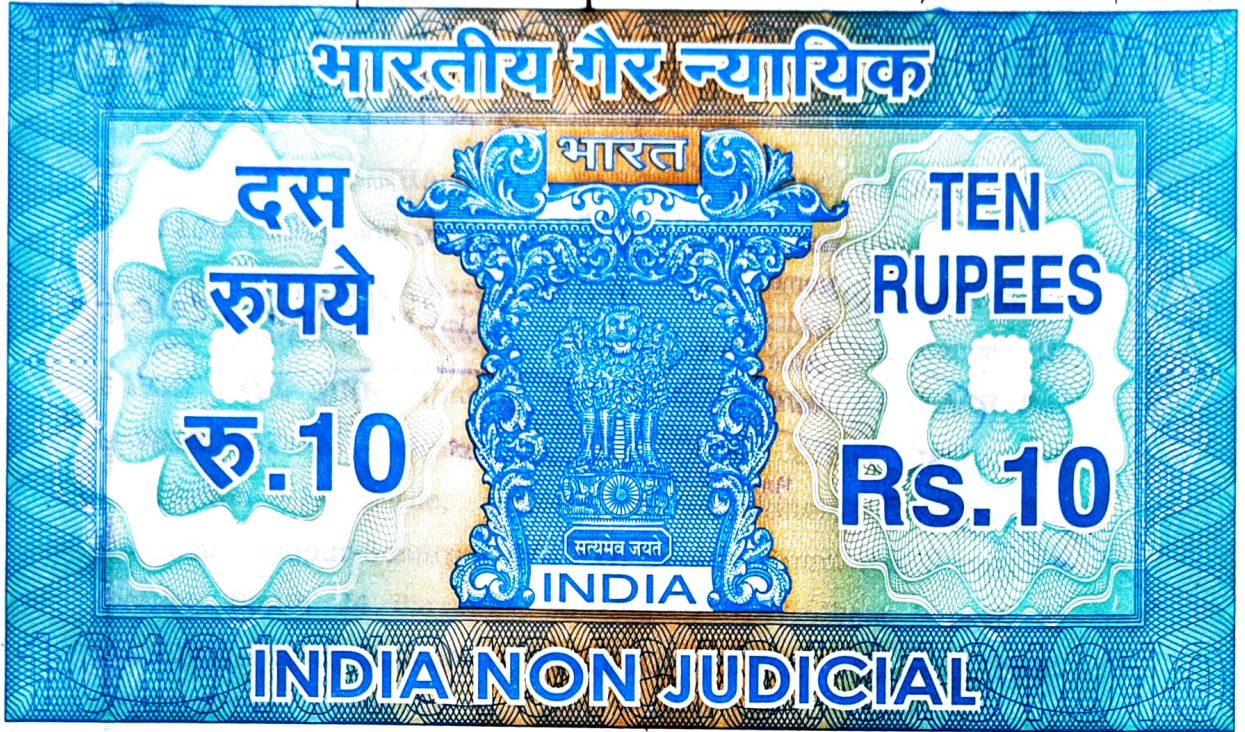


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1-07-07/2024

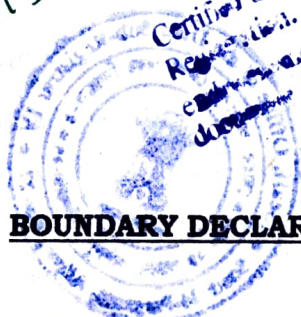


পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

95AB 991390

25/08/2024  
 Q-2001569021/2024

Certified that the above submitted the  
 Registerial. The documents and the  
 documents are the part of the document



**BOUNDARY DECLARATION (K.M.C)**

*Adm*  
 District Sub-Registrar JV  
 Registrar U/S 7 (2) of  
 Registration 1908  
 Alipore, South 24 Parganas  
 25 JUN 2024

**Ref:-** Premises No. 68, Bose Para Road, Assessee No. 311110400681  
 within the limit of The Kolkata Municipal Corporation, Ward No. 111,  
 Police Station- Banskroni, District- South 24 Parganas, Kolkata-  
 700084, Borough-XI.

VI-111110400681-002  
 2024  
 25 JUL 25

*Handwritten notes and signatures in the bottom right corner, including the name 'Sudhakar' and other illegible text.*

9126 20/6/24

NO..... Date.....  
Name.. Soumik Samanta  
Address.. ADV  
Value.. City Civil Court, Calcutta  
Vendor.....

SAHABUDDIN GAZI  
Baruipur Civil & Criminal Court



District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration Act  
Alipore, South 24 Parganas  
25 JUN 2024

Soumik Samanta  
S/o Pradip Kr. Samanta  
48/6, Nankarpasa Road,  
Boalia, Garia, Kol-84  
Barrister-at-Law  
Advocate

We, 1) **KUNTAL SINHA** (having **PAN-BCUPS2091C, AADHAAR No. 868113025593**), son of Late Dipak Sinha, by Occupation-Business, resident of L 34, Kamdahari, Bose Para, P.S. Bansdroni, P.O. Garia, District- South 24 Parganas, Kolkata- 700084, West Bengal, 2) **RAKHI PAUL SINHA** (having **PAN- BDOPP9916N, AADHAAR No. 847892746734**), daughter of Late Dipak Kumar Sinha, by Occupation- Housewife, resident of Janakinath Basu Road, Purbachal, Rajpur-Sonarpur (M), P.O. Subhas Gram, P.S. Sonarpur, District- South 24 Parganas, Kolkata- 700147, West Bengal, 3) **MALLIKA SINGHA** alias **MALLIKA SINHA** (having **PAN-EEJPS2017J, AADHAAR No. 427123603168**), wife of Late Dipak Sinha, by Occupation- Housewife, resident of L 34, Kamdahari, Bose Para, P.S. Bansdroni, P.O. Garia, District- South 24 Parganas, Kolkata- 700084, West Bengal, all by Faith- Hindu, by Nationality- Indian, do hereby solemnly affirm and declare as follows:-

That by virtue of the Sale Deed, being No. 3310 for the year 1971, which was registered in the office of D.S.R. of South 24 Parganas at Alipore and recorded in Book No. I, Volume No. 97, Pages from 111 to 117, ~~one Bipin Bihari Singha [since deceased], son of Late Sarat Chandra Singha~~ became owner of land measuring about 5 Cottah 2 Chittak 0 Square Feet with residential structure thereon comprising at C.S. & R.S. Dag No. 492 appertaining to C.S. Khatian No. 33 corresponding to R.S. Khatian No. 720 at Mouza-Kamdahari, J.L. No. 49, District- 24 Parganas, P.S. Previously Tollygunge, thereafter Jadavpur by way purchase from the then owner Mukul Singha, wife of ~~Late Sachindra Bhusan Singha~~ and while in possession said Bipin Bihari Singha died intestate on 07.10.2001 leaving behind his two son namely 1) Dipak Sinha and 2) Pradip Sinha as his only legal heirs and successors to inherit him as per Hindu Succession Act, 1956. It is



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Registrar U/S 7(2) of  
Registration Act  
Almore, South District, Uttar Pradesh

25 JUN 2024

pertinent to mention herewith that Jasoda Rani Sinha predeceased her husband Bipin Bihari Sinha on 27.10.1998.

**AND** said Dipak Sinha died intestate on 16.07.2008 leaving behind his wife Mallika Singha alias Mallika Sinha, his son Kuntal Sinha and **his daughter Rakhi Paul Sinha as his only legal heirs and successors** to inherit him as per Hindu Succession Act, 1956. Said Pradip Sinha died intestate unmarried/bachelor on 16.05.2016 leaving behind brother's son 1) Kuntal Sinha and brother's daughter 2) Rakhi Paul Sinha as his only legal heirs and successors to inherit him as per Hindu Succession Act, 1956.

**THUS said Mallika Singha alias Mallika Sinha, Kuntal Sinha and Rakhi Paul Sinha** have become joint owners of homestead land measuring about be the same or a little more of less 5 (Five) Cottah 2 (Two) Chittak 0 (Zero) Square Feet [342.809 Square Meter as per Deed] comprising at R.S. & L.R. Dag No. 492 appertaining to R.S. Khatian No. 720 corresponding to L.R. Khatian Nos. 2030, 2031 and 2032, at Mouza Kamdahari, J.L. No. 49, Police Station- Bansdroni, **District- South 24 Parganas, within the limits of The Kolkata Municipal Corporation** under Ward No. 111, Borough- XI, Premises No. 68, Bose Para Road, Assessee No. 31-111-04-0068-1 and having its Postal Address L-34, Kamdahari Bose Para, P.S. Bansdroni, Kolkata-700084, West Bengal, within jurisdiction of District Sub-Registrar of South 24 Parganas at Alipore and now, after physical verification and survey through L.B.S., it has been found that they are **peacefully possessing and enjoying the area of land measuring about 5 (Five) Cottah 2 (Two) Chittak 0 (Zero) Square Feet [342.794 Square Meter- as per Site/physical possession]** without any sort of encumbrances [herein after called as '**PREMISES**' more fully and



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Registration 1908  
Algers, South 24 Parganas

25 JUN 2024

particularly showing in the site plan annexed hereto and delineated with colour **RED** verge line].

1. The total boundary line of the property is fully mention below and described in below and described in schedule and demarcated ~~with red border line in annexed Site Plan and we shall be liable for~~ dispute or litigation, if arise, with our neighbour(s) in respect of this said land/adjoining boundary premises or boundary in future over the said land due to false statements and The Kolkata Municipal Corporation will never be held liable for any such dispute and litigation over the said Premises and The Kolkata Municipal Corporation has liberty to revoke the plan to be sanctioned for the ~~construction of the proposed Building, in accordance with the law in~~ case of any dispute or litigation.

2. That we shall submit the plan for the construction of a building in the said Premises for obtaining sanction vide application.

3. That we propose to construct a building at the aforesaid Premises and the actual boundary line of the said premises is fully ~~and particularly mentioned below.~~

4. That we have submitted the plan for the Sanction/approval for The Kolkata Municipal Corporation for the construction of the proposed building to be constructed at the said Premises.

5. That there is no civil or criminal suit is pending against the said Premises in any forum or court of law and the same is free from all sorts of encumbrances.



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Registrar U/S 7 (2) of  
Registration 1-00  
Asstt. South 24 Parganas

25 JUN 2024

6. That the enclosed site plan is also part of the declaration/undertaking.

7. That measurement of the four sides of the land belongs of Premises No. 68, Bose Para Road, Assessee No. 311110400681 within the limit of The Kolkata Municipal Corporation, Ward No. 111, Police Station-Bansdroni, District- South 24 Parganas, Kolkata- 700084, Borough- XI and within ownership are as follows-

**On the North by-** 17297 mm  
**On the South by-** 5800 mm + 11626 mm  
**On the East by-** 10112 mm + 2360 mm + 9280 mm  
**On the West by-** 17350 mm

**THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO**

**ALL THAT** parcel of vacant homestead land measuring about 5 (Five) Cottah 2 (Two) Chittak 0 (Zero) Square Feet i.e. 342.794 Square Meter, more or less comprising at R.S. & L.R. Dag No. 492 appertaining to R.S. Khatian No. 720 corresponding to L.R. Khatian Nos. 2030, 2031 and 2032, at Mouza- Kamdahari, J.L. No. 49, Police Station-Bansdroni, District- South 24 Parganas, within the limits of The Kolkata Municipal Corporation under Ward No. 111, Borough-XI, Premises No. 68, Bose Para Road, Assessee No. 31-111-04-0068-1 and having its Postal Address L-34, Kamdahari Bose Para, P.S. Bansdroni, Kolkata-700084, West Bengal, within jurisdiction of District Sub-Registrar of South 24 Parganas at Alipore which demarcated with **RED** border in annexed Site Plan and is butted and bounded as follows-

**On the North by-** Land of R.S. Dag No. 491  
**On the South by-** Average 18.3945 Feet wide Bose Para Road



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Alibon, South 24 Parganas

25 JUN 2024

**On the East by-** Average 5.8366 Feet wide Common passage/Road and thereafter Land R.S. Dag No. 493 and 494

**On the West by-** Part of land of R.S. Dag No. 492

That each and every statement made by us in the foregoing paragraph number 1 to 9 is true our knowledge and belief.

Signed the declaration/undertaking on 25<sup>th</sup> day of June, 2024.

**SIGNED SEALED & DELIVERED**

**In presence of Witnesses.**

1. GUNON GHOSH

S/O Dulal Chandra Ghosh

Mahomediyara Uday Sangha

Club. Kumtipok. ToloND

1) Kuntal Sinha

2) Rashi Paul (Sinha)

3)

LTI of Mullika Sinha  
By pen of ~~Soumitra Ghosh~~  
Soumitra Samanta

2. SK Nizamuddin Alam

S/O SK Samser Alam

Boral Natunhat Matunpara

Near Masjid Becking. Kol. ToloND

**SIGNATURE/L.T.I. OF**

**OWNERS/ DECLARANTS**

Drafted and by me as per KMC proforma based on instruction given, information provided and documents produced by the parties and read over and explained to the parties-

Soumitra Samanta  
Advocate

City Civil Court, Calcutta

Enrolment No. F/4539/3458/2023



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

25 JUN 2024

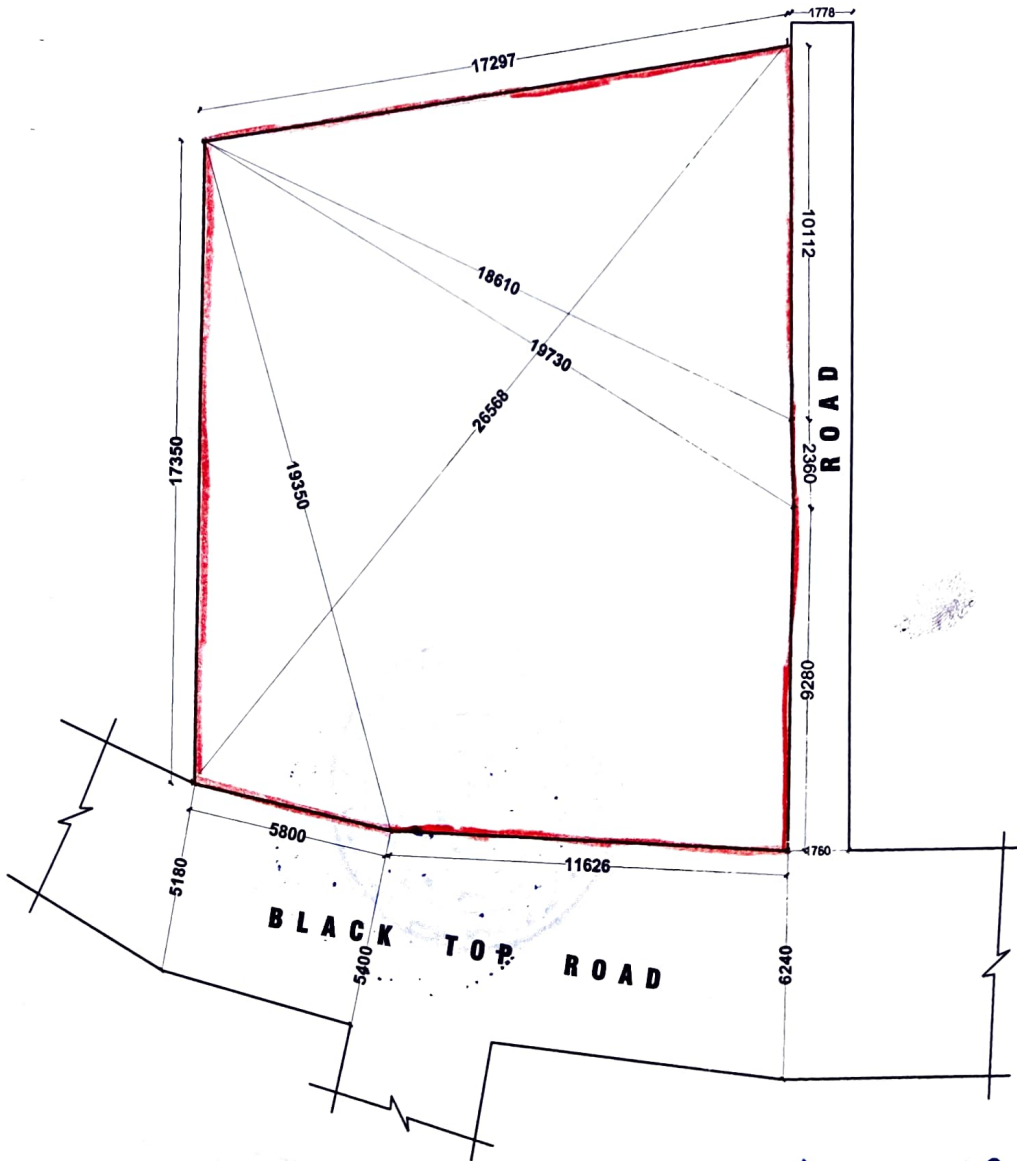
SITE PLAN AT PREMISES NO.- 68 BOSE PARA ROAD, MOUZA - KAMDHARI, J.L. NO.- 49,  
WARD - 111, BOROUGH - XI, ASSESSEE NO.-311110400681, P.S- BANSDRONI, KOL-84

UNDER : KOLKATA MUNICIPAL CORPORATION,  
OWNER'S NAME : SMT. MALLIKA SINHA AND OTHERS

N.B: COLOUR SHOWN IN RED BORDER

AREA OF LAND AS DEED = 342.809 SQM.= 05kh-02ch-00sqft.

AREA OF LAND AS PER SITE = 342.794 SQM.= 05kh-02ch-00sqft.



*Smy*  
SAMIRAN MUKHERJEE  
B.C.E.

L.B.S. NO.-775 (I)  
A-28 ATABAGAN, GARIA  
KOLKATA-700 084

SIGNATURE OF L.B.S.

*Kuntal Sinha*  
*Rishi Paul (Sinha)*












*Signature of Owner*  
LTI of Mallika  
Sinha  
By pen of *Soumitra Samanta*  
Smt. Mallika Sinha

SIGNATURE OF OWNER

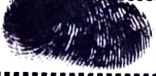













District Sub-Registrar IV  
Registrar U/S 7 (2) of  
Registration 1908  
Alibori, South 24 Parganas

25 JUN 2024

		Thumb	1 <sup>st</sup> Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right Hand					









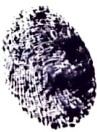


Name LTI of Mallika Sinha

Signature  By Pem of ~~Soumilo~~ Soumilo Samanta

		Thumb	1 <sup>st</sup> Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right Hand					

Name .....

Signature Kuntal Sinha

		Thumb	1 <sup>st</sup> Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right Hand					

Name .....

Signature Ravipaul (sinha)



District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1906  
Alipore, South 24 Parganas

25 JUN 2024



ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

RHQ1988757

নির্বাচকের নাম : সৌমিক সামন্ত

Elector's Name : Soumik Samanta

পিতার নাম : প্রদীপ কুমার সামন্ত

Father's Name : Pradip Kumar Samanta

বিল/সিআর : কু/ম

জন্ম তারিখ : 01/03/1997  
Date of Birth :

RHQ1988757

ঠিকানা:  
পশ্চিম বোয়ালিয়া, রাজপুর সোনারপুর, সোনারপুর, মহকিমা 24  
পারগানা-700084

Address:  
PASCHIM BOALIA, RAJPUR  
SONARPUR, SONARPUR, SOUTH 24  
PARGANAS-700084

Date: 08/12/2016

151-সোনারপুর উত্তর বিধান কেন্দ্র নির্বাচন এলাকা

আইকিউআইআই অফিসারের স্বাক্ষরিত  
Facsimile Signature of the Electoral  
Registration Officer for  
151-Sonarpur Uttar Constituency

কোন পরিবর্তন হলে মূল কার্ডের তথ্যের সাথে মিলে নতুন একটি  
কার্ড তৈরি করে পরিচালক কার্ডের কপি সঙ্গে করে  
পরিচালক কার্ডের কার্যালয়ে  
In case of change in address mention this Card No.  
in the relevant Form for including your name in the  
roll at the changed address and to obtain the card

### Major Information of the Deed



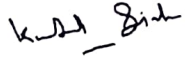
Deed No :	I-1604-07097/2024	Date of Registration	25/06/2024
Query No / Year	1604-2001569021/2024	Office where deed is registered	
Query Date	24/06/2024 3:56:39 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	NIKHILESH PRADHAN Natunpra, Tentulberia , Garia,Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 700084, Mobile No. : 8001244258, Status :Advocate		
Transaction	Additional Transaction		
[0901] Declaration, Declaration relating to immovable property			
Set Forth value	Market Value		
Rs. 1/-	Rs. 64,30,379/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10/- (Article:4)	Rs. 39/- (Article:E, M(b), H)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		



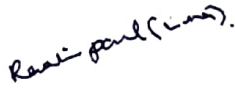


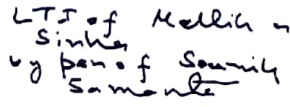
#### Land Details :

District: South 24-Parganas, P.S:- Bansdroni, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: BOSE PARA ROAD, , Premises No: 68, , Ward No: 111 Pin Code : 700084



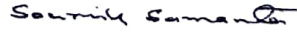
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	5 Katha 2 Chatak	1/-	64,30,379/-	Property is on Road
<b>Grand Total :</b>				<b>8.4563Dec</b>	<b>1 /-</b>	<b>64,30,379 /-</b>	

#### Declarant Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Kuntal Sinha (Presentant )</b> Son of Late Dipak Sinha Executed by: Self, Date of Execution: 25/06/2024 , Admitted by: Self, Date of Admission: 25/06/2024 ,Place : Office		 Captured	
		25/06/2024	LTI 25/06/2024	25/06/2024
City:- Not Specified, P.O:- Garia, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.: bcxxxxx1c, Aadhaar No: 86xxxxxxx5593, Status :Individual, Executed by: Self, Date of Execution: 25/06/2024 , Admitted by: Self, Date of Admission: 25/06/2024 ,Place : Office				

2	Name	Photo	Finger Print	Signature
	<b>Rakhi Paul Sinha</b> Daughter of Late Dipak Kumar Sinha Executed by: Self, Date of Execution: 25/06/2024 , Admitted by: Self, Date of Admission: 25/06/2024 ,Place : Office		 Captured	
		25/06/2024	LTI 25/06/2024	25/06/2024
City:- Not Specified, P.O:- Subhas Gram, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700147 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX6 , PAN No.:: bdxxxxx6n, Aadhaar No: 84xxxxxxxx6734, Status :Individual, Executed by: Self, Date of Execution: 25/06/2024 , Admitted by: Self, Date of Admission: 25/06/2024 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	<b>Mallika Singha, (Alias: Mallika Sinha)</b> Wife of Late Dipak Sinha Executed by: Self, Date of Execution: 25/06/2024 , Admitted by: Self, Date of Admission: 25/06/2024 ,Place : Office		 Captured	
		25/06/2024	LTI 25/06/2024	25/06/2024
City:- Not Specified, P.O:- Garia, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX3 , PAN No.:: eexxxxx7j, Aadhaar No: 42xxxxxxxx3168, Status :Individual, Executed by: Self, Date of Execution: 25/06/2024 , Admitted by: Self, Date of Admission: 25/06/2024 ,Place : Office				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Soumik Samanta</b> Son of Pradip Kumar Samanta City:- Not Specified, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084		 Captured	
	25/06/2024	25/06/2024	25/06/2024
Identifier Of Kuntal Sinha, Rakhi Paul Sinha, Mallika Singha			

**Endorsement For Deed Number : I - 160407097 / 2024**

**On 25-06-2024**

**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 13:51 hrs on 25-06-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Kuntal Sinha , one of the Executants.

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

Execution is admitted on 25/06/2024 by 1. Kuntal Sinha, Son of Late Dipak Sinha, P.O: Garia, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business, 2. Rakhi Paul Sinha, Daughter of Late Dipak Kumar Sinha, P.O: Subhas Gram, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700147, by caste Hindu, by Profession House wife, 3. Mallika Singha, Alias Mallika Sinha, Wife of Late Dipak Sinha, P.O: Garia, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife

Indetified by Soumik Samanta, , , Son of Pradip Kumar Samanta, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, 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 9146, Amount: Rs.10.00/-, Date of Purchase: 20/06/2024, Vendor name: Sahabuddin Gazi

*(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 205959 to 205973  
being No 160407097 for the year 2024.**



*(Handwritten signature)*

Digitally signed by Anupam Halder  
Date: 2024.06.25 15:22:16 +05:30  
Reason: Digital Signing of Deed.

**(Anupam Halder) 25/06/2024**

**DISTRICT SUB-REGISTRAR**

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

**West Bengal.**