

21/227/25

I-20696/25



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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

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11/11/25
NO-2/2987573/25

DEED OF BOUNDARY DECLARATION

District Sub-Register-III
Alipore, South 24-parganas

(K.M.C.)

11/11/25

Premises No: 7, Temple Lane, Police Station: Kasba, Post Office : Dhakuria, within The Kolkata Municipal Corporation Ward No. 91, Borough : X, Kolkata : 700031.

THIS DEED OF BOUNDARY DECLARATION, made on this the 11th day of November, 2025 (Two Thousand and Twenty Five) A.D by 1) **SMT. SUJAYA SOM** @ **SMT. SUJAYA SOM (NEE BANERJEE)** Aadhaar No. 9003 9572 5269, daughter of Late Sunil Bikash Banerjee, wife of Sri Kaustav Som, by faith: Hindu, by occupation : Service, by nationality : Indian, residing at 35U, N.K. Ghoshal Road, Post Office & Police Station : Kasba, Kolkata : 700042, District : 24- Parganas

146003

11 NOV 2025

Name..... **Somnath Pat, Advocate**

Address..... **ALIPORE JUDGE COURT, KOL-27**

Vendor.....

I. CHAKRABORTY
6B, Dr. Rajendra Prasad Sarani
Kolkata-700 004



Manna Dutta
S/o Late Haripada Dutta
43, Ashutosh Colony
Kolkata - 700078
Date: 11/11/2025

DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
11 NOV 2025

(South) and 2) **SMT. SUTAPA BANERJEE** Aadhaar No. 8384 8063 4885, daughter of Late Sunil Bikash Banerjee, by faith : Hindu, by occupation: Service, by nationality : Indian, residing at 7, Temple Lane, Post Office : Dhakuria, Police Station : Kasba, Kolkata : 700031 represented by their lawful constituted attorney SMT. UPASANA DUTTA, Aadhaar No. 8989 7662 0749, wife of Sri Biswajit Nath, daughter of Sri Manna Dutta, by Nationality : Indian, by faith : Hindu, by occupation : Business, residing at 43, Ashutosh Colony, Post Office: Haltu, Police Station : formerly Kasba now Garfa, Kolkata : 700078, District: 24-Parganas(South) vide Power of Attorney being No. 160318240 for the year 2023, registered before D.S.R. -III Alipore, District : 24-Parganas(South) do hereby solemnly affirm and declare as follows :-

1. That one Smt. Rekha Banerjee wife of Sunil Bikash Banerjee purchased ALL THAT Piece and parcel of land measuring about 03(Three) Cottahs 06(Six) Chittaks be the same a little more or less together with structure standing thereon being Premises No. 7, Temple Lane, Police Station : Kasba, Kolkata : 700031 from the then owners one Smt. Champak Lata Dutta wife of Late Bhuban Behari Dutta and four others of 62, Ram Dulal Sarkar Street, Police Station : Jorasanko, Kolkata : 700006 through one Deed of Conveyance executed by the aforesaid owners on 12th day of August 1981 which was registered before District Registered Alipore, District : 24-Parganas and recorded in its Book No. I, Deed No. 9552 for the year 1981.
2. That the said owner Smt. Rekha Banerjee wife of Sunil Bikash Banerjee while thus seized and possessed of the said property got her name mutated in the records of The Kolkata Municipal Corporation in respect of the aforesaid property as being Municipal Premises No. 7, Temple Lane, Police Station : Kasba, Kolkata : 700031.
3. That the said Smt. Rekha Banerjee wife of Sunil Bikash Banerjee while thus exercising all her right of ownership and possession over the said property died intestate on 02/12/2020. That Smt. Rekha Banerjee wife of Sunil Bikash Banerjee died intestate by leaving behind herself surviving two daughters (a) **SMT. SUJAYA**

SOM @ SMT. SUJAYA SOM (NEE BANERJEE) and b) **SMT. SUTAPA BANERJEE** the declarants herein as her sole and absolute legal heiress, successor and representative under the Hindu Law of succession. That her husband Sunil Bikash Banerjee predeceased her on 04.09.2001.

4. That 1) **SMT. SUJAYA SOM @ SMT. SUJAYA SOM (NEE BANERJEE)** and 2) **SMT. SUTAPA BANERJEE** are jointly and absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** landed Property physically measuring about 208.893 Square meter be the same a little more or less together with structure standing thereon as well as the declarants have mutated their names in the record of the Kolkata Municipal Corporation in respect of the property lying and situate at Mouza : Dhakuria, J.L. No. 18, R.S. Khatian No. 295, R.S. Dag No. 615, Sheet No. 2, Premises No. 7, Temple Lane, Police Station : Kasba, Post Office : Dhakuria, within The Kolkata Municipal Corporation Ward No. 91, Borough : X, Kolkata : 700031, District Sub Registry Office at Alipore presently A.D.S.R.O. Sealdha, District : 24-Parganas (South).
5. That the declarants are the joint owners of **ALL THAT** Piece and Parcel of land measuring about 208.893 Square meter be the same a little more or less together with structure standing thereon lying and situate at Mouza : Dhakuria, J.L. No. 18, R.S. Khatian No. 295, R.S. Dag No. 615, Sheet No. 2, being Premises No. 7, Temple Lane, Police Station : Kasba, Post Office : Dhakuria, within The Kolkata Municipal Corporation Ward No. 91, Borough : X, Kolkata : 700031, District Sub Registry Office at Alipore presently A.D.S.R.O. Sealdha, District : 24-Parganas (South).
6. That the said landed property has been recorded in the record of the Kolkata Municipal Corporation and recorded as being Municipal Premises No. 7, Temple Lane, Police Station : Kasba, Post Office : Dhakuria, within The Kolkata Municipal Corporation Ward No. 91, Borough : X, Kolkata : 700031, District : 24-Parganas (South).
7. That the above property, which is fully mentioned in the Schedule below, belongs to the above Owners and mutated their names in the record of the Kolkata Municipal Corporation bearing Assessee No. 21-091-17-0013-0.

8. That the names of the above Owners have already been mutated in the Kolkata Municipal Corporation.
9. That the Owners shall submit a plan to the Kolkata Municipal Corporation for sanction of a building at the aforesaid Municipal Premises No. 7, Temple Lane, Police Station : Kasba, Post Office : Dhakuria, within The Kolkata Municipal Corporation Ward No. 91, Borough : X, Kolkata : 700031, District : 24-Parganas (South).
10. That the Owners shall be liable for dispute if any with their neighbours in any manner whatsoever regarding the boundary of the said land in future. The K.M.C. Authority will not be liable for any litigation over the said land.
11. That there is no Civil or Criminal Suit pending against the said land. The said land is free from all encumbrances.
12. That the measurement of the four sides of land of Municipal Premises No. ~~7~~, Temple Lane, Police Station : Kasba, Post Office : Dhakuria, within The Kolkata Municipal Corporation Ward No. 91, Borough : X, Kolkata : 700031, District : 24-Parganas (South), within their Ownership is as per the Schedule hereunder written.
13. A site plan annexed hereto and thereon coloured in "**RED**" verge line showing the actual measurement of the boundaries is attached herewith.
14. That the total area of the land at Municipal Premises No. 7, Temple Lane, Police Station : Kasba, Post Office : Dhakuria, within The Kolkata Municipal Corporation Ward No. 91, Borough : X, Kolkata : 700031, District : 24-Parganas (South) measuring about 208.893 Square meter be the same a little more or less within the Ownership.

SCHEDULE ABOVE REFERRED TO :

ALL THAT Piece and Parcel of land measuring about 208.893 Square meter be the same a little more or less lying and situate Mouza : Dhakuria, J.L. No. 18, R.S. Khatian No. 295, R.S. Dag No. 615, Sheet No. 2, at being Premises No. 7, Temple Lane, Police Station : Kasba, Post Office : Dhakuria, within The Kolkata Municipal Corporation Ward No. 91, Borough : X, Kolkata : 700031, District Sub Registry Office at Alipore

presently A.D.S.R.O. Sealdha, District : South 24- Parganas, which is butted and bounded as follows :

ON THE NORTH : By 2856 mm wide K.M.C Road ;

ON THE SOUTH : By Premises No. 17, Temple Lane, 3600 mm wide K.M.C. Road & Premises No. 6A/1, Temple Lane;

ON THE EAST : By Premises No. 8, Temple Lane;

ON THE WEST : By 2160 mm wide K.M.C. Road.

Measurement of the boundary line Municipal Premises No. 7, Temple Lane, Police Station : Kasba, Post Office : Dhakuria, within The Kolkata Municipal Corporation Ward No. 91, Borough : X, Kolkata : 700031, District : South 24- Parganas,

ON THE NORTH : 11495 mm ;

ON THE SOUTH : 5755 mm, 9373 mm ;

ON THE EAST : 15789 mm ;

ON THE WEST : 15700 mm.

That the above statements are true to the best of our knowledge and for any discrepancies the K.M.C. authority will have every right to revoke the sanctioned plan forthwith.

Witnesses

1. *Mama Datta*
3/0 late Haripadu Datta
43, Ashutosh Colony
Kolkata - 700078
2. Badal Krishna Pal
1/2/2 K. P. Roy Lane
P.O. Halti
Kolkata - 700078

Upasana Datta
As lawful constituted attorney
of the declarants

Signature of the **DECLARANTS**

Drafted by me as per K.M.C. Proforma
and information given by the parties :-

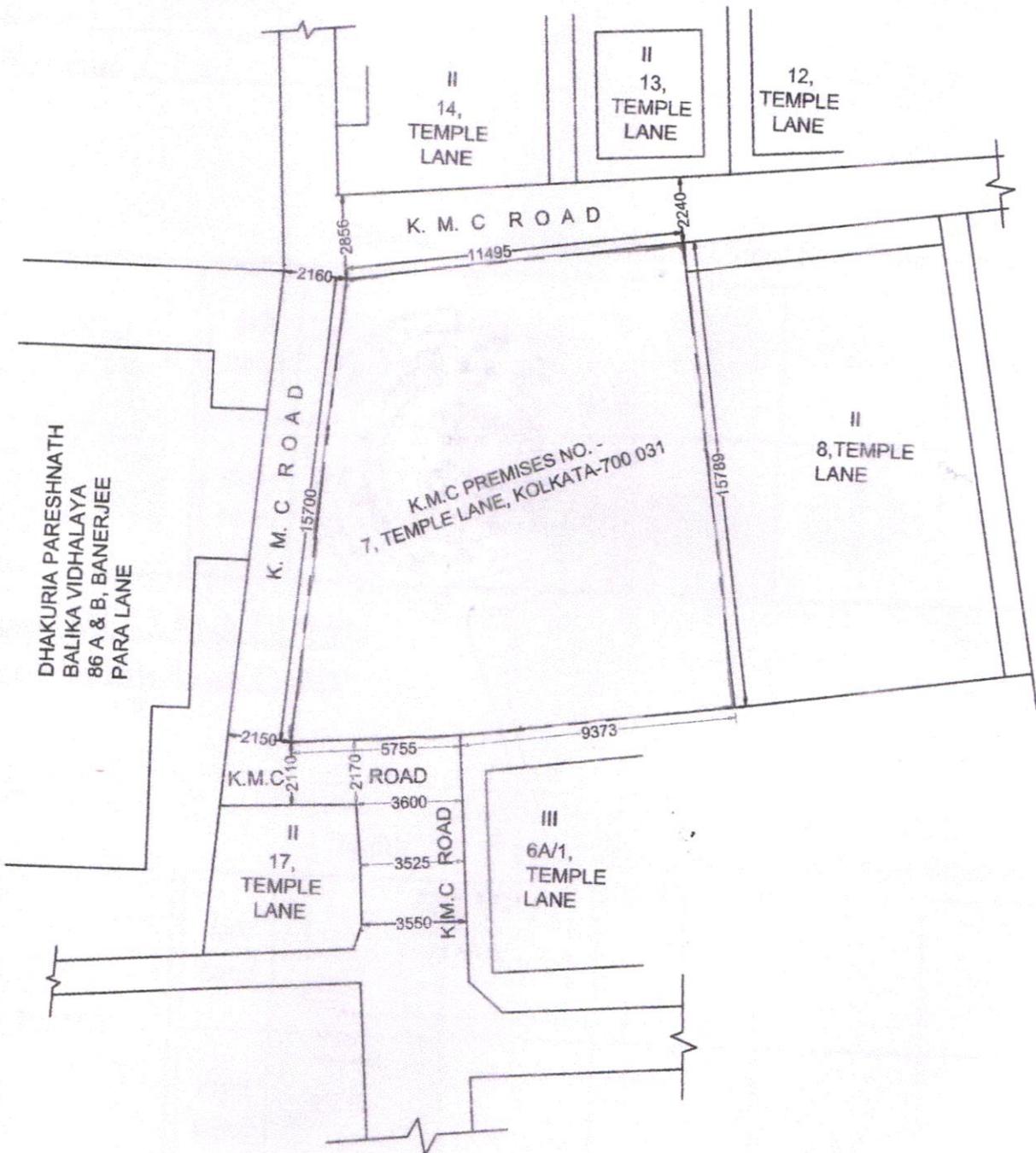
Rehabalaty
Advocate,
Alipore Judges' Court,
Kolkata : 700027.

**SITE PLAN OF DAG NO. - 615, KHATIAN NO. - 295, J.L NO. - 18, SHEET NO.- 2,
 MOUZA - DHAKURIA UNDER K.M.C PREMISES NO. - 7, TEMPLE LANE, KOLKATA -
 700 031, P.O- DHAKURIA, P.S - KASBA, K.M.C. WARD NO. - 091, BOROUGH - X.**

NAME OF THE APPLICANT :- SMT. UPASANA DUTTA C.A OF
 (1) SMT. SUJAYA SOM (NEE BANERJEE)
 (2) SMT. SUTAPA BANERJEE



- # ALL DIMENSIONS ARE IN MM.
- # AREA OF LAND = 208.893 SQM.
- # LAND AREA SHOWN IN RED BORDER.
- # SCALE = 1 : 200



SITE PLAN

Upasana Dutta

SIGNATURE OF APPLICANT

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

Name

Signature

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

Name UPASANA DUTTA

Signature Upasana Dutta

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

Name

Signature



ভারত সরকার
Unique Identification Authority of India
Government of India

ভালিকাভুক্তির আই ডি/Enrollment No.: 1040/19709/02691

16
মন্না দত্ত
MANNA DUTTA
43 ASHUTOSH COLONY
HALTU Haltu S.O
Haltu Kolkata
West Bengal 700078
9903397100

15641900



MN156479007DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

2946 2310 7403

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



মন্না দত্ত
MANNA DUTTA
পিতা : হরিপদ দত্ত
Father : HARIPADA DUTTA
জন্ম সাল / Year of Birth : 1953
পুরুষ / Male



2946 2310 7403

আধার - সাধারণ মানুষের অধিকার

Major Information of the Deed

Deed No :	I-1603-20696/2025	Date of Registration	11/11/2025
Query No / Year	1603-2002987573/2025	Office where deed is registered	
Query Date	05/11/2025 5:52:37 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	KALYAN CHAKRABORTY Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 8777486008 Status :Advocate		
Transaction		Additional Transaction	
[0901] Declaration, Declaration relating to immovable property			
Set Forth value		Market Value	
		Rs. 78,07,294/-	
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:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Temple Lane, , Premises No: 7, , Ward No: 091 Pin Code : 700031

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	3 Katha 1 Chatak 43.5 Sq Ft		78,07,294/-	Width of Approach Road: 10 Ft.,
Grand Total :				5.1528Dec	0 /-	78,07,294 /-	

Declarant Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mrs SUJAYA SOM, (Alias: Mrs SUJAYA BANERJEE) Daughter of Late SUNIL BIKASH BANERJEE 35U, N. K. GHOSHAL ROAD, City:- , P.O:- KASBA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India , Aadhaar No: 90xxxxxxx5269, Status :Individual, Executed by: Attorney, Executed by: Attorney
2	Mrs SUTAPA BANERJEE Daughter of Late SUNIL BIKASH BANERJEE 7, TEMPLE LANE, City:- , P.O:- DHAKURIA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India , Aadhaar No: 83xxxxxxx8488, Status :Individual, Executed by: Attorney, Executed by: Attorney

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs UPASANA DUTTA (Presentant) Daughter of Late SUNIL BIKASH BANERJEE Date of Execution - 11/11/2025, , Admitted by: Self, Date of Admission: 11/11/2025, Place of Admission of Execution: Office	 <small>Nov 11 2025 1:02PM</small>	 Captured <small>LTI 11/11/2025</small>	 <small>11/11/2025</small>
43A, ASHUTOSH COLONY, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 89xxxxxxx0749 Status : Attorney, Attorney of : Mrs SUJAYA SOM, Mrs SUTAPA BANERJEE				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr MANNA DUTTA Son of Late HARIPADA DUTTA 43, ASHUTOSH COLONY, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24- Parganas, West Bengal, India, PIN:- 700078	 <small>11/11/2025</small>	 Captured <small>11/11/2025</small>	 <small>11/11/2025</small>
Identifier Of Mrs UPASANA DUTTA			

Endorsement For Deed Number : I - 160320696 / 2025

On 11-11-2025

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 12:43 hrs on 11-11-2025, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr. UPASANA DUTTA ,.

Executed by Attorney

Execution by Mrs UPASANA DUTTA, , Daughter of Late SUNIL BIKASH BANERJEE, 43A, ASHUTOSH COLONY, P.O: HALTU, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by profession Business as constituted attorney for 1. Mrs SUJAYA SOM , Mrs SUJAYA BANERJEE 35U, N. K. GHOSHAL ROAD, P.O: KASBA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, 2. Mrs SUTAPA BANERJEE 7, TEMPLE LANE, P.O: DHAKURIA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031 is admitted by him

Indetified by Mr MANNA DUTTA, , , Son of Late HARIPADA DUTTA, 43, ASHUTOSH COLONY, P.O: HALTU, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by profession Business

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 146003, Amount: Rs.10.00/-, Date of Purchase: 01/11/2025, Vendor name: I Chakrabarty



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 1603-2025, Page from 562889 to 562901

being No 160320696 for the year 2025.



Shabab Alam

Digitally signed by Shabab Alam
Date: 2025.11.14 19:43:01 +05:30
Reason: Digital Signing of Deed.

(Shabab Alam) 14/11/2025

DISTRICT SUB-REGISTRAR

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

West Bengal.