

10177/2025

D-9576/2025



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Certified that the document is admitted to Registration. The signature sheets and the endroesemets attached with the document are part of this document

14AC 740391

District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Paraganas

BOUNDARY DECLARATION

Plot No. 90/2/3, MANICK BANDHOPADHYAY SARANI

18 DEC 2025

18 DEC 2025

Dr. Trideep Dey, S/o: Rabindra Nath Dey, having PAN: ADPPD8700J and AADHAR No. 6747 4781 6727, a residing at 10-FR, FL-10A, 174/8 Netaji Subhash Chandra Bose Road, Unimark Sikha Tuku, Netaji Nagar, VCT: Regent Park, P.O.: Regent Park, P.S.: Regent Park, District: South 24 Paraganas, which expression shall, unless repugnant to the context, be deemed to mean and include its successors-in-interest and permitted assigns), the ("Owner") of **Premises No. 90/2/3 Manick Bandhopadhyay Sarani, Ward - 097, Borough - X Kolkata - 700040**, do hereby solemnly affirm declare as under: -

041478

Sl. No.....Date.....
Name.....
Add.....
AMT.....10.....

17 DEC 2025

17 DEC 2025

Widely Day

174/8; N.S.C. Bole Rd.
Kolkata

do
SOUMITRA CHANDA
Licensed Stamp Vendor
8/2, K. S. Roy Road, Kol-1



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

18 DEC 2025

Swarnap Bose
S/O Lakshminikanta Bose
High est. Kol-01
Occupation - Advocate

1. That I am the Owner's of **Premises No. 90/2/3 Manick Bandhopadhyay Sarani, Ward - 097, Borough - X, Kolkata - 700040** measuring **273.642 square metre (4 Cottah 1 Chhittak 20.48 Sqft)** as per the physical measurement and as per the Deed of Conveyance dated 23rd October 1990, the area of land is measuring more or less about **280.286 square metre (4 Cottah 3 Chhittak 2 Sqft)**
2. That I am the absolute owner of the Premises No. 90/2/3 Manick Bandhopadhyay Sarani, Kolkata - 700040 (formerly known as No. 4, Moore Avenue, Calcutta) comprised in Mouza- Shibpur, J.L. No. 42, Touzi No. 151, C.S. Plot No. 407 & 426, within the jurisdiction of Police Station- Regent Park, Sub Registry Office -24 Paraganas South, within the limits of Kolkata Municipality Corporation, Ward No. 097, Borough - X, District- South 24 Paraganas and the Owner's name has been duly mutated and recorded, as the Owner, in the books of Kolkata Municipal Corporation, bearing Assessee No. being 21-097-08-0576-0.
3. That I have become the absolute Owner of the said premises vide a Deed of Conveyance dated 23rd October 1990 and the said Deed of Conveyance was duly registered before the Registrar of Assurances Calcutta in being number 19126, Volume No. 603, Book No I, pages 287 to 301.
4. That I propose to construct a new building in the aforesaid premises. I say, the actual boundary line of the property which is mentioned hereinbelow and is demarcated by Red colour in the map attached below and the description of the property along with the demarcation given by me are true and correct. I say in future if any dispute arises between me and my neighbors with regard to boundary declaration for the aforementioned premises, I shall solely be liable for all such consequences and the Municipality shall in no manner be held liable for any litigation arising out of such dispute with regards to the aforementioned premises.



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Almorah, South 24 Parganas

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5. As per the declaration given herewith, I shall be submitting a building plan for grant of sanction of a New Building before the Municipality Authority.
6. I declare that I am the Owner of Premises No. 90/2/3 Manick Bandhopadhyay Sarani, Kolkata – 700040 (formerly known as No. 4, Moore Avenue, Calcutta) comprised in Mouza- Shibpur, J.L. No. 42, Touzi No. 151, C.S. Plot No. 407 & 426, within the jurisdiction of Police Station- Regent Park, Sub Registry Office –24 Paraganas South, within the limits of Kolkata Municipality Corporation, Ward No. 097, Borough – 10, District- South 24 Paraganas, comprising land measuring measuring **273.642 square metre (4 Cottah 1 Chhittak 20.48 Sqft)** as per the physical measurement and as per the Deed of Conveyance dated 23rd October 1990, the area of land is measuring more or less about **280.286 square metre (4 Cottah 3 Chhittak 2 Sqft)**, more fully described and delineated in the plan annexed hereto and thereon colored red verge line.
7. The aforesaid Premise is free from all encumbrances and there are no Civil Suits and/or Criminal proceedings pending in any Court of law against the scheduled property.
8. That the measurement of the four sides of the land of Premises No. Premises No. 90/2/3 Manick Bandhopadhyay Sarani, Kolkata – 700040 (formerly known as No. 4, Moore Avenue, Calcutta) comprised in Mouza- Shibpur, J.L. No. 42, Touzi No. 151, C.S. Plot No. 407 & 426, within the jurisdiction of Police Station- Regent Park, Sub Registry Office –24 Paraganas South, within the limits of Kolkata Municipality Corporation, Ward No. 097, Borough – X, District- South 24 Paraganas, within our ownership are as follows:
 - North : 13772
 - South : 13784
 - West : 20250
 - East : 19502



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Alipore, South 24 Parganas

1.8 DEC 2025

9. That the enclosed site plan is also as part of the deed of declaration.

10. That the premises is butted and bounded in the manner following:

The North by: By the Premises No. 90/2/2, Manick Bandhopadhyay Sarani

The South by: Partly by Premises No. 90/1A and partly by Premises No. 90/A, Manick Bandhopadhyay Sarani

The East by : Premises No. 90, Manick Bandhopadhyay Sarani

The West by : KMC Road

11. That, it is stated that the Kolkata Municipal Corporation will not be in any way liable for any dispute regarding change of boundary profile and area of the land.

12. That each and every statements made above are true to my knowledge and it will be filed with KMC

Date: 18/12/2025

Place: Kolkata.

IN WITNESS WHEREOF the Owner has hereunto set and subscribed his respective hands and seal on this 18th day of December, 2025

Witness:

1. *Suman Bose*
High Court, Kolkata

2. *Tapish Mishra*
Adv.
High Court, Calcutta

Drafted & Prepared by as per KMC Proforma:

Tapish Mishra
Advocate (ENROL. No. F/1224/2007)
High Court, Calcutta

Trideep De

DR TRIDEEP DEY
(OWNER)



District Sub-Registrar-A/
Registrar U/S 7 (2) of
Registration 1908
Almore, Uttarakhand

18 DEC 2020

BOUNDARY PLAN OF PRE. NO.- 90/2/3, MANICK BANDOPADHYAY SARANI,
KOLKATA-700040, WARD NO.-097, BOROUGH NO.-X, P.S.-REGENT PARK,
LAND AREA= 04K.-03CH.-02SQFT.= 280.286 SQM. (AS PER DEED)
LAND AREA= 04K.-01CH.-20.48SQFT.= 273.642 SQM. (AS PER PHYSICAL)

PRE. NO.- 90, MANICK BANDOPADHYAY SARANI

19502

13772

PRE. NO.- 90/2/2, MANICK BANDOPADHYAY SARANI

13784

PRE. NO.- 90/A,
MANICK BANDOPADHYAY SARANI

PRE. NO.- 90/1A,
MANICK
BANDOPADHYAY
SARANI

20250

K.M.C. ROAD

Manick Sarani
SIGNATURE OF OWNER

SCALE-1:100





District Sub-Registrar IV
Registrar U/S 7 (2) of
Registration 1908
Alameda County, California

18 DEC 2025

A portrait of a middle-aged man with a shaved head, wearing black-rimmed glasses and a dark blue shirt with a white floral pattern. He is looking directly at the camera with a neutral expression. The background is a solid light blue.

7ideep Singh	LEFT HAND					
	RIGHT HAND					

		Little finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	LEFT HAND					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	RIGHT HAND					

		Little finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	LEFT HAND					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	RIGHT HAND					



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District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Almore, South 24 Parganas

Digitized by srujanika@gmail.com

18 DEC 2025

Major Information of the Deed

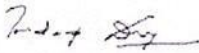
Deed No : -	I-1604-09776/2025	Date of Registration	18/12/2025
Query No / Year	1604-2003395184/2025	Office where deed is registered	
Query Date	17/12/2025 4:47:50 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Tapesh Mishra H C Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9836115120, Status :Advocate		
Transaction		Additional Transaction	
[0901] Declaration, Declaration relating to immovable property			
Set Forth value		Market Value	
Rs. 1/-		Rs. 1,02,27,364/-	
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 :

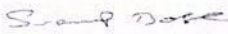
District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Manik Bandopadhyay Sarani (Moore Avenue), , Premises No: 90/2/3, , Ward No: 097 Pin Code : 700040

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	4 Katha 1 Chatak 20.48 Sq Ft	1/-	1,02,27,364/-	Property is on Road
Grand Total :				6.7501Dec	1 /-	102,27,364 /-	

Declarant Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Dr TRIDEEP DEY (Presentant) Son of Rabindra Nath Dey Executed by: Self, Date of Execution: 18/12/2025 , Admitted by: Self, Date of Admission: 18/12/2025 ,Place : Office	 18/12/2025	 Captured LTI 18/12/2025	 18/12/2025
90/2/3 Manik Bondhopadhyay Sarani, Gachtala Crossing, Regent Park, City:- , P.O:- REGENT PARK, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.: ADxxxxxx0J, Aadhaar No: 67xxxxxxxx6727, Status :Individual, Executed by: Self, Date of Execution: 18/12/2025 , Admitted by: Self, Date of Admission: 18/12/2025 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SWARUP BOSE Son of Mr LAKSHMIKANTA BOSE HIGH COURT, CALCUTTA, City:- , P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001			
	18/12/2025	18/12/2025	18/12/2025
Identifier Of Dr TRIDEEP DEY			

Endorsement For Deed Number : I - 160409776 / 2025

On 18-12-2025

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 12:09 hrs on 18-12-2025, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Dr TRIDEEP DEY ,Executant.

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

Execution is admitted on 18/12/2025 by Dr TRIDEEP DEY, Son of Rabindra Nath Dey, 90/2/3 Manik Bondhopadhyay Sarani, Gachtala Crossing, Regent Park, P.O: REGENT PARK, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Professionals

Indetified by Mr SWARUP BOSE, , Son of Mr LAKSHMIKANTA BOSE, HIGH COURT, CALCUTTA, P.O: GPO, Thana: Hare Street, , 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 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 041478, Amount: Rs.10.00/-, Date of Purchase: 17/12/2025, Vendor name: Soumitra Chanda

Bd asgupta

Baishali Dasgupta
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 1604-2025, Page from 307249 to 307260
being No 160409776 for the year 2025.**



Baishali Dasgupta

Digitally signed by Baishali Dasgupta
Date: 2025.12.22 16:20:01 +05:30
Reason: Digital Signing of Deed.

(Baishali Dasgupta) 22/12/2025

DISTRICT SUB-REGISTRAR

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

West Bengal.