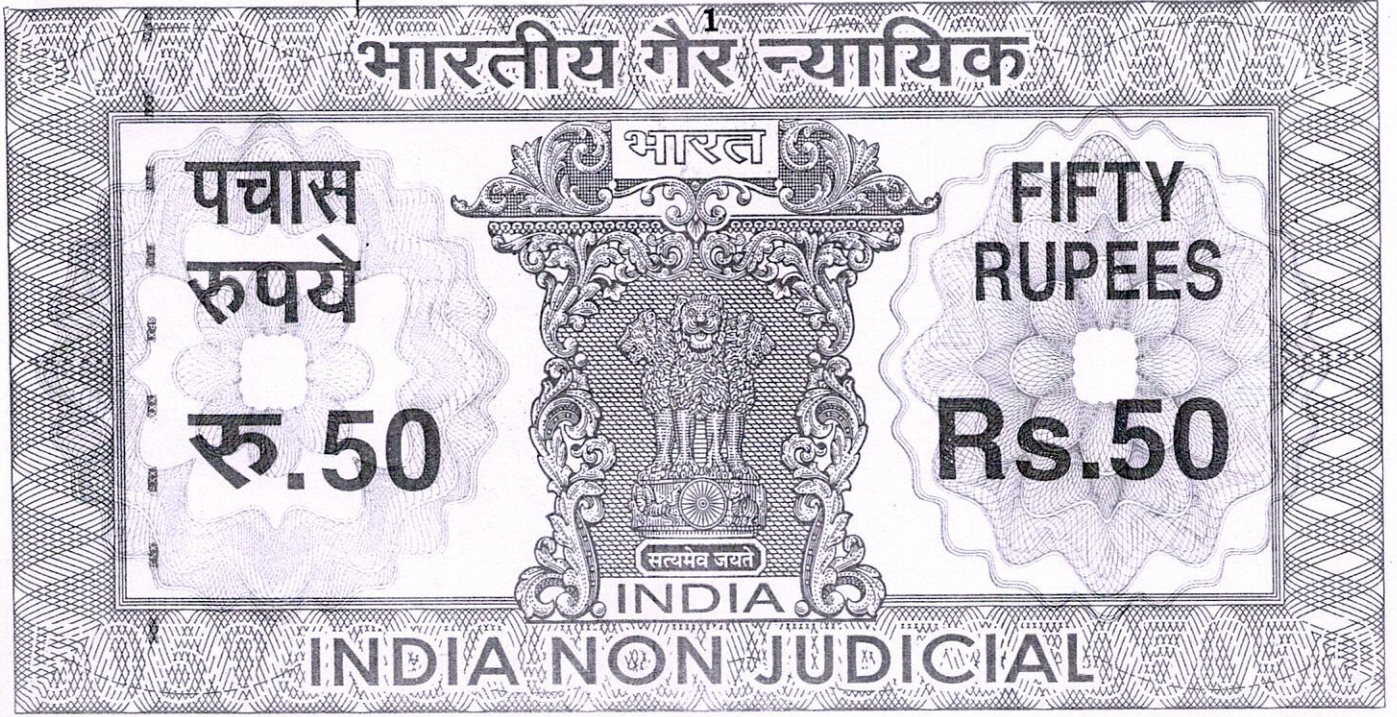


0215/2026

I-0212/2026



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AR 191265

2-100785/16

Continued upon the subsequent registration in
Registration. The signature sheets and the
endorsement sheets attached with the
document are...

1-100785
10/1/26

[Signature]
District Sub-Registrar
Registrar WS 7 (2) of
Registration 1908
Alipore, Court 24 Barrack

4 JAN 2026

DECLARATION

We, (1) **SMT. SANDHYA DEY**, (PAN - **AOQPD8648R**, & Aadhaar No. 7931 2608 5960), wife of Late Champak Dey, daughter-in-law of Late Dipak Kumar Dey, by faith- Hindu, by Nationality- Indian, by Occupation- Housewife, (2) **SRI RUDRACK DEY**, (PAN - **FWTPD7584L**, & Aadhaar No. 5140 3154 8621), son of Late Champak

Dey, Grand-son of Late Dipak Kumar Dey, by faith-Hindu, by Nationality-Indian, by Occupation- Service, both No. 1 & 2 residing at P-74, Jadu Colony, Post Office and Police Station: Behala, Kolkata- 700034, District : South 24-Parganas, (3) **SMT. CHAITALI DUTTA CHOUDHURY**, (PAN-**CEHPD7326B**, Aadhaar No. 9241 6601 5828), wife of Shes Bikas Dutta Choudhury, daughter of Late Dipak Kumar Dey, by faith-Hindu, by Nationality- Indian, by Occupation- Housewife, residing at P-26A, Mitra Colony, Post Office and Police Station - Behala, Kolkata - 700034, District - South 24-Parganas, (4) **SMT. MUNMUN BISWAS**, (PAN - **AVEPD6557A**, Aadhaar No. 7600 8660 0871), wife of Sri Debasis Biswas, daughter of Late Dilip Kumar Dey, by faith- Christian, by Nationality- Indian, by Occupation- Housewife, residing at P-74, Jadu Colony, Post Office and Police Station- Behala, Kolkata-700034, District - South 24-Parganas, (5) **SMT. SWAPNA DEY**, (PAN- **BTUPD3817J**, & Aadhaar No. 3194 1256 1022) wife of Late Gora Chand Dey, by faith-Hindu, by Nationality- Indian, by Occupation- Housewife, residing at P-74, Jadu Colony, Post Office and Police Station- Behala, Kolkata- 700034, District - South 24-Parganas, and (6) **SMT. ARPITA BANERJEE**, (PAN - **BTOPB1995H**, Aadhaar No. 3876 5617 9210), wife of Sri Malay Banerjee, daughter of Late Gora Chand Dey, by faith- Hindu, By Nationality - Indian, by Occupation- Housewife, residing at P-74, Jadu Colony, Post Office and Police Station- Behala, Kolkata- 700034, District- South 24-Parganas, West Bengal, hereinafter jointly and collectively called and referred to as the **DECLARANTS**, do hereby solemnly state, affirm and declare as follows :-

WHEREAS by virtue of a Registered DEED OF SALE (Bengali recited Saf-Bikray Kobala) dated 16th May, 1949, duly registered in the Office of the Sadar Joint Sub-Registrar at Alipore and recorded in its Book No. I, Volume No. 48, Page from 151 to 156, **being No. 2536**, for the year 1949, (hereinafter called and referred to as the **Principal Deed No.1**), our ancestor and/or predecessor-in-title SMT. MUKUL RANI DEY purchased **ALL THAT** piece and parcel of bastu land measuring 4 Cottahs 4 Chittaks 32 Sq. ft., be the same or a little more or less, lying and situated at **Mouza-Mondal Para**, J.L. No. 6, Pargana- Magura, R.S. No. 190, Touzi Nos. 23, 26, 32, 69 and 411, comprised in C.S. *Dag No. 67*, appertaining to C.S. Khatian No. 125, within the ambit of the South Suburban Municipality, Police Station- Behala, now within the limits of the Kolkata Municipal Corporation, Ward No. 121, District: 24-Parganas, now South 24-Parganas, from the then Owners Smt. Nani Bala Mukherjee and Sri Jadu Nath Mikherjee.

AND WHEREAS thereafter, the said SMT. MUKUL RANI DEY as Settler executed and registered a **DEED OF FAMILY SETTLEMENT** dated 23/06/1955 which was duly registered in the Office of the Joint Sub-Registrar of Alipore at Behala and recorded in its Book No. I, Volume No. 23, Page from 32 to 35, **being No. 1578**, for the year 1955, (hereinafter called and referred to as the **Principal Deed No.2**), and thereby the Settler SMT. MUKUL RANI DEY settled her aforesaid property i.e. **ALL THAT** piece and parcel of bastu land measuring 4 Cottahs 4 Chittaks 32 Sq. ft., be the

same or a little more or less, lying and situated at **Mouza- Mondal Para**, J.L. No. 6, Pargana- Magura, R.S. No. 190, Touzi Nos. 23, 26, 32, 69 and 411, comprised in *C.S. Dag No. 67*, appertaining to C.S. Khatian No. 125, within the ambit of the South Suburban Municipality, Police Station- Behala, now within the limits of the Kolkata Municipal Corporation, Ward No. 121, District: 24-Parganas, now South 24-Parganas, unto and in favour of her three sons, namely, Sri Dipak Kumar Dey, Sri Dilip Kumar Dey and Sri Gora Chand Dey as beneficiaries of the said Deed of Settlement.

AND WHEREAS subsequently after demise of our said ancestor and/or predecessor-in-title, namely, MUKUL RANI DEY and also after demise of the said beneficiaries namely Dipak Kumar Dey, Dilip Kumar Dey, & Gora Chand Dey and their legal heirs Bithika Dey, Champak Dey, & Anupama Dey, **We**, the **Declarants** herein, by virtue of inheritance, being the present surviving heirs and successors legal representatives of our said ancestors and/or predecessors-in-title, have become absolute rightful joint owners in respect of the aforesaid land measuring **4 Cottahs 4 Chittaks 32 Sq. ft.**, be the same or a little more or less, lying and situated at **Mouza- Mondal Para**, J.L. No. 6, Pargana- Magura, R.S. No. 190, Touzi Nos. 23, 26, 32, 69 and 411, comprised in **C.S. Dag No. 67**, appertaining to C.S. Khatian No. 125, then within the ambit of the South Suburban Municipality, Police Station- Behala, now within the limits of the Kolkata Municipal Corporation, Ward No. 121, District: South 24-Parganas, and We got the said property duly mutated and/or recorded in our names in the

Assessment Register of the Kolkata Municipal Corporation and the same became known and numbered as **K.M.C. Premises No. 24, Jadu Nagar Colony**, P.S. Behala, Kolkata- 700034, vide Assessee No. 41-121-05-0024-1, and we, the Declarants herein, being the joint owners of the said property, have been enjoying the same peacefully and uninterruptedly, free from all encumbrances, liens, lispensens, charges, and attachments whatsoever.

AND WHEREAS it was written and/or mentioned in the said Principal Deed No. 1 & 2, the aforesaid Land measuring **4 Cottahs 4 Chittaks 32 Sq. ft.**, be the same or a little more or less, lying and situated at Mouza- Mondal Para, comprised in **C.S. Dag No. 67**, appertaining to C.S. Khatian No. 125, and subsequently it appears that the said land is originally recorded in **R.S. & L.R. Dag No. 68/1128**, appertaining to R.S. Khatian No. 125, corresponding to **L.R. Khatian No. 148, 213 & 214**, Mouza- Mondal Para, District: 24-Parganas, now South 24-Parganas.

NOW THIS DEED OF DECLARATION WITNESSETH that in pursuance of mistakes and inaccuracies crept in the Principal Deed No. 1 & 2, in the manner as aforesaid, we the Declarants hereto, with a view to eliminate such mistakes and inaccuracies and to make the same correct and modification thereof do hereby state, affirm and declare that the said Principal Deed No. 1 & 2 should be read in the manner as follows: -

In the Principal Deed No. 1 & 2, the aforesaid Land measuring **4 Cottahs 4 Chittaks 32 Sq. ft.**, be the same or a little more or less, lying and situated at Mouza- Mondal Para, comprised in **C.S. Dag No. 67**, appertaining to C.S. Khatian No. 125, and subsequently it appears that the said land is originally situated and recorded as in **R.S. & L.R. Dag No. 68/1128**, appertaining to R.S. Khatian No. 125, under **L.R. Khatian No. 148, 213 & 214**, Mouza- Mondal Para, District: 24-Parganas, now South 24-Parganas.

That We firmly state, declare and affirm that the above mentioned land originally recorded in **C.S. Dag No. 67**, under C.S. Khatian No.125 and the said land also subsequently recorded in **R.S. & L.R. Dag No. 68/1128**, appertaining to R.S. Khatian No. 125, corresponding to **L.R. Khatian No. 148, 213 & 214**, lying and situated within **Mouza- Mondal Para**, J.L. No. 106 (previously J.L. No. 6), Pargana- Magura, R.S. No. 190, Touzi Nos. 23,26,32,69 and 411, indicates for the same landed property, i.e. land measuring **4 Cottahs 4 Chittaks 32 Sq. ft.** more or less.

That as modified as aforesaid, the said two Principal Deeds shall remain in full force and effect.

The Classification of land and location as mentioned in the 'Principal Deed No. 1 & 2' are remaining unchanged.

The Statements made herein above are true to the best of our knowledge and belief.

IN WITNESS WHEREOF The Declarants hereto have set and subscribed my/our hand and signature on this the **14th** day of **January, 2026** (Two Thousand and Twenty Six).

WITNESSES :

1. Shri Bikas Dutta Choudhury
26A, Mitra Colony
Kolkata-700034

1. Sandhya Dey

2. Reshade Dey

2. Alok Biswas
Advocate
Alipore Police Court
Kolkata-700027.

3. Chaibali Dutta Choudhury

4. Munmun Biswas.

5. Swapna Dey












6. Arpita Banerjee

SIGNATURE OF THE DECLARENTS.

Drafted by me as per instructions and documents supplied by the parties hereto: -












Alok Biswas. **Advocate**

Alipore Police Court, Kolkata-700027.
Enrolment No. WB- 135/2003.

		Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right Hand					



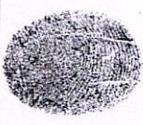






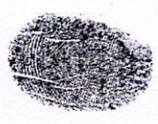

Name :- SANDHYA DEY

Signature.....*Sandhya Dey*.....

		Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right Hand					












Name :- RUDRACK DEY

Signature.....*Rudrack Dey*.....

		Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right Hand					












Name :- CHAITALI DUTTA CHOUDHURY

Signature.....*Chaitali Dutta Choudhury*.....

		Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right Hand					












Name :- MUNMUN BISWAS

Signature.....*Munmun Biswas*.....

		Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right Hand					

Name :- SWAPNA DEY

Signature.....*Swapna Dey*.....

		Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right Hand					

Name :- ARPITA BANERJEE

Signature.....*Arpita Banerjee*.....

Major Information of the Deed



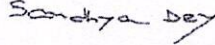
Deed No :	I-1604-00212/2026	Date of Registration	14/01/2026
Query No / Year	1604-2000100785/2026	Office where deed is registered	
Query Date	13/01/2026 8:13:41 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Aloke Biswas Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9748887252, Status :Advocate		
Transaction	Additional Transaction		
[0901] Declaration, Declaration relating to immovable property			
Set Forth value	Market Value		
	Rs. 64,41,667/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:4)	Rs. 232/- (Article:E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		



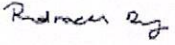


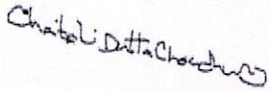


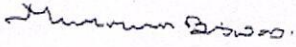
Land Details :



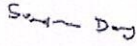


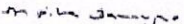
District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Jadu Nagar Colony Road, Road Zone : (Premises Not Located On J.L. Sarani --) , , Premises No: 24, , Ward No: 121 Pin Code : 700034

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 4 Chatak 32 Sq Ft		64,41,667/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
Grand Total :				7.0858Dec	0 /-	64,41,667 /-	



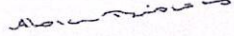
Declarant Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt SANDHYA DEY Wife of Late Champak Dey Executed by: Self, Date of Execution: 14/01/2026 , Admitted by: Self, Date of Admission: 14/01/2026 ,Place : Office		 Captured	
	14/01/2026	14/01/2026	LTI 14/01/2026	14/01/2026
P-74, Jadu Colony, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.:: AOxxxxxx8R, Aadhaar No: 79xxxxxxxx5960, Status :Individual, Executed by: Self, Date of Execution: 14/01/2026 , Admitted by: Self, Date of Admission: 14/01/2026 ,Place : Office				

2	Name	Photo	Finger Print	Signature
	Shri RUDRACK DEY (Presentant) Son of Late Champak Dey Executed by: Self, Date of Execution: 14/01/2026 , Admitted by: Self, Date of Admission: 14/01/2026 ,Place : Office		 Captured	
	14/01/2026	14/01/2026	LTI 14/01/2026	14/01/2026
P-74, Jadu Colony, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-2XX1 , PAN No.:: FWxxxxxx4L, Aadhaar No: 51xxxxxxxx8621, Status :Individual, Executed by: Self, Date of Execution: 14/01/2026 , Admitted by: Self, Date of Admission: 14/01/2026 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	Smt CHAITALI DUTTA CHOUHURY Wife of Shri Shes Bikas Dutta Choudhury Executed by: Self, Date of Execution: 14/01/2026 , Admitted by: Self, Date of Admission: 14/01/2026 ,Place : Office		 Captured	
	14/01/2026	14/01/2026	LTI 14/01/2026	14/01/2026
P-26A, Mitra Colony, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.:: CExxxxxx6B, Aadhaar No: 92xxxxxxxx5828, Status :Individual, Executed by: Self, Date of Execution: 14/01/2026 , Admitted by: Self, Date of Admission: 14/01/2026 ,Place : Office				
4	Name	Photo	Finger Print	Signature
	Smt MUNMUN BISWAS Wife of Shri Debasis Biswas Executed by: Self, Date of Execution: 14/01/2026 , Admitted by: Self, Date of Admission: 14/01/2026 ,Place : Office		 Captured	
	14/01/2026	14/01/2026	LTI 14/01/2026	14/01/2026
P-74, Jadu Colony, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Christian, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.:: AVxxxxxx7A, Aadhaar No: 76xxxxxxxx0871, Status :Individual, Executed by: Self, Date of Execution: 14/01/2026 , Admitted by: Self, Date of Admission: 14/01/2026 ,Place : Office				

5	Name	Photo	Finger Print	Signature
	Smt SWAPNA DEY Wife of Late Gora Chand Dey Executed by: Self, Date of Execution: 14/01/2026 , Admitted by: Self, Date of Admission: 14/01/2026 ,Place : Office		 Captured	
	14/01/2026	LTI 14/01/2026	14/01/2026	
P-74, Jadu Colony, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.:: BTxxxxxx7J, Aadhaar No: 31xxxxxxxx1022, Status :Individual, Executed by: Self, Date of Execution: 14/01/2026 , Admitted by: Self, Date of Admission: 14/01/2026 ,Place : Office				
6	Name	Photo	Finger Print	Signature
	Smt ARPITA BANERJEE Wife of Shri Malay Banerjee Executed by: Self, Date of Execution: 14/01/2026 , Admitted by: Self, Date of Admission: 14/01/2026 ,Place : Office		 Captured	
	14/01/2026	LTI 14/01/2026	14/01/2026	
P-74, Jadu Colony, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.:: BTxxxxxx5H, Aadhaar No: 38xxxxxxxx9210, Status :Individual, Executed by: Self, Date of Execution: 14/01/2026 , Admitted by: Self, Date of Admission: 14/01/2026 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Aloke Biswas Son of Mr Atul Chandra Biswas Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027		 Captured	
	14/01/2026	14/01/2026	14/01/2026
Identifier Of Smt SANDHYA DEY, Shri RUDRACK DEY, Smt CHAITALI DUTTA CHOUDHURY, Smt MUNMUN BISWAS, Smt SWAPNA DEY, Smt ARPITA BANERJEE			

Endorsement For Deed Number : I - 160400212 / 2026

On 14-01-2026

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 13:50 hrs on 14-01-2026, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Shri RUDRACK DEY , one of the Executants.

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

Execution is admitted on 14/01/2026 by 1. Smt SANDHYA DEY, Wife of Late Champak Dey, P-74, Jadu Colony, P.O: Behala, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession House wife, 2. Shri RUDRACK DEY, Son of Late Champak Dey, P-74, Jadu Colony, P.O: Behala, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession Service, 3. Smt CHAITALI DUTTA CHOUDHURY, Wife of Shri Shes Bikas Dutta Choudhury, P-26A, Mitra Colony, P.O: Behala, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession House wife, 4. Smt MUNMUN BISWAS, Wife of Shri Debasis Biswas, P-74, Jadu Colony, P.O: Behala, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Christian, by Profession House wife, 5. Smt SWAPNA DEY, Wife of Late Gora Chand Dey, P-74, Jadu Colony, P.O: Behala, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession House wife, 6. Smt ARPITA BANERJEE, Wife of Shri Malay Banerjee, P-74, Jadu Colony, P.O: Behala, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession House wife

Indetified by Mr Alope Biswas, , , Son of Mr Atul Chandra Biswas, 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 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 50.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 38368, Amount: Rs.50.00/-, Date of Purchase: 17/12/2025, Vendor name: B Ghosh

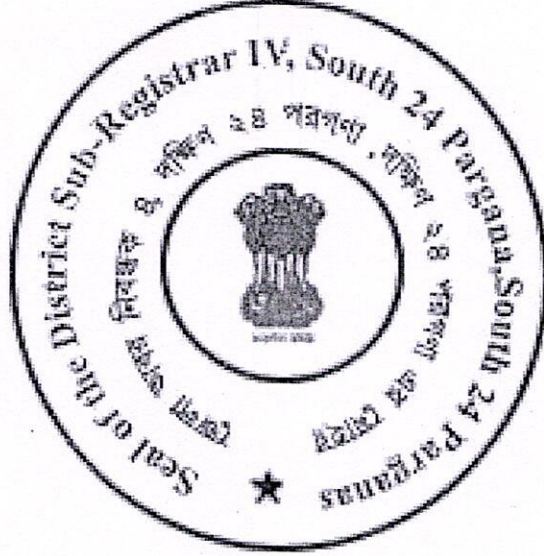
Bdasgpta

Baishali Dasgupta
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 1604-2026, Page from 18177 to 18192
being No 160400212 for the year 2026.



Bdasgupta

Digitally signed by Baishali Dasgupta
Date: 2026.01.16 16:27:11 +05:30
Reason: Digital Signing of Deed.

(Baishali Dasgupta) 16/01/2026
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.