

4901/24

1-04815/2024



पश्चिम बंगाल WEST BENGAL

95AB 367994

COMMON PASSAGE DECLARATION TO K.M.C.

RE : K.M.C. PREMISES NO.1933, NAYABAD, WITHIN THE K.M.C. WARD NO.109, P.S. PANCHASAYAR, KOLKATA - 700 099 BOROUGH NO. XII, MEASURING NET LAND AREA OF 467.583 SQ.MTR. CORRESPONDING TO 06 (SIX) COTTAHS 15 (FIFTEEN) CHITTACKS 38 (THIRTY EIGHT) SQ.FT. AS PER PRESENT PHYSICAL MEASUREMENT.

We, (1) SRI SINCHAN SINHA, (PAN -ALMPS2435A), (Aadhaar No. 7806 7233 2394), son of Sri Amal Kumar Sinha, by Occupation - Business, (2) SMT. SHARMILA SINHA, (PAN -BBUPS9899D), (Aadhaar No.4713 2597 5006), wife of Sri Sinchan Sinha, by Occupation-Housewife, both by Faith - Hindu, both by Nationality - Indian, both residing at 44/2/52, Jheel Road, P.S. Survey Park, Kolkata - 700075, represented by their constituted lawful Attorney namely OIENDRILA PROMOTERS AND DEVELOPERS PRIVATE LIMITED (PAN-AABCO1239M) a company incorporated under the Indian Companies Act, 1956, having CIN of the company U45400WB2009PTC131749 having its registered office at 27B, Bose Pukur Road, P.O. & P.S. Kasba, Kolkata - 700 042, represented by its Director namely SRI PRABIR PAUL, (PAN-AFQPP2907Q), (Aadhaar 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, by virtue of a registered General Power of Attorney dated 05.07.2023 registered at D.S.R. IV, Alipore South 24 Parganas and recorded into Book No.1, Volume No.1604-2023, at Pages 263714 to 263733, Deed No.8337 for the year 2023, and We hereby also declare that We shall not put forward any claim to The Kolkata Municipal Corporation for development within 30 years from the date of sanction of the Plan to be submitted by us for the construction of a building on a plot of land forming part of the above premises or on the above premises or private passage not constructed as per The Kolkata Municipal Corporation specification under Section 364 and 365 of the K.M.C. Act, 1980 abutting and leading access to the Premises or any civic amenities like lighting, water supply, drainage etc. and if so directed by the K.M.C. shall pay all necessary charges for improvement of the said roads or passages.

Signed this 2nd day of May, 2024.

WITNESS :

~~1. Somesh Mishra~~
~~2. Abhejil Kumar Mishra~~
~~3. Tapesha Mishra~~

Clendrilla Promoters & Developers

Prabin Paul

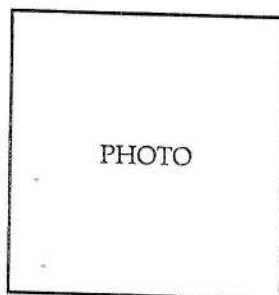
2. Abhejil Kumar Mishra
 Vill. Nay Maifarna
 P.O. Battala
 Dist. Purba Medinipur

As attorney of the Declarants herein

SIGNATURE OF THE DECLARANTS

DRAFTED & PREPARED BY
 AS PER K.M.C. PROFORMA :

~~Somesh Mishra~~
 (MR. SOMESH MISHRA)
 ADVOCATE [Enrollment No. F/985/2008]
 HIGH COURT, CALCUTTA
 Resi-cum-Chamber : 69/1, Baghajatin
 Place, Kolkata-700086
 PH-9830236148(D.K.M.),
 Email:debeskumarmisra@gmail.com
 9051446430(Somesh),
 Email:mishrasomesh08@gmail.com
 9836115120(Tapesha),
 Email:tapesha.mishra85@gmail.com



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

Name

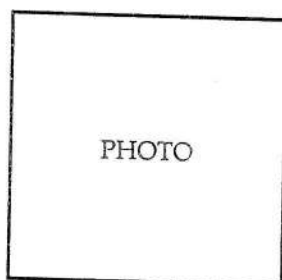
Signature



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

Name.....P.R.A.B.I.D.P.A.U.

SignaturePrabin Kundu.....



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

Name

Signature



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

Name

Signature



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

Query No / Year	2001059545/2024	Office where deed will be registered
Query Date	26/04/2024 4:21:57 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. 1,23,35,691/-	
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: Nayabad, , Premises No: 1933, , Ward No: 109, Pin Code : 700099

Sch No	Plot Number	Khatian Number	Land Use/ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	6,Katha 15 Chatak 38 Sq Ft	1/-	1,23,35,691/-	Width of Approach Road: 25 Ft.,
Grand Total :				11.534Dec	1 /-	123,35,691 /-	

Declarant Details :

SI No	Name & address	Status	Execution Admission Details :
1	Shri Sinchan Sinha Son of Shri Amal Kumar Sinha, 44/2/52, Jheel Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No. ALxxxxxx5A, Aadhaar No.: 78xxxxxxxx2394, Status : Individual, Executed by: Attorney	Individual	Executed by: Attorney



Query No: 2001059545 of 2024, Printed On : Apr 26 2024 4:22PM, Generated from wbregistration.gov.in

2	Smt Sharmila Sinha Wife of Shri Sinchan Sinha,44/2/52, Jheel Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, , PAN No. BBxxxxxx9D, Aadhaar No.: 47xxxxxxxx5006,Status :Individual, Executed by: Attorney	Individual	Executed by: Attorney
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Attorney Details :

Sl No	Name & Address	Attorney of
1	Shri Prabir Paul Son of Shri Santi Ranjan Paul Director, Oiendrilla Promoters And Developers Private Limited , 27B, Bose Pukur Road, City:- , P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 , 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: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No. afxxxxxx7q , Aadhaar No.: 90xxxxxxxx0937	Shri Sinchan Sinha, Smt Sharmila Sinha

Identifier Details :

Name & address
Mr Abhijit Kumar Mishra Son of Late Niranjana Mishra Village- Nij Maitana, City:- , P.O:- Baghajatin, P.S:-Ramnagar, District:-Purba Midnapore, West Bengal, India, PIN:- 700086, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, 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 26-05-2024) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 26-05-2024)
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.



Query No: 2001059545 of 2024, Printed On : May 2 2024 10:32AM, Generated from wbregistration.gov.in

ভারতের নির্বাচন কমিশন
ELECTION COMMISSION OF INDIA

VB/31/212/822047

পরিচয় পত্র
IDENTITY CARD



নির্বাচকের নাম অজিতকুমার মিত্র
Elector's Name Ajoy Kumar Mitra

পিতার নাম অরুণ মিত্র
Father's Name Arun Mitra

লিঙ্গ M
Sex M
১.১.২০০৬ এ বয়স ৫৫
Age as on 1.1.2006 55

স্বাক্ষর
Signature
১১/১১/২০০৬
11/11/2006

Address:
Maula-Nij Matthuna/Pashchimangon, Maulana Ramnagar,
Purba Medinipur 721403

নির্বাহক নির্বাচন কমিশনার
Facsimile Signature
Electoral Registration Officer

বিধানসভা নির্বাচন কেন্দ্র: ২১২-রামনগর
Assembly Constituency: 212-Ramnagar

তারিখ: ০৪.১১.২০০৬
Date: 04.11.2006

Major Information of the Deed

Deed No.	I-1604-04815/2024	Date of Registration	02/05/2024
Query No./ Year	1604-2001059545/2024	Office where deed is registered	
Query Date	26/04/2024 4:21:57 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	
[0901] Declaration, Declaration relating to immovable property			
Set Forth value		Market Value	
Rs. 1/-		Rs. 1,23,35,691/-	
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 :

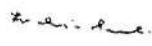
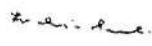
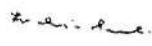
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Declarant Details :

Sl No	Name,Address,Photo,Finger print and Signature
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Attorney Details :

S. No.	Name/Address/Photo/Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri Prabir Paul (Presentant) Son of Shri Santi Ranjan Paul Date of Execution - 02/05/2024, Admitted by: Self, Date of Admission: 02/05/2024, Place of Admission of Execution: Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>May 2 2024 2:06PM</td> <td>LT1 02/05/2024</td> <td>02/05/2024</td> <td></td> </tr> </tbody> </table> Director, Oiendriila Promoters And Developers Private Limited , 27B, Bose Pukur Road, City:- , P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 , 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: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: afxxxxxx7q, Aadhaar No: 90xxxxxxxx0937 Status : Attorney, Attorney of : Shri Sinchan Sinha, Smt Sharmila Sinha	Name	Photo	Finger Print	Signature	Shri Prabir Paul (Presentant) Son of Shri Santi Ranjan Paul Date of Execution - 02/05/2024, Admitted by: Self, Date of Admission: 02/05/2024, Place of Admission of Execution: Office		 Captured		May 2 2024 2:06PM	LT1 02/05/2024	02/05/2024	
Name	Photo	Finger Print	Signature										
Shri Prabir Paul (Presentant) Son of Shri Santi Ranjan Paul Date of Execution - 02/05/2024, Admitted by: Self, Date of Admission: 02/05/2024, Place of Admission of Execution: Office		 Captured											
May 2 2024 2:06PM	LT1 02/05/2024	02/05/2024											

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Abhijit Kumar Mishra Son of Late Niranjana Mishra Village- Nij Maitana, City:- , P.O:- Baghajatin, P.S:-Ramnagar, District:- Purba Midnapore, West Bengal, India, PIN:- 700086		 Captured	
	02/05/2024	02/05/2024	02/05/2024
Identifier Of Shri Prabir Paul			

Endorsement For Deed Number : I - 160404815 / 2024

On 02-05-2024

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 13:30 hrs on 02-05-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Shri Prabir Paul ..

Executed by Attorney

Execution by Shri Prabir Paul, Director, Oiendrilla 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 as constituted attorney for 1. Shri Sinchan Sinha 44/2/52, Jheel Road, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, 2. Smt Sharmila Sinha 44/2/52, Jheel Road, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075 is admitted by him

Indetified by Mr Abhijit Kumar Mishra, , Son of Late Niranjan Mishra, Village- Nij Maitana, P.O: Baghajatin, Thana: Ramnagar, , Purba Midnapore, WEST BENGAL, India, PIN - 700086, by caste Hindu, by profession Law Clerk

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 34818, Amount: Rs.10.00/-, Date of Purchase: 25/04/2024, 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 1604-2024, Page from 139765 to 139774
being No 160404815 for the year 2024.



(Signature)

Digitally signed by Anupam Halder
Date: 2024.05.02 15:54:22 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 02/05/2024

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

West Bengal.