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18 MAR 2025

Sl. No. .... Date .....

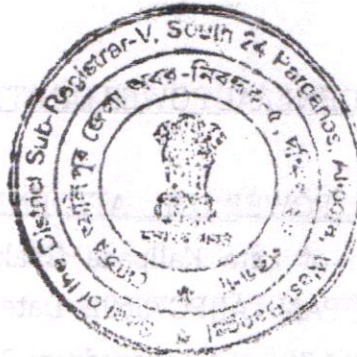
Sold to .....

.....

Rupees .....

3. CHAKRABORTY (Adv)  
Alipore Judges Court, Kolkata-21

*[Signature]*  
Samiran Das  
Stamp Vender  
Alipore Police Court  
South 24 Pgs., Kolkata



DISTRICT SUB-REGISTRAR-V  
ALIPORE, SOUTH 24 PGS.  
  
5 MAY 2025

Sushro Mondal  
220, Police Club Road  
K-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, as our true and lawful ATTORNEY for us in our names, on our behalf to do inter alia amongst others the acts, deeds and things viz. :-

W H E R E A S the EXECUTANTS herein are at present the absolute Owners of ALL THAT piece or parcel of land measuring 4 Cottahs 12 Chittaks more or less, together with 960 Square Feet more or less Structure thereon, in Mouza-Bansdroni, J.L. No.45, Khatian No.134, Dag No.610, Touzi No.14, Pargana - Magura, now within the Limits of KOLKATA MUNICIPAL CORPORATION, being Premises No.53, Bansdroni Place, WARD NO.113, Assessee No.311130700530, Police Station-previously Regent Park now Bansdroni, Kolkata-700070, District South 24-Parganas, By way of INHERITANCE AND GIFT the Property more fully described in the Schedule below and we the Executants herein do hereby nominate, empower, constitute and appoint "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, represented by its Partners (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, as our true and lawful Attorneys to do and execute and perform or cause to be done executed or performed with nominee all or any of the acts, deeds and things :-

- 1} On our behalf to make sign, execute and verify all applications or objections to appropriate authorities for all and any license permission or consent etc. required by law in connection with management of the Property or Properties mentioned in Schedule below.
- 2} On our behalf to effect mutation in Offices or Competent Authorities and sign & execute all applications or objections or hearing and swear Affidavits relating to mutation or any other purpose in our names and on our behalf.
- 3} On our behalf to appear for and represent me before the Board of Revenue, Collector any District, Sub-Divisional Officer any Magistrate, Judge, Munsiff, Settlement Offices, J.L.L.R.O.'S Offices, B.L.L.R.O.'S Offices, and on all Government Offices, Kolkata Municipal Corporation, for assessment of unassessed property and for mutation, Improvement Trust, K.M.D.A., Fire Brigade, Commissioners of any Division on all matter and things relating to estate or its affairs.
- 4} On our behalf to appear for and represent me in all the Courts, Civil, Criminal or Revenue including original Revisional or Appellate Court in any Registration Offices and to sign, execute, verify and file plaints, written statements and petitions permissions for all purposes and also to present appeals in any Court and to accept services of all summons notices and their process of law.
- 5} On our behalf to appear before KMC Authority and execute/sign in any KMC building Plan or any other plan and to submit the same in our names and in our favour and to do all formalities for modification and/or alterations of Plan including D/sketch plan, renew and collect the same and sign, execute Declaration, Affidavit, Boundary Declaration, KMC Gift, and/or for whatsoever

necessary before the Kolkata Municipal Corporation, or to any Competent Authority to obtain "No Objection Certificate" from the Competent Authority, for which to execute and sign all papers, documents, Affidavits, whatsoever necessity in our names and in our favour to negotiate in our names and to do whatsoever necessary for the same in our names or on our behalf as we could do personally by ourselves.

6} On our behalf to appear and to apply for obtaining sanction, permissions, clearances and service connection before appropriate authorities {both Sanitary & Water} internal & external, Improvement Trust, WBSEDCL, Fire Brigade, Housing Board West Bengal and any local and all Government Offices and to sign, execute on our behalf all necessary forms, applications, petitions and documents and apply for obtaining permit, license permanent and temporary supply service as may be required from time to time.

7} On our behalf to apply for electricity, water, telephone, sewerage, drains and/or connection or any other utility in the said Premises. To apply for alterations and/or extended approved/sanctioned KMC Plan and to pay fees and to take delivery of the same and take such other order or permissions from the necessary authorities which he think deem fit and proper.

8} On our behalf to appoint engage Pleaders, Advocates, whenever our said Attorneys shall think proper to do so and to discharge and/or terminate their appointment in respect of the Property mentioned in the Schedule below.

9} On our behalf to evict all trespassers and other unauthorized Occupiers and he has the rights to evict the Tenants, Licensees through Court of law and/or negotiate with he in whatsoever purpose, to mortgage and/or otherwise settle the Property and share of the Property and common users and common parts, common spaces and passages or any part or parts thereof belonging to the Schedule below Property.

10} Be it specifically stated that the schedule mentioned property is not situated within the Notified and cantonment area and no embargo and/or restriction has been imposed by the Local Authority/Competent Authority/Govt. Authority for transferring the land in question.

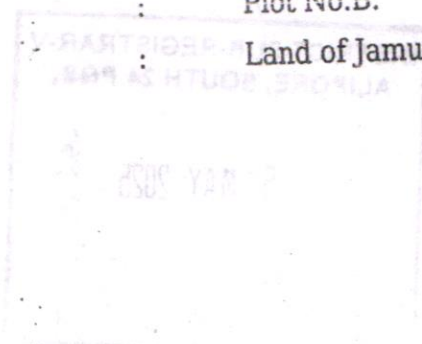
12} This Power of Attorney is revocable in nature.

A N D we, do hereby agree to ratify and confirm whatever all acts, deeds and things done by the said Attorneys, which shall be construed as acts, deeds and things done by us to all intents and purposes as if we were present even notwithstanding the fact that no special power on that behalf is contained in these presents.

: THE SCHEDULE OF THE PROPERTY :

ALL THAT piece or parcel of land measuring 4 Cottahs 12 Chittaks more or less, together with 960 Square Feet more or less Structure thereon i.e. 800 Square Feet pucca and 160 Square Feet Tiles shed, in Mouza - Bansdroni, J.L. No.45, Khatian No.134, Dag No.610, Touzi No.14, Pargana - Magura, now within the Limits of KOLKATA MUNICIPAL CORPORATION, being Premises No.53, Bansdroni Place, WARD NO.113, Assessee No.311130700530, Police Station- previously Regent Park now Bansdroni, Kolkata-700070, District South 24- Parganas and butted and bounded by :-

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



IN WITNESSES WHEREOF we (1) SRI KISHORE CHAKRABORTY, (2) SMT. SMRITI REKHA CHAKRABORTY, (3) SMT. MONTI CHAKRABORTY have set and subscribed our respective signatures and hand and seals on the 5th day of MAY, TWO THOUSAND TWENTY FIVE, Anno Domini.

SIGNED SEALED AND DELIVERED  
BY THE EXECUTANTS AT KOLKATA  
IN THE PRESENCE OF :

1} *Sudipta Chakraborty*  
*220, Apple Club Road*  
*Kol - 700070.*

*Sri Kishore Chakraborty*

*Smriti Rekha Chakraborty*

*Monti Chakraborty.*

2} *Ranjan Kumar Saha*  
*Vidya Boudhvi,*  
*P.O. - Nababagpur*  
*Dist - Purba Medinipur*  
*Pin - 721601*

SIGNATURE OF THE EXECUTANTS.

Orchid Enterprise  
*Khokan Mondal.*

Orchid Enterprise Partner  
*Biswajit Ka*  
Partner

Orchid Enterprise  
*Sujit Barik*  
Partner

SIGNATURE OF THE ATTORNEY HOLDER.

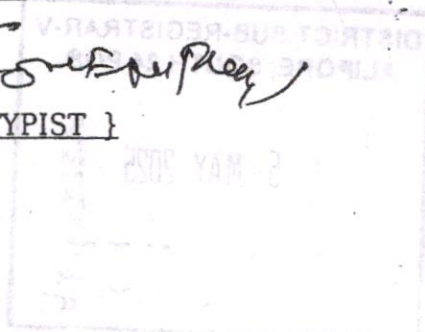
DRAFTED AND PREPARED BY ME.

*Sudipta Chakraborty* (SUDIPTA CHAKRABORTY)  
{ ADVOCATE }  
ALIPORE JUDGES' COURT, KOL-27.  
WB/1056/1999








TYPED BY ME.

*Sudipta Chakraborty*

{ TYPIST }



Thumb      1<sup>st</sup> finger      middle finger      ring finger      small finger

	Left Hand					
	Right Hand					

Name .. KISHORE CHAKRABORTY

Signature .. Kishore Chakraborty

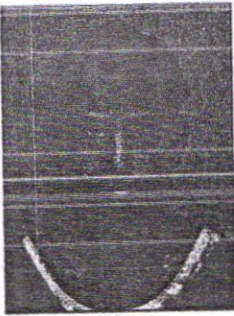










Thumb      1<sup>st</sup> finger      middle finger      ring finger      small finger

	Left Hand					
	Right Hand					

Name .. SHRITI REHA CHAKRABORTY

Signature .. Shriti Reha Chakraborty

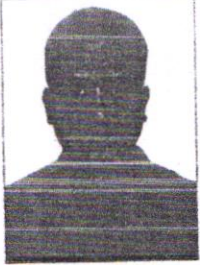
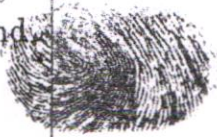









Thumb      1<sup>st</sup> finger      middle finger      ring finger      small finger

	Left Hand					
	Right Hand					

Name .. MONTI CHAKRABORTY

Signature .. Monti Chakraborty

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-1630-03362/2025	Date of Registration	05/05/2025
Query No / Year	1630-2001126658/2025	Office where deed is registered	
Query Date	25/04/2025 8:56:16 AM	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	Additional Transaction		
[1401] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties			
Set Forth value	Market value		
	Rs. 47,09,251/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 50/- (Article:48(d))	Rs. 39/- (Article:E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

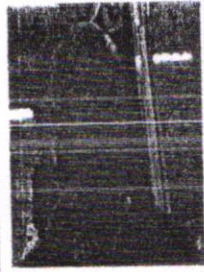


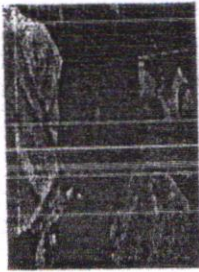





District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bansdroni Place, , Premises No: 53, , Ward No: 113 Pin Code : 700070

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Set forth 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>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	800 Sq Ft.	0/-	6,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L1	160 Sq Ft.	0/-	48,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 160 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>960 sq ft</b>	<b>0 /-</b>	<b>6,48,000 /-</b>	

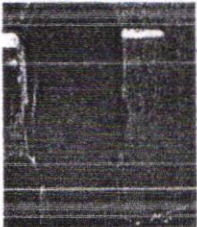


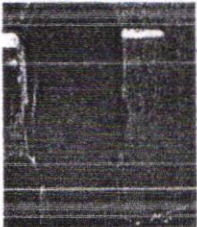


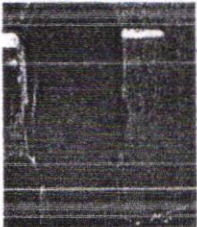













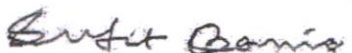


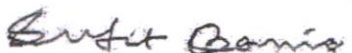


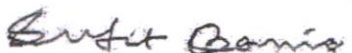
## Principal Details :

Sl No.	Name	Address	Photo	Finger print and Signature	
1	<b>Mr KISHORE CHAKRABORTY</b> Son of Late Kalipada Chakraborty Executed by: Self, Date of Execution: 05/05/2025 , Admitted by: Self, Date of Admission: 05/05/2025 ,Place : Office		 05/05/2025	 Captured LTI 05/05/2025	 05/05/2025
53, Bansdrone Place, City:- , P.O:- Bansdrone, P.S:-Bansdrone, 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: Self, Date of Execution: 05/05/2025 , Admitted by: Self, Date of Admission: 05/05/2025 ,Place : Office					
2	<b>Mrs SMRITI REKHA CHAKRABORTY</b> Wife of Late Umapada Chakraborty Executed by: Self, Date of Execution: 05/05/2025 , Admitted by: Self, Date of Admission: 05/05/2025 ,Place : Office		 05/05/2025	 Captured LTI 05/05/2025	 05/05/2025
53, Bansdrone Place, City:- , P.O:- Bansdrone, P.S:-Bansdrone, 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: Self, Date of Execution: 05/05/2025 , Admitted by: Self, Date of Admission: 05/05/2025 ,Place : Office					
3	<b>Mrs MONTI CHAKRABORTY</b> Daughter of Late Umapada Chakraborty Executed by: Self, Date of Execution: 05/05/2025 , Admitted by: Self, Date of Admission: 05/05/2025 ,Place : Office		 05/05/2025	 Captured LTI 05/05/2025	 05/05/2025
56, Bansdrone Place, City:- Kolkata, P.O:- Bansdrone, P.S:-Bansdrone, 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: Self, Date of Execution: 05/05/2025 , Admitted by: Self, Date of Admission: 05/05/2025 ,Place : Office					



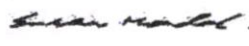
**Attorney Details :**

Sl No	Name/Address/Photo/Finger print and Signature
1	<b>ORCHID ENTERPRISE</b> 16/2, M.N. Sen Lane, City:- Kolkata, P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Date of Incorporation:XX-XX-2XX5 , PAN No.:: AAxxxxxx0G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name/Address/Photo/Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr KHOKAN MONDAL (Presentant)</b>                      Son of Mr Biswanath Mondal                      Date of Execution - 05/05/2025, , Admitted by: Self, Date of Admission: 05/05/2025, Place of Admission of Execution: Office                 </td> <td>                       May 5 2025 1:32PM                 </td> <td>                       Captured                      LTI                      05/05/2025                 </td> <td>                       05/05/2025                 </td> </tr> </tbody> </table> <p>48A, Chandi Ghosh Road, City:- Kolkata, P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.:: amxxxxxx0h, Aadhaar No: 76xxxxxxxx0185 Status : Representative, Representative of : ORCHID ENTERPRISE (as Partner)</p>	Name	Photo	Finger Print	Signature	<b>Mr KHOKAN MONDAL (Presentant)</b> Son of Mr Biswanath Mondal Date of Execution - 05/05/2025, , Admitted by: Self, Date of Admission: 05/05/2025, Place of Admission of Execution: Office	 May 5 2025 1:32PM	 Captured LTI 05/05/2025	 05/05/2025
Name	Photo	Finger Print	Signature						
<b>Mr KHOKAN MONDAL (Presentant)</b> Son of Mr Biswanath Mondal Date of Execution - 05/05/2025, , Admitted by: Self, Date of Admission: 05/05/2025, Place of Admission of Execution: Office	 May 5 2025 1:32PM	 Captured LTI 05/05/2025	 05/05/2025						
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Name	Photo	Finger Print	Signature						
<b>Mr BISWAJIT KAR</b> Son of Late Bijoy Kar Date of Execution - 05/05/2025, , Admitted by: Self, Date of Admission: 05/05/2025, Place of Admission of Execution: Office	 May 5 2025 1:32PM	 Captured LTI 05/05/2025	 05/05/2025						
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<b>Mr SUJIT BANIK</b> Son of Late Prohlad Chandra Banik Date of Execution - 05/05/2025, , Admitted by: Self, Date of Admission: 05/05/2025, Place of Admission of Execution: Office	 May 5 2025 1:33PM	 Captured LTI 05/05/2025	 05/05/2025						

**Identifier Details :**

Name	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	
	05/05/2025	05/05/2025	05/05/2025
Identifier Of Mr KISHORE CHAKRABORTY, Mrs SMRITI REKHA CHAKRABORTY, Mrs MONTI CHAKRABORTY, Mr KHOKAN MONDAL, Mr BISWAJIT KAR, Mr SUJIT BANIK			

**Endorsement For Deed Number : I - 163003362 / 2025**

**On 05-05-2025**

**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 : 48 (d) of Indian Stamp Act 1899.

**Presentation (Under Section 52 & Rule 22A(3) 46(1) W.B. Registration Rules, 1962)**

Presented for registration at 12:33 hrs on 05-05-2025, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Mr KHOKAN MONDAL .

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

Execution is admitted on 05/05/2025 by 1. Mr KISHORE CHAKRABORTY, Son of Late Kalipada Chakraborty, 53, Bansdrani Place, P.O: Bansdrani, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Business, 2. Mrs SMRITI REKHA CHAKRABORTY, Wife of Late Umapada Chakraborty, 53, Bansdrani Place, P.O: Bansdrani, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession House wife, 3. Mrs MONTI CHAKRABORTY, Daughter of Late Umapada Chakraborty, 56, Bansdrani Place, P.O: Bansdrani, Thana: Bansdrani, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession House wife

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

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

Execution is admitted on 05-05-2025 by Mr BISWAJIT KAR, Partner, ORCHID ENTERPRISE (Partnership Firm), 16/2, M.N. Sen Lane, City:- Kolkata, P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040

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

Execution is admitted on 05-05-2025 by Mr SUJIT BANIK, Partner, ORCHID ENTERPRISE (Partnership Firm), 16/2, M.N. Sen Lane, City:- Kolkata, P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040

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

Execution is admitted on 05-05-2025 by Mr KHOKAN MONDAL, Partner, ORCHID ENTERPRISE (Partnership Firm), 16/2, M.N. Sen Lane, City:- Kolkata, P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040

Indetified by Mr SUBHA MONDAL, , , Son of Mr Sashi Ondal, B/95, Satyajit Park, P.O: Bansdrani, Thana: Bansdrani, , 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 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. 50/- and Stamp Duty paid by Stamp Rs 50.00/-

Description of Stamp  
1. Stamp: Type: Impressed, Serial no 12504, Amount: Rs.50.00/-, Date of Purchase: 18/04/2025, Vendor name: SAMIRAN DAS

*Dilip Kumar Mondal*

**Dilip Kumar Mondal  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - V SOUTH 24-  
PARGANAS**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2025, Page from 83242 to 83256

Serial No 163003362 for the year 2025.



*Dilip Kumar Mondal*

Digitally signed by DILIP KUMAR MONDAL  
Date: 2025.05.13 19:08:29 +05:30  
Reason: Digital Signing of Deed.

Dilip Kumar Mondal) 13/05/2025

DISTRICT SUB-REGISTRAR

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

West Bengal.