

017003/25

I-16712/2025



पश्चिम बंगाल WEST BENGAL

14AC 602146

28/11
8-13/8 8544

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.


District Sub-Registrar-II
Alipore, South 24-Parganas

28 NOV 2025

BOUNDARY DECLARATION TO K.M.C.

Ref: Premises No.317/1, Kalikapur, P.S. Purba
Jadavpur, Ward No.109, Br.-XII, Kolkata-700099, in
the District of South 24-Parganas.

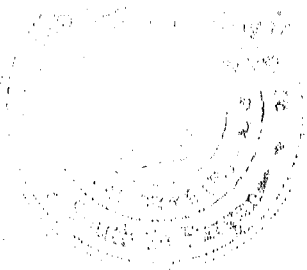
231646

A. K. DAS, Advocate
High Court Calcutta
100001

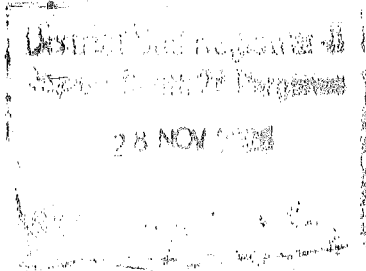
State Collectorate
Netaji Subhas Rd.
Kolkata-1

Amal K. Das
Licensee, State
Vendor

22 NOV 2025

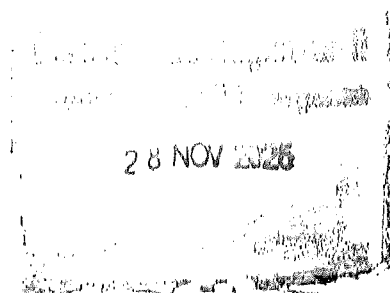
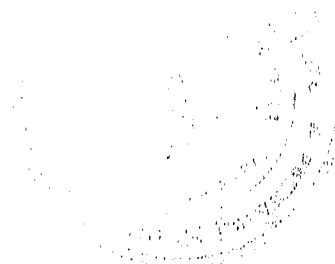


Handwritten signatures and notes:
Dun...
D...
D...
at al. 21



I, **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, being the Director of **M/S. OIENDRILA PROMOTERS & DEVELOPERS PRIVATE LIMITED**, (PAN-AABCO1239M) a company incorporated under the Indian Companies Act, 1956, having its registered office at 27B, Bose Pukur Road, P.O. & P.S. Kasba, Kolkata-700 042, do hereby declare and undertake as follows :-

1. That I am the owner of land measuring 5 Cottah 15 Chittak 26.994 sq.ft. (399.665 Sqm.) be the same a little more or less, being Premises No.317/1, Kalikapur, P.S.Purba Jadavpur, Ward No.109, Br.-XII, Kolkata-700099, in the District of South 24-Parganas.
2. That I proposed to construct a building on the said premises. The actual boundary line of the property which is fully mentioned below and demarcated by Red border and I shall be liable for dispute of any with our neighbours of this said land in future. The Kolkata Municipal Corporation will not be liable for any litigation over the said land.
3. That we the owner of land measuring 5 Cottah 15 Chittak 26.994 sq.ft. (399.665 Sqm.) be the same a little more or less, being Premises No.317/1, Kalikapur, P.S. Purba Jadavpur, Ward No.109, Br.-XII, Kolkata-700099, in the District of South 24-Parganas, more fully described and delineated in the plan annexed hereto and thereon coloured in Red verge line.
4. That there is no civil or criminal suit pending against the said land. That the said land is free from all encumbrances.



5. That the measurement of the four sides of the land measuring 5 Cottah 15 Chittak 26.994 sq.ft. (399.665 Sqm.) be the same a little more or less, being Premises No.317/1, Kalikapur, P.S.Purba Jadavpur, Ward No.109, Br.-XII, Kolkata-700099, in the District of South 24-Parganas, is as follows :-

North : 23475 mm,

South : 15041+1401+11433 mm,

East : 15718 mm,

West : 15828 mm,

6. The Boundary of the said land is as follows :-

On the North : 200, Purbalok Kalikapur,

On the South : 199B, Purbalok Kalikapur,

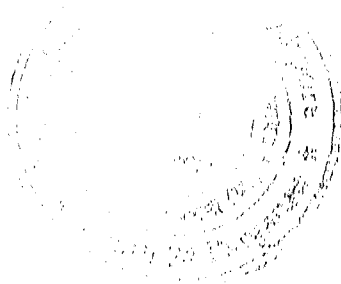
On the East : 9215-9370mm wide K.M.C. Black Top Road,

On the West: 199B, Purbalok Kalikapur,

7. That the enclosed site plan is also a part of Declaration.

SCHEDULE

ALL THAT land measuring 5 Cottah 15 Chittak 26.994 sq.ft. (399.665 Sqm.) be the same a little more or less, being Premises No.317/1, Kalikapur, Assessee No.31-109-06-1131-1, P.S.Purba Jadavpur, Ward No.109, Br.-XII, Kolkata-700099, Mouza-Kalikapur, J.L. No.20, R.S. & L.R. Dag No.356/406, R.S. Khatian No.357, L.R. Khatian No.887, in the District of South 24-Parganas.

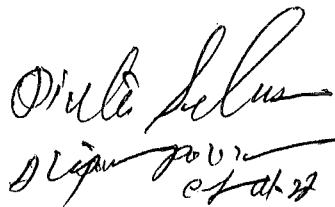


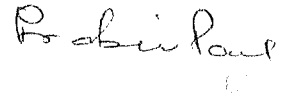
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ՆԱԽԱՐԱՐԱԾԱԿԱՆ ԴԱՐՈՒՄ
28 NOV 2025

IN WITNESS WHEREOF I, the Owner herein, have hereunto set and subscribed our hands and seals on the 28th day of November 2025.

WITNESSES:-

1. 

2. 

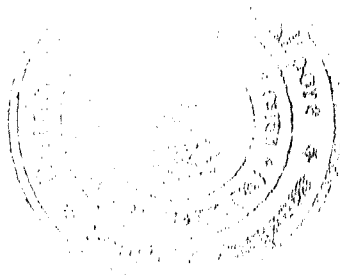


OWNER

Drafted by me as per
K.M.C. Proforma.


Advocate,
Alipore Police Court,
Kolkata – 700 027.





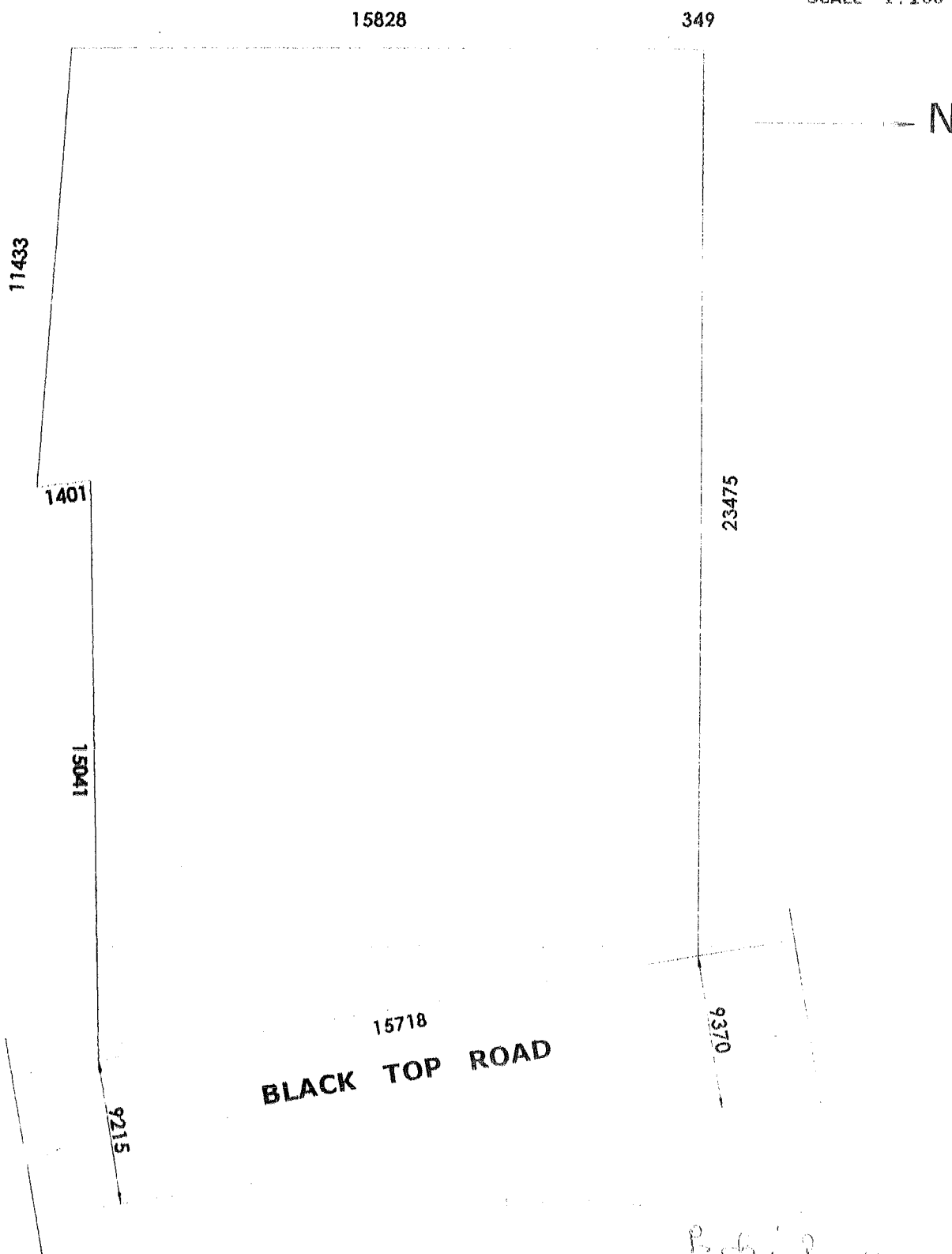
District Registrar-II
Mysore South 24 Parganas
28 NOV 2025

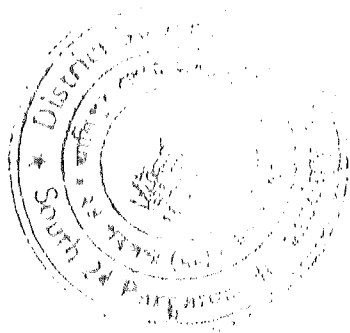
*SITE PLAN SHOWING THE BOUNDARY OF THE PREMISES
NO.- 317/1, KALIKAPUR, WARD NO.-109, BOROUGH-XII,
UNDER R.S. & L.R. DAG NO.- 356/406, R.S. KHATIAN NO. -
357, L.R. KHATIAN NO. - 887, J.L. NO. - 20, MOUZA -
KALIKAPUR, P.S. - PURBA JADAVPUR.*

AREA OF LAND- 399.665 Sqm.(5 K. - 15 CH. - 26.994 Sqft.)

AREA SHOWN IN RED COLOUR

SCALE - 1 : 100





✓

District Collector-II
South 24 Parganas
28 NOV 2025

		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.....

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

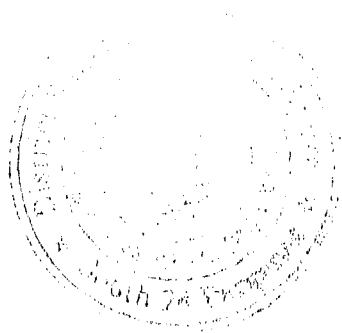
Name..... P R A B H R . P A L L

Signature..... Prabir Pal

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name.....

Signature.....



ՀԱՅԱՍՏԱՆԻ ՀԱՆՐԱՊԵՏՈՒԹՅԱՆ ԱՆՈՒՅՑՈՒԹՅԱՆ ՄԻՆԻՍՏԵՐԱՆ
ՀԱՅԱՍՏԱՆԻ ՀԱՆՐԱՊԵՏՈՒԹՅԱՆ ԱՆՈՒՅՑՈՒԹՅԱՆ ՄԻՆԻՍՏԵՐԱՆ
28 NOV 2025.

Major Information of the Deed

Deed No :	I-1602-16712/2025	Date of Registration	28/11/2025
Query No / Year	1602-2003188544/2025	Office where deed is registered	
Query Date	25/11/2025 11:15:41 PM	D.S.R. - I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Alok Safui Alipore Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830828274, Status :Advocate		
Transaction		Additional Transaction	
[0901] Declaration, Declaration relating to immovable property			
Set Forth value		Market Value	
		Rs. 1,79,24,977/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 10/- (Article:4)		Rs. 232/- (Article:E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

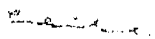
District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kalikapur, Road Zone : (Kalikapur -- Kalikapur) , , Premises No: 317/1, , Ward No: 109 Pin Code : 700099

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
1.1	(RS :-)		Bastu	5 Katha 15 Chatak 26.994 Sq Ft		1,79,24,977/-	Property is on Road
Grand Total :				9.8587Dec	0 /-	179,24,977 /-	

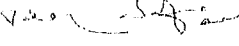
Declarant Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	OIENDRILA 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 Date of Incorporation:XX-XX-2XX5 , PAN No.:: AAxxxxx9M,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 Mr PRABIR PAUL (Presentant) Son of Mr SANTI RANJAN PAUL Date of Execution - 28/11/2025, , Admitted by: Self, Date of Admission: 28/11/2025, Place of Admission of Execution: Office	Photo  Nov 28 2025 12:46PM	Finger Print  LTI 28/11/2025	Signature  28/11/2025
783, ANANDAPUR, URBANA, TOWER-6, FLAT NO-2402, 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, Date of Birth:XX-XX-1XX3 , PAN No.:: AFxxxxxx7Q, Aadhaar No: 90xxxxxxxx0937 Status : Representative, Representative of : OIENDRILA PROMOTERS AND DEVELOPERS PRIVATE LIMITED (as DIRECTOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ALOK SAFUI Son of Late SANAT KUMAR SAFUI ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 Parganas, West Bengal, India, PIN:- 700027	 28/11/2025	 28/11/2025	 28/11/2025
Identifier Of Mr PRABIR PAUL			

Endorsement For Deed Number : I - 160216712 / 2025

On 28-11-2025

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 12:28 hrs on 28-11-2025, at the Office of the D.S.R. - I I SOUTH 24-PARGANAS by Mr PRABIR PAUL ,

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

Execution is admitted on 28-11-2025 by Mr PRABIR PAUL, DIRECTOR, 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

Identified by Mr ALOK SAFUI, , Son of Late SANAT KUMAR SAFUI, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 232.00/- (E = Rs 200.00/- ,H = Rs 28.00/- ,M (b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 232.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10/- and Stamp Duty paid by , by Stamp Rs 10.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 60216, Amount: Rs.10.00/-, Date of Purchase: 12/11/2025, Vendor name: Amal Kumar Saha


Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69

Registered in Book - I

Volume number 1602-2025, Page from 834359 to 834369

being No 160216712 for the year 2025.

Bounam
317/1 Kank



Digitally signed by SUMAN BASU
Date: 2025.12.02 16:53:37 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 02/12/2025

DISTRICT SUB-REGISTRAR

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

West Bengal.