

1723/23

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K.M.C. BOUNDARY DECLARATION

Re : KMC Premises No.2127, Nayabad within
the KMC Ward No.109, Borough - XII,
Police Station - Panchasavar, Kolkata -
700 094.

We, (1) **M/S OIENDRILA PROMOTERS & DEVELOPERS PRIVATE LIMITED** 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**, son of Sri Santi Ranjan Paul, residing at 248D, BB Chatterjee Road, P.O. Kasba, P.S. Kasba, Kolkata - 700042 and (2) **MR. BISWANATH PAUL**, son of Ajit Paul, residing at 130A, Sarat Ghosh Garden Road, Dhakuria, Kolkata - 700032, and (3) **SRI ANUP KUMAR HALDER**, son of Madhusudhan Halder, residing at 23K, Panchanan Tala Road, P.O. Sarat Bose Road, P.S. Lake, Kolkata - 700 029, do hereby solemnly declare and say as follows :

1. That by virtue of three separate registered Deeds (i) dated 04.10.2021, registered at D.S.R III, Alipore and recorded into Book No.I, Deed No.9171 for the year 2021, purchased a plot of land measuring an area of 02 (Two) Cottahs 08 (Eight) Chittacks 33 (Thirty three) Sq.ft. situated at Mouza - Nayabad, J.L. No. 25, comprising in R.S. Dag No.191, under R.S. Khatian No.131; (ii) dated 05.10.2021, registered at D.S.R III, Alipore and recorded into Book No.I, Deed No.9169 for the year 2021, purchased another one adjacent plot of land measuring an area of 02 (Two) Cottahs 08 (Eight) Chittacks 33 (Thirty three) Sq.ft. situated at Mouza - Nayabad, J.L. No. 25, comprising in R.S. Dag No.191, under R.S. Khatian No.131 and (iii) dated 03.10.2021, registered at D.S.R III, Alipore and recorded into Book No.I, Deed No.9170 for the year 2021, also purchased another one adjacent plot of land measuring an area of 02 (Two) Cottahs 08 (Eight) Chittacks 33 (Thirty three) Sq.ft. situated at Mouza - Nayabad, J.L. No. 25, comprising in R.S. Dag No.191, under R.S. Khatian No.131 from the previous Owners namely (1) Sri Manindra Kumar Das alias Munindra Kumar Das, Sri Dhirendra Kumar Das and Sri Bijoy Kumar Das all sons of Late Balahari Das, all of residign at Ledo Bazar, Basti, P.O. Ledo, P.S. Margherita, Dist;Tinsukia, Assam, PIN-786182.
2. That thereafter we recorded our three plots of land into one compact plot of land in the record of the KMC known as **K.M.C. Premises No.2127, Nayabad, Ward No.109, Assessee No.31-109-08-2127-6**, P.S. Panchasayar, Kolkata – 700094 and also recorded our names in the record of the B L &L R O vide L.R. Khatian Nos. **2728, 2727, 2726** 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 **510.869 Sq.mtr. corresponding to 07 (Seven) Cottahs 10 (Ten) Chittacks 09 (Nine) Sq.ft.** within the jurisdiction of The Kolkata Municipal Corporation Ward No.109,

known as **K.M.C. Premises No.2127, Nayabad, Ward No.109, P.S. Panchasayar, Kolkata – 700094.**

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.2127, Nayabad, Ward No.109, P.S. Panchasayar, Kolkata – 700094.**
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 **510.869 Sq.mtr. corresponding to 07 (Seven) Cottahs 10 (Ten) Chittacks 09 (Nine) Sq.ft.** as per present physical measurement and the entire property is now butted and bounded by :

<u>ON THE NORTH</u>	: 9050 MM wide Common Passage;
<u>ON THE SOUTH</u>	: 12192 (40'-0") wide Road;
<u>ON THE EAST</u>	: 6096 (20'-0") wide Road;
<u>ON THE WEST</u>	: Property of others.

8. That the total land area within our ownership **510.869 Sq.mtr. corresponding to 07 (Seven) Cottahs 10 (Ten) Chittacks 09 (Nine) 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 8th day of *February*, 2023 (Two Thousand
and Twenty Three).

WITNESS :

Howard Michael
Paro Cole,
High 2007
Accepted

Oilendriia Promoters & Developers Pvt. Ltd.

Robin Paul

Director

2. Tarish Misra
Advocate
High Court
'Calcutta'

3. Deep Kumar Haldar

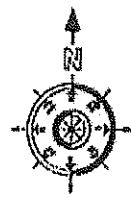
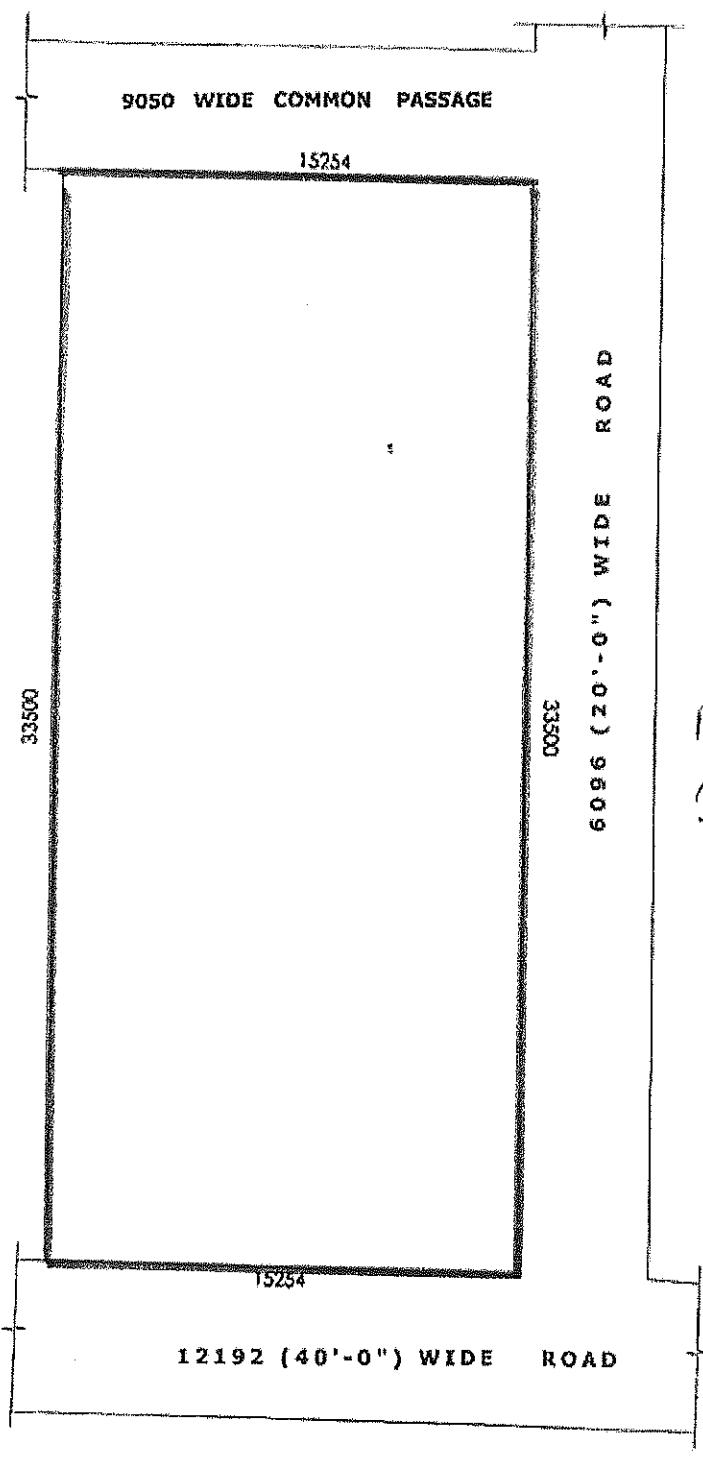
DECLARANTS

DECLARANTS

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 THE BOUNDARY OF PREMISES NO.- 2127,
NAYABAD, WARD NO.-109, BOROUGH NO.-XII, P.S. - PANCHASAYAR.
AREA OF LAND = 510.869 Sqm. = 07 K-10 CH - 09 Sqft. (M.L.)
SCALE :1:200

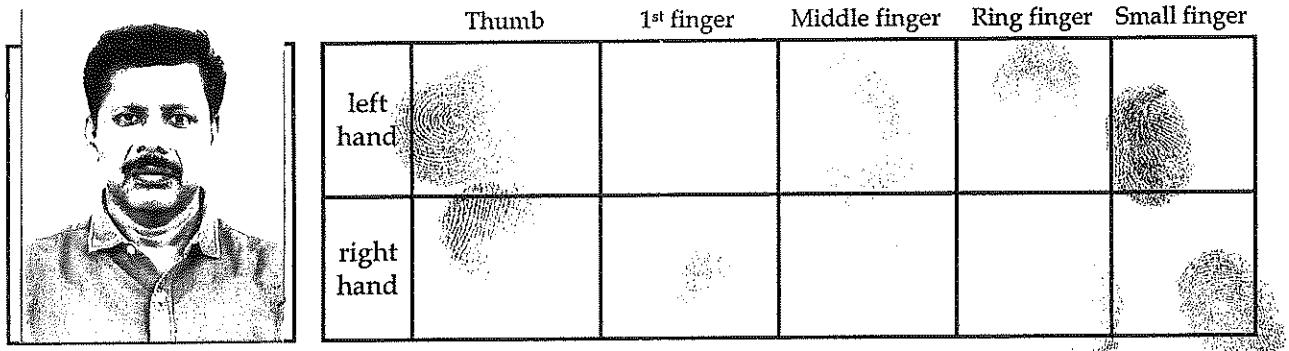


Oilendrila Promoters & Developers Pvt. Ltd.

Robin Lax

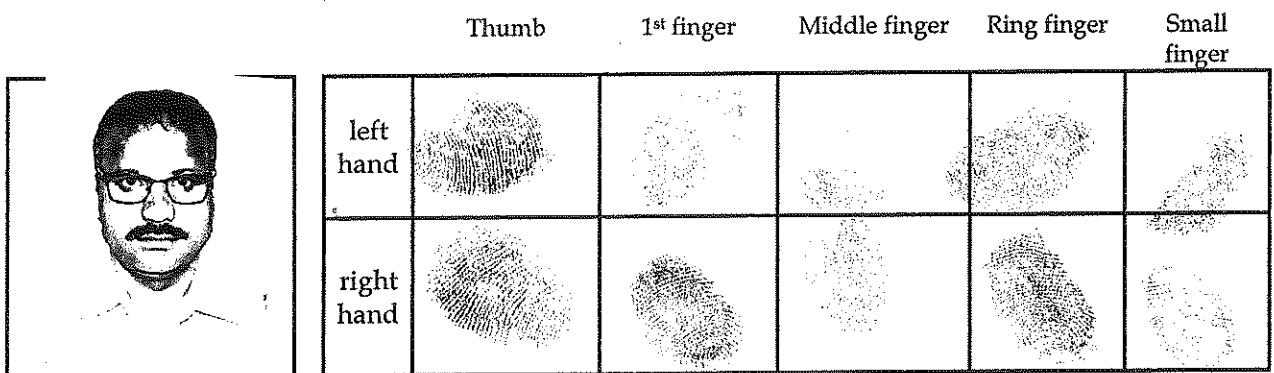
Director

Binoanalli Paul
Franklin Helder



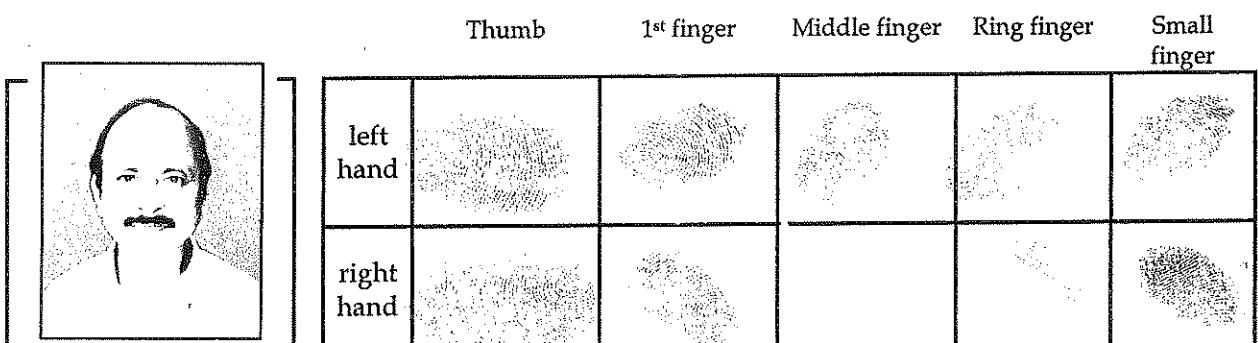
Name P R A B I R P A U L .

Signature Prabir Paul



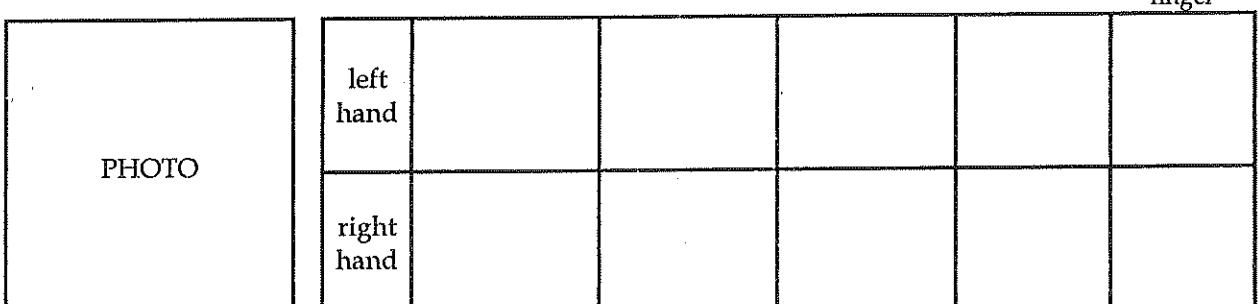
Name. B.I.S.N.A.NATH PAUL

Signature Biswanath Paul



Name. A N U P K U M A R H A L D E R

Signature ... Anup Kumar Halder



Name

Signature

Major Information of the Deed

Deed No :	I-1603-01729/2023	Date of Registration	08/02/2023
Query No / Year	1603-2000338286/2023	Office where deed is registered	
Query Date	08/02/2023 10:41:20 AM	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. 1,37,93,001/-		
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)		

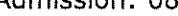
Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 2127, , Ward No: 109 Pin Code : 700094

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		7 Katha 10 Chatak 9 Sq Ft	1/-	1,37,93,001/-	Width of Approach Road: 40 Ft.,
	Grand Total :				12.6019Dec	1 /-	137,93,001 /-	

Declarant Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	OIENDRILA PROMOTERS & DEVELOPERS PRIVATE LIMITED 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

2	Name	Photo	Finger Print	Signature
	Mr Biswanath Paul (Presentant)			
	Son of Ajit Paul			
	Executed by: Self, Date of			
	Execution: 08/02/2023			
	, Admitted by: Self, Date of			
	Admission: 08/02/2023 ,Place			
	: Office			
		08/02/2023	LTI	08/02/2023
	130A, Sarat Ghosh Garden Road, City:- , P.O:- Dhakuria, P.S:-Jadavpur, District:-South 24-			
	Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Others,			
	Citizen of: India,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of			
	Execution: 08/02/2023			
	, Admitted by: Self, Date of Admission: 08/02/2023 ,Place : Office			
3	Name	Photo	Finger Print	Signature
	Shri Anup Kumar Halder			
	Son of Madhusudan Halder			
	Executed by: Self, Date of			
	Execution: 08/02/2023			
	, Admitted by: Self, Date of			
	Admission: 08/02/2023 ,Place			
	: Office			
		08/02/2023	LTI	08/02/2023
	23K, Panchanan Tala Road, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas,			
	West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of:			
	India,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution:			
	08/02/2023			
	, Admitted by: Self, Date of Admission: 08/02/2023 ,Place : Office			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri PRABIR PAUL Son of Shri Santi Ranjan Paul Date of Execution - 08/02/2023, , Admitted by: Self, Date of Admission: 08/02/2023, Place of Admission of Execution: Office			
	Feb 8 2023 1:12PM LTI 08/02/2023 08/02/2023			
	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
Mr Tapesh Mishra 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			
	08/02/2023	08/02/2023	08/02/2023
Identifier Of Shri PRABIR PAUL, Mr Biswanath Paul, Shri Anup Kumar Halder			

On 08-02-2023

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 : 4 of Indian Stamp Act 1899.

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

Presented for registration at 11:26 hrs on 08-02-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr Biswanath Paul , one of the Executants.

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

Execution is admitted on 08/02/2023 by 1. Mr Biswanath Paul, Son of Ajit Paul, 130A, Sarat Ghosh Garden Road, P.O: Dhakuria, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Others, 2. Shri Anup Kumar Halder, Son of Madhusudan Halder, 23K, Panchanan Tala Road, P.O: Sarat Bose Road, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Others

Indefited by Mr Tapes 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

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

Execution is admitted on 08-02-2023 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

Indefited by Mr Tapes 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 39.00/- (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 1583, Amount: Rs.10.00/-, Date of Purchase: 03/02/2023, Vendor name: S B Das



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 1603-2023, Page from 59499 to 59510

being No 160301729 for the year 2023.



Digitally signed by Debasish Dhar
Date: 2023.02.08 13:59:11 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/02/08 01:59:11 PM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)