

719397/24

L 18992/24

भारतीय गैर न्यायिक

बीस रुपये

₹.20

भारत

Rs.20

TWENTY
RUPEES

INDIA

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিমবঙ্গ WEST BENGAL

It is to be noted that the document is submitted for registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

District Sub-Register-III
Kolkata, South 24-Parganas

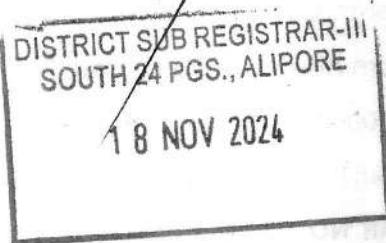
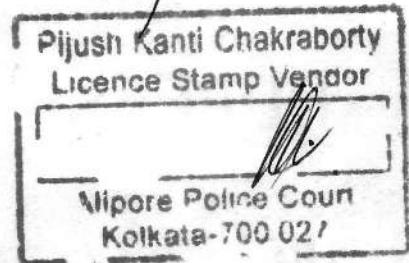
DEED OF DECLARATION

We, (1) MRS. SHUKLA GHOSHAL (PAN NO : AGPPG7879Q) (AADHAR NO : 797233615344) daughter of Late Ashis Kumar Chakravarty, wife of Mrityunjoy Ghoshal, by faith Hindu, by profession - housewife, by Nationality- Indian, residing at Flat No. 3ME , 102 Southern Avenue , Lake Kalibari, P.O.- Sarat Bose Road , P.S. Rabindra Sarobar, Kolkata -700029, District – 24 Parganas (South), West Bengal (2) SHRI AMITAVA CHAKRAVARTY, son of Late Nripendra Nath Chakravarty, (PAN NO : ACMPC1281F) (AADHAR NO : 318206776456) residing at 4A and 4B Lake Range (after amalgamation now known as 4A Lake Range, Kolkata 700026) P.O. - Kalighat, P.S. - Tollygunge, Kolkata – 700 026, District 24 Parganas (South), being represented by our duly constituted attorney Mr. Surendra Kumar Karnani (PAN : AJYPK1604M), (AADHAR : 6145 5777 9769) son of Late Chand Ratan Karnani,

000393

- 2 FEB 2024

NO. Date
Name....
Address.
Rs. 20/-



for
for this act
u-22

residing at Merlin North Star Flat 5G, 70 P C Ghosh Road Kolkata -700048 P.O: Sreebhum, P.S: Lake Town, are the Owners of amalgamated Premises No. 4A Lake Range Kolkata 700026, P.O. Kalighat, P.S. Tollygunge, hereinafter referred to as the "Said Premises" do hereby solemnly affirm & declare as follows:

1. That we are the joint owner of amalgamated Premises No. 4A Lake Range Kolkata-700026 (previously being premises number 4A & 4B Lake Range) under Kolkata Municipal Corporation ward No.87, Borough-8, P.S- Tollygunge, P.O. – Kalighat.
2. That we propose to construct new building/s at the "Said Premises".
3. That we shall submit a plan to the Building department for sanction.
4. That we shall be liable for any dispute of whatsoever nature with any of our neighboring premises regarding the boundary of the said land in future. The Kolkata Municipal Corporation shall not be liable for any litigation over the said land and shall have every right to revoke the sanctioned plan at any point of time, if otherwise.
5. There is no civil or criminal suit pending against the "Said Premises" and/or land. The "Said Premises" and/or land are free from all encumbrances.
6. A site plan showing the actual measurement of the boundaries of the "Said Premises" mentioned herein above is attached herewith. The actual boundary line of the property is fully demarcated and shown in the plan in 'Red' colour.
7. The "Said Premises" being amalgamated premises number 4A Lake Range, Kolkata 700026 (Previously being number 4A & 4B Lake Range), within Kolkata Municipal Corporation Ward no. 87, having an area of 5 Kottah, 7 Chittack and 14 Square feet that is 365.013 square metres as per deed.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

18 NOV 2024

SCHEDULE

Boundary of the amalgamated premises number 4A Lake Range, Kolkata 700026 (previously being number 4A & 4B Lake Range), under Ward no 87, of the Kolkata Municipal Corporation and is butted and bounded in the manner as follows:

ON THE SOUTH : Being premises number 6A, Lake Range Kolkata 700026

ON THE NORTH : Being premises number 7A, Lake Range Kolkata 700026

ON THE EAST : KMC road known as Lake Range.

ON THE WEST : By Premises number 7E, S C Das Kolkata 700026

ON THE SOUTH : 6575mm, 6222mm, 2274mm, 4978mm, 7094mm.

ON THE NORTH : 6575mm, 3782mm, 5244mm, 7163mm, 3666mm.

ON THE EAST : 6101mm, 6120mm, 1603mm.

ON THE WEST : 4605mm, 120mm, 120mm, 288mm, 4179mm, 4571mm

That the above statements are true to my knowledge.

That this declaration will be filed with the K.M.C.

This day of 18/11/2024

SURENDRA KUMAR KARNANI
Constituted Attorney of
Sumendra Kumar Kulonan
SHUKLA GHOSAL

SURENDRA KUMAR KARNANI
Constituted Attorney of
Sumendra Kumar Kulonan
AMITAVA CHAKRAVARTY

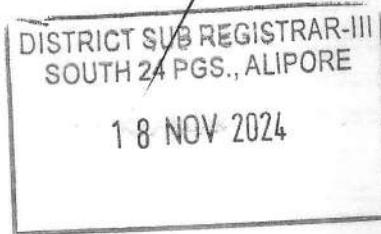
WITNESS:

① b.m.
Anupam Ch.
m/22

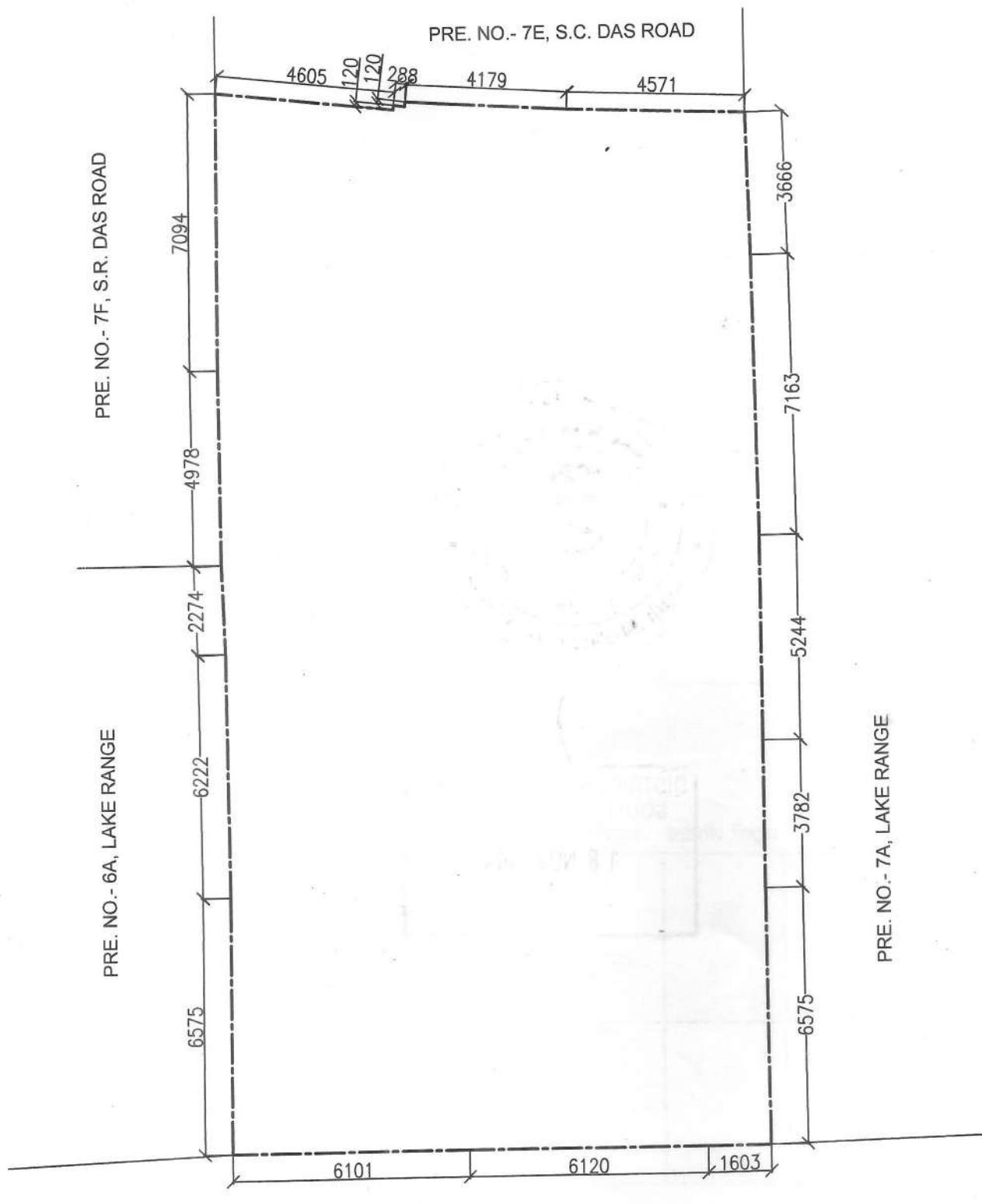
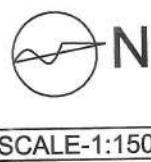
② Arunagopal Chakraborty
Alipore Police Court
Wd-27

Prepared by me as per k.m.c
b.m. t.m.

BAPI DAS
Advocate
Alipore Police Court
Kolkata-700 027
Regd. No. WB-613/2001



NDARY PLAN OF PRE. NO.- 4A, LAKE RANGE,
LKATA-700026, WARD NO.-87, BOROUGH NO.-VIII, P.S.-TOLLYGUNGE.
AND AREA= 05K.-07CH.-14SQFT.= 365.013 SQM.(AS PER DEED)



SURENDRA KUMAR KARNANI
Constituted Attorney of
Sundar Kumar Karmakar
SHUKLA GHOSAL
SIGNATURE OF OWNER

SURENDRA KUMAR KARNANI
Constituted Attorney of
Sundar Kumar Karmakar
TAVA CHAKRAVARTY



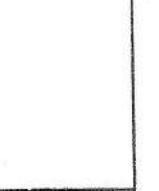
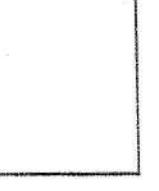
DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

18 NOV 2024

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

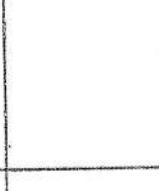
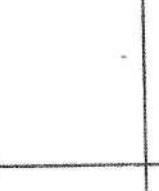
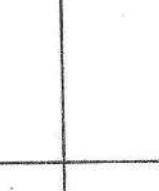
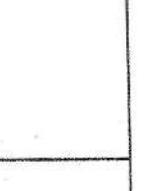
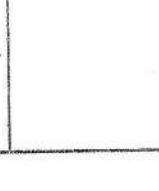
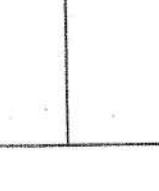
Name.....SURENDRA KUMAR KARNANI.....

signature.....Surendra Kumar Karnani.....

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

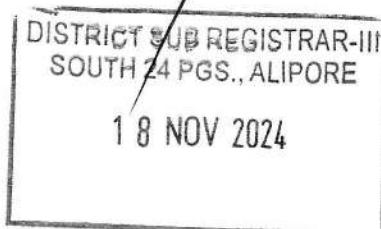
Name.....

Signature.....

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

Name.....

Signature.....



Major Information of the Deed

| | | | |
|----------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|------------|
| Deed No : | I-1603-18992/2024 | Date of Registration | 18/11/2024 |
| Query No / Year | 1603-2002902458/2024 | Office where deed is registered | |
| Query Date | 16/11/2024 7:30:21 PM | D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas | |
| Applicant Name, Address & Other Details | Bapi Das Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9836980696, Status : Advocate | | |
| Transaction | Additional Transaction | | |
| [0901] Declaration, Declaration relating to immovable property | | | |
| Set Forth value | Market Value | | |
| | Rs. 3,49,30,994/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 20/- (Article:4) | Rs. 39/- (Article:E) | | |
| Remarks | Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area) | | |

Land Details :

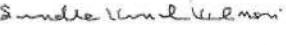
District: South 24-Parganas, P.S:- Tollygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Lake Range, , Premises No: 4A, , Ward No: 087 Pin Code : 700029

| 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 7 Chatak 14 Sq Ft | | 3,49,30,994/- | Property is on Road |
| | Grand Total : | | | 9.004Dec | 0/- | 349,30,994/- | |

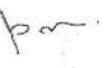
Declarant Details :

| SI No | Name,Address,Photo,Finger print and Signature |
|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | Mrs SHUKLA GHOSHAL Daughter of Late ASHIS KUMAR CHAKRAVARTY Flat No: 3ME, 102, Southern Avenue, City:- , P.O:- SARAT BOSE ROAD, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , Aadhaar No: 79xxxxxxxx5344, Status :Individual, Executed by: Attorney, Executed by: Attorney |
| 2 | Mr AMITAVA CHAKRAVARTY Son of Late NRIPIENDRA NATH CHAKRAVARTY LAKE RANGE, 4A, City:- , P.O:- KALIGHAT, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India , Aadhaar No: 31xxxxxxxx6456, Status :Individual, Executed by: Attorney, Executed by: Attorney |

Attorney Details :

| SI No | Name,Address,Photo,Finger print and Signature | | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| 1 | Name | Photo | Finger Print | Signature |
| | Mr SURENDRA KUMAR KARNANI (Presentant) Son of Late CHAND RATAN KARNANI Date of Execution - 18/11/2024, , Admitted by: Self, Date of Admission: 18/11/2024, Place of Admission of Execution: Office |  |  Captured |  |
| | | Nov 18 2024 12:11PM | LTI 18/11/2024 | 18/11/2024 |
| Merlin North Star, Flat No: 5G, 70, City:- , P.O:- SREEBHUMI, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700000, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 61xxxxxxxx9769 Status : Attorney, Attorney of : Mrs SHUKLA GHOSHAL, Mr AMITAVA CHAKRAVARTY | | | | |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| Mr BAPI DAS Son of Late S DAS ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027 |  |  Captured |  |
| | 18/11/2024 | 18/11/2024 | 18/11/2024 |
| Identifier Of Mr SURENDRA KUMAR KARNANI | | | |

Endorsement For Deed Number : I - 160318992 / 2024

On 18-11-2024

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 12:03 hrs on 18-11-2024, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr SURENDRA KUMAR KARNANI ,.

Executed by Attorney

Execution by Mr SURENDRA KUMAR KARNANI, , Son of Late CHAND RATAN KARNANI, MERLIN NORTH STAR, Flat No: 5G, 70, P.O: SREEBHUMI, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700000, by caste Hindu, by profession Business as constituted attorney for 1. Mrs SHUKLA GHOSHAL Flat No: 3ME, 102, Road: Southern Avenue, , P.O: SARAT BOSE ROAD, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, 2. Mr AMITAVA CHAKRAVARTY LAKE RANGE, 4A, P.O: KALIGHAT, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700026 is admitted by him

Indetified by Mr BAPI DAS, , Son of Late S DAS, 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 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 20.00/- Description of Stamp

1. Stamp: Type: Impressed, Serial no 393, Amount: Rs.20.00/-, Date of Purchase: 02/02/2024, Vendor name: P K CHAKRABORTY



Debasish Dhar

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal



Government of West Bengal

Office of the D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas

W.B. FORM NO. 1504

| | | | |
|------------------------|----------------------------------------------------------------|----------------------|--------------------|
| Query No / Year | 16032002902458/2024 | Serial No/Year | 1603019397/2024 |
| Transaction Id | 0002877322 | Date of Receipt | 18/11/2024 12:18PM |
| Deed No / Year | I - 160318992 / 2024 | | |
| Presentant Name | Mr SURENDRA KUMAR KARNANI | | |
| Declarant | Mrs SHUKLA GHOSHAL, Mr AMITAVA CHAKRAVARTY | | |
| Transaction | [0901] Declaration, Declaration relating to immovable property | | |
| Additional Transaction | | | |
| Total Setforth Value | Rs. 0/- | | |
| Stamp Duty Paid | Rs. 20/- | Stamp Duty Articles | 4 |
| Registration Fees Paid | Rs. 39/- | Fees Articles | E, H, M(b) |
| Standard User Charge | 300/- | Requisition Form Fee | 50/- |
| Remarks | | | |

Stamp Duty Paid (Break up as below)

| By Stamp | | | | | |
|------------|--------------------|-------------------------|-----------------|---------------|---------------|
| Stamp Type | Treasury or Vendor | Treasury or Vendor Name | Stamp Serial No | Purchase Date | Amount in Rs. |
| Impressed | Vendor | P K CHAKRABORTY | 393 | 02/02/2024 | 20/- |

Registration Fees Paid (Break up as below)

| | |
|-------------|---------------|
| By Cash | Amount in Rs. |
| Amount Paid | 39/- |

Other Fees Paid (Break up as below)

| | |
|----------------------|---------------|
| By Cash | Amount in Rs. |
| Standard User Charge | 300/- |
| Requisition Form Fee | 50/- |

*Total Amount Received by Cash Rs. 389/-

(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 1603-2024, Page from 483301 to 483310
being No 160318992 for the year 2024.**



Dhar

Digitally signed by Debasish Dhar
Date: 2024.11.18 14:25:12 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 18/11/2024

DISTRICT SUB-REGISTRAR

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

West Bengal.