

01750/26

I-1748/26

भारतीय गैर न्यायिक

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TEN  
RUPEES

Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

15AC 657880

62165/26

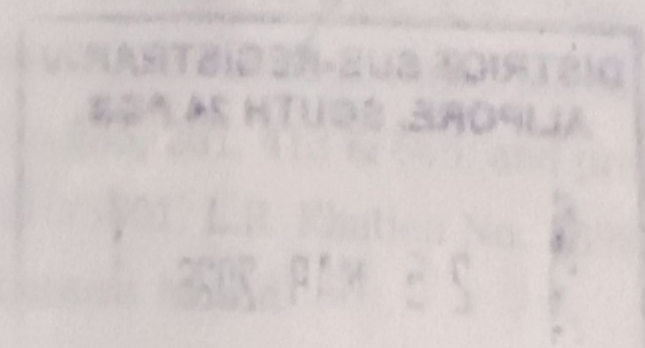
25 MAR 2026

Certified that the document is returned to registration. The signature sheet and the endorsement sheets attached with the document are the part of this document.

District Sub-Registrar  
Alipore, South

: DECLARATION :

THIS DEED OF DECLARATION is made this 25th day of MARCH, TWO THOUSAND TWENTY SIX, by 1) SRI KISHORE CHAKRABORTY, Son of Late Kalipada Chakraborty, By Faith Hindu, By Occupation-Business, PAN - AJJPC7569E, Date of birth -07/08/1963, Aadhaar No.448452593419, residing at 53, Bansdrone Place, Police Station-Bansdrone, Kolkata-700070, (2) SMT. SMRITI REKHA CHAKRABORTY, Wife of Late Umapada Chakraborty, PAN-APLPC4505J, Date of birth-16/09/1967, Aadhaar No.780290098770, By Faith Hindu, By Occupation-Housewife, residing at 53, Bansdrone Place, Police Station-Bansdrone,



Kolkata-700070, (3) SMT. MONTI CHAKRABORTY, Daughter of Late Umapada Chakraborty, PAN-ATCPC6670P, Date of birth-04/08/1984, Aadhaar No.235476503189, By Faith Hindu, By Occupation-Housewife, residing at 53, Bansdroni Place, Police Station-Bansdroni, Kolkata-700070, represented by their attorney holders (1) SRI KHOKAN MONDAL, son of Biswanath Mondal, PAN-AMYPM9960H, Date of birth-01/01/1980, Aadhaar No.760275830185, By Faith Hindu, By Occupation-Business, residing at 48A, Chandi Ghosh Road, Post Office and Police Station - Regent Park, Kolkata-700040, (2) SRI BISWAJIT KAR, son of Late Bijoy Kar, PAN-ASWPK1921A, Date of birth-18/04/1984, Aadhaar No.469745313353, By Faith Hindu, By Occupation-Business, residing at 1/26B, Ashoke Nagar, Post Office and Police Station - Regent Park, Kolkata-700040, (3) SRI SUJIT BANIK, son of Late Prohlad Chandra Banik, PAN-BCPPB4371K, Date of birth - 01/01/1975, Aadhaar No.263685938014, By Faith Hindu, By Occupation-Business, residing at 2/83, Santigarh Colony, Post Office and Police Station-Regent Park, Kolkata-700040, all are partners of "ORCHID ENTERPRISE", a Partnership Firm, PAN-AAJFO4530G, date of incorporation 28/01/2025, having its office at 16/2, M.N. Sen Lane, Kolkata-700040, empowered through a Power of Attorney, which was registered at DSR-V Alipore, Vide Book No.I, Volume No. 1630-2025, Pages 83287 to 83305, being No. 163003361, for the year 2025 & Vide Book No.I, Volume No.1630-2025, Pages 83242 to 83256, being No. 163003362, for the year 2025, hereinafter called and referred to as "DECLARANTS".

W H E R E A S originally the Premises No.53, Bansdroni Place, WARD NO.113, Assessee No.311130700530, Police Station-previously Regent Park now Bansdroni, Kolkata-700070, District South 24-Parganas land measuring 4 Cottahs 12 Chittaks more or less together structure was under Mouza - Bansdroni, J.L. No.45, C.S. Khatian No.134, C.S. Dag No.610, Touzi No.14, Pargana - Magura, subsequently it has been converted to R.S Dag No. 610/1100 & 610/3601, R.S. Khatian No.635, 201, 413 & 665, and presently converted to the L.R. Dag No. 610/1100 & 610/3601, L.R. Khatian No. 5398, 5405, 5413, in favour of present Owners, the declarants herein.

AND WHEREAS in order to avoid future complication this rectification of the Principal Deeds are in the following manner.

That all the Principal Deeds i.e. Deed No.160403188, for the year 2025 (Gift Deed), Deed No.163003347, for the year 2025 (Development Agreement), Deed No. 163003361/2025 (Development Power of Attorney) & Deed No.163003362/2025 (General Power of Attorney) along with plan in connection with the schedule below property for the words "Khatian No.134, Dag No.610", the Word "C.S. Dag No.610, C.S. Khatian No.134, R.S Dag No. 610/1100 & 610/3601, R.S. Khatian No.635, 201, 413 & 665, & L.R. Dag No. 610/1100 & 610/3601, L.R. Khatian No. 5398, 5405, 5413" will be substituted and read with, the property is same and identical property.

That as recited as aforesaid all the Principal Deeds shall remain in full force and effect. Be it expressly stated that this declaration does not make any material alteration to the property transferred in the said principal deed. The physical and geographical location and title of the property will remain same and unaltered of the declaration.

: THE SCHEDULE OF THE PROPERTY :

ALL THAT piece or parcel of land measuring 4 Cottahs 12 Chittaks more or less, together with building thereon, in Mouza - Bansdrone, J.L. No.45, C.S. Dag No.610, C.S. Khatian No.134, R.S Dag No. 610/1100 & 610/3601, R.S. Khatian No.635, 201, 413 & 665, & L.R. Dag No.610/1100 & 610/3601, L.R. Khatian No. 5398, 5405, 5413, Touzi No.14, Pargana - Magura, now within the Limits of KOLKATA MUNICIPAL CORPORATION, being Premises No.53, Bansdrone Place, WARD NO.113, Assessee No.311130700530, Police Station- previously Regent Park now Bansdrone, Kolkata-700070, District South 24- Parganas and butted and bounded by :-

<u>ON THE NORTH</u>	:	6' feet wide Road.
<u>ON THE EAST</u>	:	12'-6" feet wide Road.
<u>ON THE SOUTH</u>	:	Plot No.B.
<u>ON THE WEST</u>	:	Land of Jamuna Bala Dasi.

IN WITNESSES WHEREOF, of the DECLARANTS herein set and subscribed their respective hand and seals on the day, month and year first above written.

SIGNED SEALED AND DELIVERED  
AT KOLKATA IN PRESENCE OF :

1) Subha Mondal  
210, Duple Club Road  
69-70

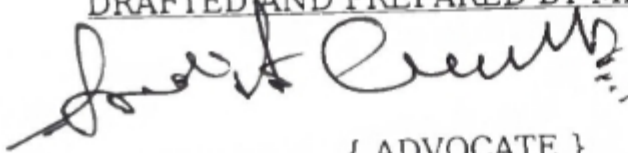
Khokan Mondal  
Biswajit Kumar  
Sujet Berman  
(FOR ORCHID ENTERPRISE)  
PARTNERS.

2) Sudipta Chakraborty  
Alipore Judges' Court  
Court, bet-27

As Label Attorney of  
Kistore Chakraborty  
Smiti Reba Chakraborty  
Monti Chakraborty,

SIGNATURE OF THE DECLARANTS.

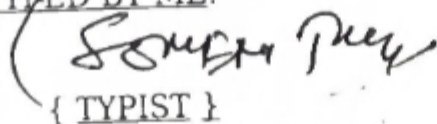
DRAFTED AND PREPARED BY ME.



{ ADVOCATE }

ALIPORE JUDGES' COURT, KOL-27.

TYPED BY ME.

  
{ TYPIST }

(SUDIPTA CHAKRABORTY)  
WD/1056/1999



THE KOLKATA MUNICIPAL CORPORATION  
MUNICIPAL ASSESSMENT BOOK  
LAND AND BUILDING, ASSESSMENT DEPARTMENT












Assesee No:	Ward No:	Borough No:	Premises No:	Street No:	Name of the Street:	Owner Name:	Person Liable To Pay Tax	Address:	Is Heritage	Is Pond:
311130700530	113	11	53	07	BANSDRONI PLACE	SRITI REKHA CHAKRABORTY MONTI CHAKRABORTY KISHORE CHAKRABORTY		BANSDRONI PLACE 53, BANSDRONI PLACE, P.O.- BANSDRONI, KOLKATA	N	N

Area Details: Dag No.-610 Khatian No.-134 Mouza-BANSDRONI. Parking area- Common area-

No Of Stories	Nature Of Use	Plot Area	Covered Area	Floor Area	Land Area	Exempti on Applied	Exempti on Till	Exemption Rate	Residential	Non Residential	Classified Owership	Operative GR Quarter	
0	I + ASB D.H		1250		Cottah:04 Chatak:12							1/2017	



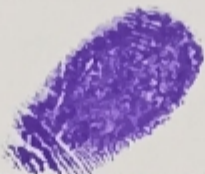
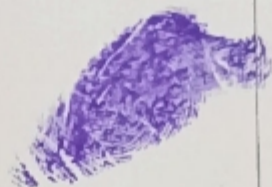
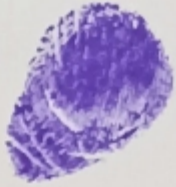

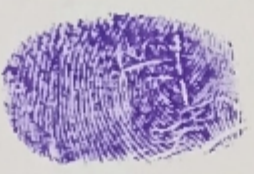

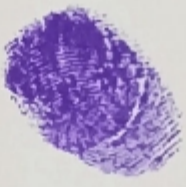
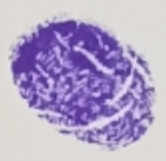

PARTICULARS OF SUBSEQUENT ALTERATIONS

Annual Valuation	Assmt. u/s	Rate	Date of Alteration of AV	Date of effect of Altetation	Quaterly Payable	Quaterly Payable after Rebate	H.B.T.	Manual Capp Tax	Comm Rate	Surcharge	Gross Payable	Rebate Amount	Net Payable per Quarter	Quater of Issuing of F.S bills
2160	ARV	13.60	12/03/2013	01/04/1996	73.44	73.44	0.00	0	50.0	0.00	73.00	3.65	69	1/1996
10140	ARV	26.90	12/03/2013	01/07/2001	681.92	681.92	0.00	0	50.0	0.00	682.00	34.10	648	2/2001
11150	ARV	28.60	12/03/2013	01/07/2007	797.23	797.23	0.00	0	50.0	0.00	797.00	39.85	757	2/2007
13490	ARV	32.50		01/10/2007	1096.06	1096.06	0.00	0	50.0	0.00	1096.00	54.80	1041	3/2007
14840	ARV	34.70		01/01/2017	1287.37	1287.37	0.00	0	50.0	0.00	1287.00	64.35	1223	4/2016
12270	ARV	30.5	20/09/2022	01/01/2017	935.59	935.59	0.00	0	50.0	0.00	936	46.80	889	4/2016
54450.00	UAA	20.00	30/07/2025	01/04/2017	1544.00	1466.80	0.00	0	0	0	1544.00	77.20	1467	1/2017

		Thumb	1 <sup>st</sup> finger	middle finger	ring finger	small finger
	Left Hand					
	Right Hand					



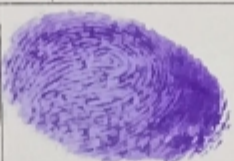


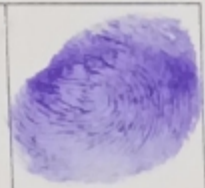
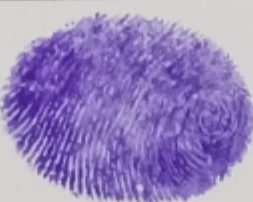




Name .. KHOKAN MONDAL

Signature .. Khokan mondal

		Thumb	1 <sup>st</sup> finger	middle finger	ring finger	small finger
	Left Hand					
	Right Hand					

Name .. BISWAJIT KAR

Signature .. Biswajit Kar

		Thumb	1 <sup>st</sup> finger	middle finger	ring finger	small finger
	Left Hand					
	Right Hand					

Name .. SUJIT BANIK

Signature .. Sujit Banik



## Major Information of the Deed

Deed No :		I-1630-01748/2026	
Query No / Year	1630-2000762165/2026	Date of Registration	25/03/2026
Query Date	24/03/2026 9:42:57 PM	Office where deed is registered	D.S.R. - V SOUTH 24-PARGANAS, District South 24-Parganas
Applicant Name, Address & Other Details	SUDIPTA CHAKRABORTY Calcutta High Court, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9163407529, Status : Advocate		
Transaction	[0901] Declaration, Declaration relating to immovable property		
Set Forth value	Additional Transaction		
Stampduty Paid(SD)	Market Value		
Rs. 10/- (Article 4)	Rs. 40,61,251/-		
Remarks	Registration Fee Paid		
	Rs. 232/- (Article E)		
	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 Bansdrani Place, Premises No: 53, Ward No: 113 Pin Code : 700070

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 12 Chatak		40,61,251/-	Width of Approach Road: 13 Ft, Adjacent to Metal Road.
<b>Grand Total :</b>				<b>7.8375Dec</b>	<b>0/-</b>	<b>40,61,251/-</b>	

### Declarant Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	<b>Mr KISHORE CHAKRABORTY</b> Son of Late Kalipada Chakraborty 53, Bansdrani Place, City - , P O - Bansdrani, P S -Bansdrani, District -South 24-Parganas, West Bengal, India, PIN - 700070 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India Date of Birth XX-XX-1XX3 , PAN No. : AJxxxxxx9E, Aadhaar No 44xxxxxxxx3419, Status :Individual, Executed by: Attorney, Executed by: Attorney
2	<b>Mrs SMRITI REKHA CHAKRABORTY</b> Wife of Late Umapada Chakraborty 53, Bansdrani Place, City:- , P O - Bansdrani, P.S.-Bansdrani, District -South 24-Parganas, West Bengal, India, PIN - 700070 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India Date of Birth XX-XX-1XX7 , PAN No : APxxxxxx5J, Aadhaar No 78xxxxxxxx8770, Status :Individual, Executed by: Attorney, Executed by: Attorney
3	<b>Mrs MONTI CHAKRABORTY</b> Daughter of Late Umapada Chakraborty 56, Bansdrani Place, City - Kolkata, P O - Bansdrani, P S -Bansdrani, District -South 24-Parganas, West Bengal, India, PIN - 700070 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India Date of Birth XX-XX-1XX4 , PAN No : ATxxxxxx0P, Aadhaar No 23xxxxxxxx3189, Status :Individual, Executed by: Attorney, Executed by: Attorney

Attorney Details :

Name, Address, Photo, Finger print and Signature

No

Name

Photo

Finger Print

Signature

1  
**Mr KHOKAN MONDAL**  
Son of Mr Biswanath Mondal  
Date of Execution -  
25/03/2026, , Admitted by:  
Self, Date of Admission:  
25/03/2026, Place of  
Admission of Execution: Office



Mar 25 2026 2:27PM



Captured  
LTI  
25/03/2026

*Khokan Mondal*

25/03/2026

Partner, ORCHID ENTERPRISE , 16/2, M.N. Sen Lane, City:- , P.O:- Regent Park, P.S:-Regent Park,  
District:-South 24-Parganas, West Bengal, India, PIN:- 700040 , 48A, Chandi Ghosh Road, City:- , P.O:-  
Bansdrani, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700070, Sex:  
Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.::  
amxxxxxx0h, Aadhaar No: 76xxxxxxxx0185 Status : Attorney, Attorney of : Mr KISHORE  
CHAKRABORTY, Mrs SMRITI REKHA CHAKRABORTY, Mrs MONTI CHAKRABORTY

Name

Photo

Finger Print

Signature

2  
**Mr BISWAJIT KAR**  
(Presentant )  
Son of Late Bijoy Kar  
Date of Execution -  
25/03/2026, , Admitted by:  
Self, Date of Admission:  
25/03/2026, Place of  
Admission of Execution: Office



Mar 25 2026 2:27PM



LTI  
25/03/2026

*Biswajit Kar*

25/03/2026

Partner, ORCHID ENTERPRISE , 16/2, M.N. Sen Lane, City:- , P.O:- Regent Park, P.S:-Regent Park,  
District:-South 24-Parganas, West Bengal, India, PIN:- 700040 , 1/26A, Ashoke Nagar, City:- , P.O:-  
Bansdrani, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700070, Sex:  
Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.::  
ASxxxxxx1A, Aadhaar No: 46xxxxxxxx3353 Status : Attorney, Attorney of : Mr KISHORE  
CHAKRABORTY, Mrs SMRITI REKHA CHAKRABORTY, Mrs MONTI CHAKRABORTY

Name

Photo

Finger Print

Signature

3  
**Mr SUJIT BANIK**  
Son of Late Prohlab Chandra  
Banik  
Date of Execution -  
25/03/2026, , Admitted by:  
Self, Date of Admission:  
25/03/2026, Place of  
Admission of Execution: Office



Mar 25 2026 2:28PM



LTI  
25/03/2026

*Sujit Banik*

25/03/2026

Partner, ORCHID ENTERPRISE , 16/2, M.N. Sen Lane, City:- , P.O:- Regent Park, P.S:-Regent Park,  
District:-South 24-Parganas, West Bengal, India, PIN:- 700040 , 2/89, Santigarh Colony, City:- , P.O:-  
Bansdrani, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700070, Sex:  
Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.::  
bcxxxxxx1k, Aadhaar No: 26xxxxxxxx8014 Status : Attorney, Attorney of : Mr KISHORE  
CHAKRABORTY, Mrs SMRITI REKHA CHAKRABORTY, Mrs MONTI CHAKRABORTY

Endorsement For Deed Number : I - 163001748 / 2026

On 25-03-2026

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 14:20 hrs on 25-03-2026, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Mr BISWAJIT KAR .

Executed by Attorney

1. Execution by Mr KHOKAN MONDAL, Partner, ORCHID ENTERPRISE (Partnership Firm), 16/2, M.N. Sen Lane, City:- , P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 as constituted attorney for 1. Mr KISHORE CHAKRABORTY 53, Bansdronei Place, P.O: Bansdronei, Thana: Bansdronei, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, 2. Mrs SMRITI REKHA CHAKRABORTY 53, Bansdronei Place, P.O: Bansdronei, Thana: Bansdronei, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, 3. Mrs MONTI CHAKRABORTY 56, Bansdronei Place, P.O: Bansdronei, Thana: Bansdronei, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700070 is admitted by him

Indetified by Mr SUBHA MONDAL, , Son of Mr Sashi Ondal, B/95, Satyajit Park, P.O: Bansdronei, Thana: Bansdronei, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by profession Law Clerk

2. Execution by Mr BISWAJIT KAR, Partner, ORCHID ENTERPRISE (Partnership Firm), 16/2, M.N. Sen Lane, City:- , P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 as constituted attorney for 1. Mr KISHORE CHAKRABORTY 53, Bansdronei Place, P.O: Bansdronei, Thana: Bansdronei, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, 2. Mrs SMRITI REKHA CHAKRABORTY 53, Bansdronei Place, P.O: Bansdronei, Thana: Bansdronei, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, 3. Mrs MONTI CHAKRABORTY 56, Bansdronei Place, P.O: Bansdronei, Thana: Bansdronei, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700070 is admitted by him

Indetified by Mr SUBHA MONDAL, , Son of Mr Sashi Ondal, B/95, Satyajit Park, P.O: Bansdronei, Thana: Bansdronei, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by profession Law Clerk

3. Execution by Mr SUJIT BANIK, Partner, ORCHID ENTERPRISE (Partnership Firm), 16/2, M.N. Sen Lane, City:- , P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 as constituted attorney for 1. Mr KISHORE CHAKRABORTY 53, Bansdronei Place, P.O: Bansdronei, Thana: Bansdronei, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, 2. Mrs SMRITI REKHA CHAKRABORTY 53, Bansdronei Place, P.O: Bansdronei, Thana: Bansdronei, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, 3. Mrs MONTI CHAKRABORTY 56, Bansdronei Place, P.O: Bansdronei, Thana: Bansdronei, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700070 is admitted by him

Indetified by Mr SUBHA MONDAL, , Son of Mr Sashi Ondal, B/95, Satyajit Park, P.O: Bansdronei, Thana: Bansdronei, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by profession Law Clerk

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 1490, Amount: Rs.10.00/-, Date of Purchase: 09/03/2026, Vendor name: TAMAL DUTTA

Khokan Kumar Bachhar.

Khokan Kumar Bachhar  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - V SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

ntifier Details :

ame	Photo	Finger Print	Signature
<b>Mr SUBHA MONDAL</b> Son of Mr Sashi Ondal B/95, Satyajit Park, City:- , P.O:- Bansdroni, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070		 Captured	
	25/03/2026	25/03/2026	25/03/2026
Identifier Of Mr KHOKAN MONDAL, Mr BISWAJIT KAR, Mr SUJIT BANIK			

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2026, Page from 53284 to 53300

being No 163001748 for the year 2026.



②

Digitally signed by Manisha Guha  
Date: 2026.04.01 13:21:53 +05:30  
Reason: Digital Signing of Deed.

(Manisha Guha) 01/04/2026

DISTRICT SUB-REGISTRAR

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

West Bengal.