :Organization, Executed by: Representative	Organization	Executed by: Representative



Query No: 2003535209 of 2022, Printed On : Dec 14 2022 8:42PM, Generated from wbregistration.gov.in

**Representative Details :**

Sl No	Name & Address	Representative of
1	Smt Sharmistha Paul Wife of Prabir Paul 783, Anandapur, Urbana Tower 6, Flat No. 2404, City:- , P.O:- EKTP, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. a0xxxxxx5k , Aadhaar No.: 56xxxxxxxx6893	Messers Oasis Trading Corporation

**Identifier Details :**

Name & address
Mr Somesh 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 Smt Sharmistha 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. : 311080540284 Premises No. : 1915 Ward No. : 108 Street Name : MADURDAH	Reference Deed No. : I-06476/22 Date of Registration. : Apr 29, 2022 Office Where Registered : DSR-III	Owner Name : MESSRS OASIS TRADING CORPORATION , PRO: SMT SHARMISTHA PAUL Owner Address : 245D BANKU BEHARI CHATTERJEE ROAD , KOLKATA Pin No. : 700042	Character of Premises: Total Area of Land: 04 Cottah, 02 Chatak, 12 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 13-01-2023) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 13-01-2023)
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.



Query No: 2003535209 of 2022, Printed On : Dec 14 2022 8:42PM, Generated from wbregistration.gov.in



## Major Information of the Deed

Deed No:	I-1604-15195/2022	Date of Registration	22/12/2022
Query No./Year	1604-2003535209/2022	Office where deed is registered	
Query Date	14/12/2022 8:42:29 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. 1,06,22,817/-		
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 :



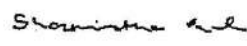
District: South 24-Parganas, P.S:- Tiljala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Madurdaha, Road Zone : (Mundapara -- Nazirabad) , , Premises No: 1915, , Ward No: 108 Pin Code : 700107

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
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<b>Grand Total :</b>					<b>6.8334Dec</b>	<b>1 /-</b>	<b>106,22,817 /-</b>	



### Declarant Details :

Sl No	Name Address Photo Finger print and Signature
1	<b>Messers Oasis Trading Corporation</b> 248D, Banku Behari Chatterjee Road, City:- , P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 , PAN No.:: aoxxxxx5k,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

**Representative Details :**

Name, Address, Photo, Finger print and Signature				
No	Name	Photo	Finger Print	Signature
1	<b>Smt Sharmistha Paul</b> <b>(Presentant)</b> Wife of Prabir 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 1:10PM	 LTI 22/12/2022	 22/12/2022
783, Anandapur, Urbana Tower 6, Flat No. 2404, City:- , P.O:- EKTP, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: a0xxxxxx5k, Aadhaar No: 56xxxxxxxx6893 Status : Representative, Representative of : Messers Oasis Trading Corporation				

**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	 22/12/2022	 22/12/2022	 22/12/2022
Identifier Of Smt Sharmistha Paul			

22-12-2022

**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 12:50 hrs on 22-12-2022, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Smt Sharmistha Paul ,.

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

Execution is admitted on 22-12-2022 by Smt Sharmistha Paul,

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(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 62645, 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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 445578 to 445589  
being No 160415195 for the year 2022.



Digitally signed by ANUPAM HALDER  
Date: 2022.12.22 16:39:09 +05:30  
Reason: Digital Signing of Deed.

*(Handwritten signature)*

(Anupam Halder) 2022/12/22 04:39:09 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)