

15289/25

I-14881/25



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

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4/8/25
Q. 2420433/25

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


District Sub-Register-III
Alipore, South 24-parganas.

04-08-25

DEVELOPMENT AGREEMENT

THIS AGREEMENT made this 4 day of August

2025 (Two Thousand and Twenty Five), BETWEEN



1594

01 AUG 2025

No.....Rs.1000/- Date.....

Name :*Susanta Kumar Chakraborty*.....

Address :*37 Banskripuri Palace, South 24 Pgs.*.....
Kolkata - 700070.

Vendor :*Subhankar Das*.....
Alipore Collectorate, 24 Pgs (South)

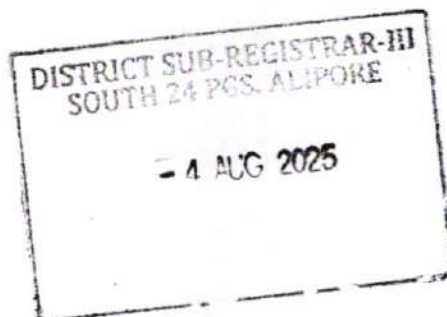
SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, Kol-27

1594 = 1000/-



Identified by

Chandra Chandra Biswas
Somaf Biswas
114, Asuni Nagar.
KOL-700040



(1) MRITUNJAY KARMAKAR(Aadhaar No. 422368241845) (PAN No.

AKBPK7310C), Son of Late Suklal Karmakar, by faith- Hindu, by occupation – Business, residing at 241, Bansdroni Place, P.S.- Bansdroni,

P.O. – Bansdroni, Kolkata- 700070, (2) SHYAMAL

KARMAKAR(Aadhaar No. 723843640625) (PAN No. ODMPPK1709M),

Son of Late Suklal Karmakar, by faith- Hindu, by occupation – Business, residing at 82, Bansdroni Place, P.S.- Bansdroni, P.O. – Bansdroni,

Kolkata- 700070, (3) BIMAL KARMAKAR(Aadhaar No.

508163140879) (PAN No. AVZPK5992M), Son of Late Suklal

Karmakar, by faith- Hindu, by occupation – Business, residing at 81, Bansdroni Place, P.S.- Bansdroni, P.O. – Bansdroni, Kolkata- 700070,

District : 24-Parganas (South), (4) LAKSHMI KARMAKAR(Aadhaar

No. 943491500698) (PAN No. NLGPK7327J), wife of Late Chittaranjan

Karmakar, by faith- Hindu, by occupation – Housewife, residing at 82, Bansdroni Place, P.S.- Bansdroni, P.O. – Bansdroni, Kolkata- 700070, (5)

NIRMAL KARMAKAR(Aadhaar No. 432043674594) (PAN No.

FHJPK3431A), Son of Late Chittaranjan Karmakar, by faith- Hindu, by

occupation – Business, residing at 82, Bansdroni Place, P.S.- Bansdroni, P.O. – Bansdroni, Kolkata- 700070, (6) AMAL KARMAKAR(Aadhaar No. 929332553706) (PAN No. NPNPK4063Q), Son of Late Chittaranjan Karmakar, by faith- Hindu, by occupation – Business, residing at 82, Bansdroni Place, P.S.- Bansdroni, P.O. – Bansdroni, Kolkata- 700070, (7) KAMAL KARMAKAR(Aadhaar No. 858585361064) (PAN No. ODFPK5206L), Son of Late Chittaranjan Karmakar, by faith- Hindu, by occupation – Business, residing at 82, Bansdroni Place, P.S.- Bansdroni, P.O. – Bansdroni, Kolkata- 700070, (8) PARIMAL KARMAKAR(Aadhaar No. 887144829181) (PAN No. HYNPK8412G), Son of Late Chittaranjan Karmakar, by faith- Hindu, by occupation – Business, residing at 82, Bansdroni Place, P.S.- Bansdroni, P.O. – Bansdroni, Kolkata- 700070 hereinafter called the “OWNER” (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to include his heirs, executors, administrators, legal representatives and assign) of the ONE PART;

A N D

S.S. CONSTRUCTION, a sole Proprietorship firm having its office at 26, Kalitala Park, Niranjana Pally Road, P.S.- Formerly Regent Park Now Banskroni, P.O.- Banskroni, Kolkata – 700070, District – South 24 Parganas, representative by as proprietor **SRI. SUSANTA KUMAR CHAKRABORTY (PAN NO. ANIPC5922E)**, s/o Late Anath Bandhu Chakraborty, by faith : Hindu, by occupation – Business, residing at 37, Banskroni Place, P.O. – Banskroni, P.S. – Formerly Regent Park Now Banskroni, Kolkata – 700070, hereinafter called the “**DEVELOPER**” (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to include its successors-in-office and/or assigns) of the **OTHER PART** :

AND WHEREAS one Chittaranjan Karmakar and Suklal Karmakar mutually divided ALL THAT piece and parcel of land measuring an area of 03 (three) cottahs be a little more or less

lying and situated at Mouza Bansdroni comprised in C.S. Dag No. 605 under Khatian no. 372, 373, J.L. No. 45, Touzi No- 63/64 by a deed of partition which was registered at Sub- Registered Alipore vide Book No- I, Volume no- 62, Pages - 77 to 82 , Deed No - 2577, Year- 1973 and in that respect, Sukhlal Karmakar is the owner of the land measuring about 01 cottah 8 chittak 10 sq.ft (more or less) On the other hand, Chittaranjan Karmakar is the owner of land measuring about 01 cottah 7 chittak 35 sq. ft (more or less).

AND WHEREAS one Suklal Karmakar mutated his name in Kolkata Municipal Corporation having its Assessee No- 311130700814 and its Premises No- 81, Bansdroni Place, P.S.- Formerly Regent Park now Bansdroni, P.O.- Bansdroni, Kolkata- 700070, Ward No- 113 under Kolkata Municipal Corporation, Dist- South 24 Pargs.

AND WHEREAS one Suklal Karmakar died intestate on 07/05/1999 and his wife Makhanbala Karmakar died intestate on 22/11/2020 leaving behind their three sons namely

Mritunjay Karmakar, Shyamal Karmakar and Bimal Karmakar and two daughters namely Aparna Karmakar and Mira Karmakar as their only legal heir and successors.

AND WHEREAS Aparna Karmakar and Mira Karmakar gifted their undivided 2/5th portion of share in favour of their brother namely Mritunjay Karmakar, Shyamal Karmakar and Bimal Karmakar by a registered Deed of Gift which was registered at D.S.R.-III, Alipore vide Book No- I, Volumn No- 1603, Pages- 348166 to 348188, Deed No-160312899, Year- 2025.

AND WHEREAS one Chittaranjan Karmakar mutated his name in the Kolkata Municipal Corporation having its Assessee No-311130700823 and its Premises No- 82, Bansdrone Place, P.S.- Formerly Regent Park now Bansdrone, P.O.- Bansdrone, Kolkata- 700070, Ward No- 113 under Kolkata Municipal Corporation, Dist- South 24 parg.

AND WHEREAS one Chittaranjan Karmakar died intestate on 26/12/2022 leaving behind his wife Lakshmi Karmakar

and four sons namely Nirmal Karmakar, Amal Karmakar, Kamal Karmakar and Parimal Karmakar as his only legal heir and successor.

AND WHEREAS Sri Mritunjay Karmakar, Shyamal Karmakar, Bimal Karmakar, Lakshmi Karmakar, Nirmal Karmakar, Amal Karmakar, Kamal Karmakar, Parimal Karmakar Amalgamated their respective plot of land by a Deed of Amalgamation which was registered at D.S.R- III, Alipore vide Book No- I, Volume No- 1603, Pages-362239 to 362266, Deed No- 160312924, Year- 2025.

AND WHEREAS thereafter said Sri Mritunjay Karmakar, Shyamal Karmakar, Bimal Karmakar, Lakshmi Karmakar, Nirmal Karmakar, Amal Karmakar, Kamal Karmakar, Parimal Karmakar the Owners herein are the sole and absolute owner of the said property being the land measuring the piece and parcel of land measuring 03 Cottah 00 chittak 00 sq. ft. (more or

less) including structure measuring about 200 sq. ft. (more or less) alongwith undivided proportionate share of land with common parts, paths and passages appertaining to the said portions lying and situated at Mouza- Bansdroni, comprised in C.S. Dag No. 605 under khatian no. 372, 373, J.L. No. 45, Touzi No- 63/64 being Municipal Premises No- 81, Bansdroni Place, P.S.- Formerly Regent Park now Bansdroni, P.O.- Bansdroni, Kolkata-700070, Ward No- 113 under Kolkata Municipal Corporation, Assessee No- 311130700814, Dist- South 24 pargs. which is morefully and particularly described in the SCHEDULE hereto and hereinafter called "the SAID PROPERTY".

AND WHEREAS the Owner herein, while seized and possessed of the said property with the intention to develop the said property have agreed with the developer for construction of a New G+ III storied Building upon the said property through the developer and the developer has also agreed to the said proposal of the owner for development work of the said property on the terms

and conditions appearing hereafter and the Developer obtaining sanctioned building plan from the Kolkata Municipal Corporation on behalf of the owner in the name of the owner in regard to proposed construction and/or development work of the said property.

AND WHEREAS the owner has further represented to the developer that the owner is absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property, and the said property is free from all encumbrances, charges, liens, lispendens whatsoever.

AND WHEREAS that it has been further agreed by and between the parties that the developer shall build a New Building thereon at its own cost and expenses in accordance with the sanction building of the K.M.C., as per standard structural specification.

AND WHEREAS unless it is contrary or repugnant to the context the following words shall have the following meaning :-

A. **BUILDING** : shall mean the G+III storied Building to be constructed on the said property by developer in accordance with the plan to be sanctioned by the KMC, and shall also include flats/s, common areas, and facilities as would be available in the said sanctioned building plan.

B. **OWNER' ALLOCATION** : The Developer has agreed to construct maximum possible area as may be sanctioned by the KMC. The owner shall be entitled to get Entire Third /Top floor flat and Entire Second Floor of the proposed multi- storied building along with the staircase and undivided proportionate share of the land and all other common facilities attached thereto in lieu or in consideration of cost of the land in the said property. The owner shall have the exclusive right in their allocated flat will be handed over to him, of the proposed new building and shall be entitled to deal with his flat, in any manner whatsoever.

- C. **DEVELOPER'S ALLOCATION:** In lieu of or in consideration of construction cost, the developer shall be entitled to get the **entire Ground Floor Flat and entire First Floor Flat** of the proposed multi- storied building along with undivided proportionate share in common areas and other facilities.
- D. **BUILDING PLAN:** shall mean the plan to be sanctioned by the Kolkata Municipal Corporation for the purpose of construction of the New Building including all modification /amendments thereto in the said property.
- E. **OWNER' REPRESENTATIONS :**
- a) No one other than the owner has any right, title, interest, claim and/or demand over and in respect of said property.
 - b) The said property is free from all encumbrances, charges, liens, lispens, attachments, trust, acquisitions, requisition, whatsoever, and the owner

further declares that there is no civil suit pending before the court in regard to the said property or part/portion thereof;

c) The said property does not fall under the purview or scope of urban land (Ceiling & Regulations) Act, 1976 and there is no notice of acquisition or requisition either received or pending, in respect or the said property issued by any authority or authorities.

d) The owner shall be entitled to transfer or otherwise deal with the owner's allocated portion in the proposed New Building to be constructed on the said property.

F. **DEVELOPER'S RIGHT :**

a) The owner hereby grants subject to what has been hereinafter provided exclusive right to the developer to build a new building on the said property in accordance with the sanctioned building plan to be sanctioned by the Kolkata Municipal Corporation and



upon receiving the plan duly sanctioned, the developer shall be entitled to commence construction of the new building at its own costs and expenses without any objection/plea either from the owner or his heirs and/or assigns.

- b) The Developer shall further be entitled to cause soil testing, survey and all preparative works necessary for the sanction of the plan at the cost of the Developer.
- c) The Developer shall be exclusively entitled to the Developer's allocation as stated hereinabove in the new building with exclusive right of transfer or otherwise deal or dispose of the same at its own risk and responsibilities without any claim or interest, therein, whatsoever of owner and the owner shall not in any way interfere or disturb, quit and peaceful possession of the Developer's allocation. The Developer shall be further entitled to enter into

agreements and receive consideration in its name for the sale of the flat/flats and other saleable spaces out of its allocated portion, from the intending purchaser or purchasers and in nominating the intending purchaser and fixing the price of the flat/ flats and other saleable spaces, the owner shall not be entitled to have any say whatsoever. However all actions of the developer in this regard shall be undertaken by the developer at its own risk and responsibilities. The owner shall in concurrence with the Developer execute and register but not at the cost of expenses of the owner the Agreements and the conveyance or conveyances in respect of the proportionate share of land only out of Developer's Allocation in favour of the intending purchaser or purchasers of the flat or flats and other saleable spaces as and when required.



- d) The owner shall render all possible assistance and co-operation to the developer for smooth completion of the project.

4.. The developer shall construct the proposed New Building as per Plan, specification and the owner shall give exclusive right in favour of developer of the said property for the said purpose.

G. **BUILDING :**

- a) The developer shall at its own costs and expenses construct, erect and complete the said proposed new building including Owner's allocation on the said property in accordance with the sanctioned plan as would be granted by K.M.C. with the standard materials. The scrap materials of the existing building will be under the custody of the developer.
- b) The developer shall install in the said proposed building at its costs and expenses the necessary

amenities for residential purpose including i.e. overhead tank, underground water reservoir etc.

- c) The Developer in his own companies name necessary to apply for and obtain quotas, entitlements and other allocations of or for cement, steel, bricks and other building materials allocable and similarly to apply for and obtain temporary and permanent water connections, electricity, drainage, sewerage and/or to the new building and other inputs and facilities required for the construction and enjoyment of the building for which purpose the owner shall execute in favour of the Developer a Power of Attorney.
- d) All costs, expenses and charges including Architect fees shall be discharged by the developer and the owner shall not bear any responsibility in this regard.
- e) The Owner shall not be held responsible for the accident, if any, occurs at the time of construction

work. The Developer shall not be held exclusive responsible for the construction work after handovering the peaceful vacant possession to the owner, during the period of construction and after completion of the construction of the building

H. **OWNER'S OBLIGATION :**

- a) The owner has also agreed to execute and register the Deed of Sale to the nominee or nominees of the developer only proportionate share of land.
- b) The owner hereby agree and covenant with the developer not to do any act, deed or thing whereby the developer may be prevented from selling, assigning and/or disposing or any of the Developer's allocation in the New Building on the said property.
- c) The owner shall not sell, let out, grant, lease, mortgage and/or charge and/or part with the

possession of the said property or any portion thereof without the consent in writing of developer during the period of validity of Agreement.

- d) To enable the developer to develop the said property in terms hereof the owner shall execute and register in favour of the developer or its nominee or nominees a Power of Attorney.
- e) The owner hereby declare that there is no existing Agreement of any manner whatsoever with any party regarding the premises and/or portion thereof.
- f) The Owners shall handover all original deeds and documents in respect of the said property against proper receipts to the Developer as and when the same would be required.
- g) The Owner is hereby agreed and confirmed that there will be no impediments or objections from his side if the Developer will employ or appoint or assign any

person or persons, company or companies or any third party to carry out the construction of the proposed multi-storied building at the said property.

- h) The Owner is also hereby declared that within the stipulated period of 18 (months) from the date hereof he could not or can not make or file any sorts of legal proceedings etc. against the Developer in respect of the said property.

I. **DEVELOPER'S OBLIGATIONS :**

- a) The Developer shall construct the New Building on the said property in accordance with the sanctioned Plan and with the best of the materials and workmanship as specified hereunder with intent that the said building will be equipped with modern amenities and impressive exteriors as per advice and as per the design of the Architect and Engineers.

- b) The owner shall pay all taxes, rates, levies and outgoings in respect of the premises (whether existing or contingent) till the date of handing over khas vacant physical possession of the said property to the developer for the purpose of construction and thereafter, Developer shall pay and bear all taxes, rates levies till the completion of New Building in all respects and obtaining completion certificate from the K.M.C. and Owner' Allocation is duly physically handed over to the owner. Thereafter the owner or the nominees of the Developer or the Purchasers thereof shall pay and bear all such liabilities of rates, taxes etc., whatsoever payable to the concerned authorities according to the areas of the flat/saleable spaces etc.
- c) The developer shall also construct and complete the building and get the entire common facilities and

amenities for the said New Building at its cost and responsibilities.

- d) The developer hereby agrees and covenants with the owner to complete the construction of the new building including owner's allocation as stated hereinabove within 18 (Eighteen month) months from the date of sanctioning the plan of the building and/or providing peaceful vacant khas possession of the said property from the owner, whichever is later. The Developer hereby further agrees and covenant with the owner to get 6 (Six) month extension to complete the building due to any force majeure conditions.
- e) The Developer shall on completion of the new building put the owner to their allocated portion together with all rights in common to the common portion upon receipt of the building completion certificate from the Kolkata Municipal Corporation.

- f) The Developer shall not violate or contravene any of the provisions and Rules applicable for the construction of the said building.
- g) The Developer hereby agrees and covenants with owner not to transfer and/or assign the Agreement to any body without the consent in writing of the owner.
- h) Developer will provide Rs. 5000/- (Rupees Five Thousand) only per month as house rent to 4 (Four) owners i.e. Sri, Parimal Karmakar and his mother, Kamal Karmakar, Shymal Karmakar, Bimal Karmakar till handovering the peaceful vacant possession by the developer informed the Owners verbally or in writing.
- i) The Developer hereby agrees and covenants with the owner not to do any act, deed or thing whereby the owner are prevented from enjoying, selling, assigning and/or disposing of the owner' allocation as stated herein above in the said new building on the said property.

J. **DEVELOPER'S INDEMNITY :**

The Developer undertakes to the owner to indemnify and to keep their indemnified against all actions suits, costs, proceedings and claims, whatsoever, that may arise out of the Developer's action with regard to the development of the said property.

K. **MISCELLANEOUS :**

- a) The Owner and Developer have entered into this Agreement purely as a contract on joint venture basis and nothing contained herein shall be deemed to construe as a Partnership between the Developer and the Owner nor the acts of the parties hereto shall constitute as an act of Association of persons.
- b) The Developer and the Owner shall mutually frame scheme for the management and administration of the said proposed New Building and/or common parts

thereof and the nominees of the Developer and Purchasers shall also join to such scheme.

- c) The Developer or its nominee shall be entitled to borrow money from any Bank or Financial Institutions without creating any financial liability on the owner and also without creating any charge in the manner, whatsoever, on the property of the owner or affecting their estate and interest in the said property or without mortgaging the land or the building to be constructed.
- d) The Owner shall not be responsible and/or liable for any financial or other liabilities arising out of any sale by the Developer or for any kind arising out of the death, injury of any worker, labours etc. appointed by the Developer and/or its agent contractor, nominee or nominees. After the demolition of the existing building developer will take all the scrap materials

under his custody and the owner have no objection regarding it.

- L. Only court having territorial jurisdiction over the property shall have the right to entertain and try all proceedings between the parties with regard to the Agreement.

THE SCHEDULE ABOVE REFERRED TO :

(The Said Property)

ALL THAT the piece and parcel of land measuring 03 Cottah 00 chittak 00 sq. ft. (more or less) including structure measuring about 200 sq. ft. (more or less) alongwith undivided proportionate share of land with common parts, paths and passages appertaining to the said portions lying and situated at Mouza-Bansdroni, comprised in C.S. Dag No. 605 under khatian no. 372, 373, J.L. No. 45, Touzi No- 63/64 being Municipal Premises No- 81, Bansdroni Place P.S.- Formerly Regent Park now Bansdroni,

P.O.- Bansdroni, Kolkata-700070, Ward No- 113 under Kolkata
Municipal Corporation, Assessee No-311130700814, Dist- South
24 pargs. butted and bounded as follows :-

ON THE NORTH : Land of C.S. Dag No. 132.

ON THE SOUTH : 12 ft. wide Road.

ON THE EAST : 12 ft. wide Road.

ON THE WEST : Plot of Hirendralal Sarkar (Plot No. 40).

THE SCHEDULE "C" REFERRED TO ABOVE :

- | | |
|----------------|---|
| R.C.C. work | : As per sanctioned plan (structural drawing). |
| Brick Work | : 1 st class or 2 nd class picket should be used at brick work. Outer brick work will be 8" and inner wall will be 5" & 3" with 1:4 sand cement mortar. |
| Plaster Work | : Any wall plaster (inside or outside and any ceiling plaster would be with cement/sand. 1:4, 1:5 mortar. |
| Paris Work | : All the inside wall should be finished by the Paris. |
| Outside Finish | : Durocem or similar colour after completion of the entire building. |

Floor Work	: C-2 marble/tiles 60-40% (Percent).
Skirting Dado upto 6" height staircase landing	: 4" skirting dado silver colour marble casted 1 st 'O' upto 6', eight black and white colour of chips properly cutted and polished 2 times cutted with manual labour one time.
Cooking Platform and sink	: Finished with black stone.
Toilet Floor	: Finished with tiles.
Kitchen Floor	: Finished with tiles.
Kitchen wall only	: Finished with tiles,
Top of the Cooking Platform upto 2'-6"	
Tiles Work	: 6' height tiles would fixing at toilet wall and W/C wall.
Door frame	: 4"x2" ½" Sal wood or frame according to the door size: 6' - 6"
Door	: Main - 1 ½" thick of flush door with both side painted with wood primer and necessary fittings and lock arrangements.
Window	: Steel window/ sliding of M.S. Steel fitted with M.S. Grill (Straight line design) of 3mm strip with from stay and handle covered with 3mm ribbed glass (white) properly painted with primer.
Water supply	: Main source of water would be the supply of Kolkata Municipal Corporation water should be storied in a underground reservoir and it be pushed and to an overhead reservoir by one H.P. and electric operated pump (standard make) water should be supply to each flat from the overhead tank.

- Sanitary & Plumbing : Septic tank would be as per C.C. specification. All soil pipe would be of C.I. 4" dia properly fixed with the wall and connected with the septic tank.
Main water line from road to underground to overhead reservoir through pump by 1" tube of standard make all connections between overhead reservoir to each flat by 3/4" tube of standard make.
All the internal connection viz. inside the bathroom, kitchen would be 1/2 tube of standard make open system.
- Bathroom : Indian or English type all would be open (non connected) with cistern. All P.V.C. material would be of standard make and white colour. Two Nos. of bib cock and 1 No. shower connection would be provided.
- Basin & Sink : 1 basin would be provided at the dining space (18"x12") white colour with all fittings. Black stone sink of 18"x18" would be provided at kitchen.
- Electric : Excluding bulb, tube, fan, ball exhaust fan etc, One A/C point only in one bed room, extra point chargeable to the vendor.
The first party would not expenses for meter deposit, service charges or any expenses towards W.B.S.E.B. The first party would be do the arrangement for main line lying. Main switch fixing and other work connected with the main line drawing.
- Bedroom : Light points, fan points, power points (15 Amps.) at Board Power points of (15Amps.) each for T.V. and Refrigerator.

IN WITNESS WHEREOF the PARTIES have hereunto set and subscribed their respective hands and seals the day, month and year first above written.

SIGNED, SEALED & DELIVERED by the PARTIES at Kolkata in the presence of WITNESSES

1. Shima Karmakar.
Bansdroni Place.
Kol - 70

- 1) Mrityunjay Karmakar.
- 2) Shyamal Karmakar
- 3) Bimal Karmakar
- 4) Lakshmi Karmakar
- 5) Nirmal Karmakar.
- 6) Anur Karmakar
- 7) Kamal Karmakar.
- 8) Parimal Karmakar

OWNERS/VENDOR

S. S. CONSTRUCTION

Susanti Kumar Chakraborty
✓ Proprietor

2. Chandrachudha Biswas
114, Ashwin Nagar.
Kol - 700040.

DEVELOPER

Drafted by :

Anirban Chakraborty
Advocate, F-681/2006
Alipore Police Court,
Kolkata : 700027.



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name Mr. Bunjay Karmakar
 Signature Mr. Bunjay Karmakar



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name Shyamal Karmakar
 Signature Shyamal Karmakar



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name Bimal Karmakar
 Signature Bimal Karmakar



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name Lakshmi Karmakar
 Signature Lakshmi Karmakar



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name Nirmal Karmakar
 Signature Nirmal Karmakar



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name Anil Karmakar
 Signature Anil Karmakar



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name Kamal Karmakar
 Signature Kamal Karmakar



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name Purnima Karmakar
 Signature Purnima Karmakar



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name Susanta Kumar Chakraborty
Signature Susanta Kumar Chakraborty

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand				
	right hand				

Name
Signature

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand				
	right hand				

Name
Signature

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand				
	right hand				

Name
Signature



भारत सरकार



आधार

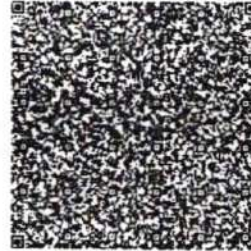
भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrolment No.: 2730/00419/77291

To
Chandrachooda Biswas
C/O: Biswanath Biswas
114
ASWINI NAGAR
Regent Park
Kolkata West Bengal - 700040
9163267325

Signature valid



आपका आधार क्रमांक / Your Aadhaar No. :

6477 1775 7359

VID : 9115 5055 9923 3017

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



आधार

Issue Date: 10/10/2012



Chandrachooda Biswas
Date of Birth/DOB: 19/10/2002
Male/ MALE

6477 1775 7359

VID : 9115 5055 9923 3017

मेरा आधार, मेरी पहचान

Chandrachooda Biswas,

Major Information of the Deed

Deed No :	I-1603-14881/2025	Date of Registration	04/08/2025
Query No / Year	1603-2002190433/2025	Office where deed is registered	
Query Date	30/07/2025 4:39:22 PM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	Anirban Chakraborty Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7980652448, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 26,25,001/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 5,020/- (Article:48(g))	Rs. 632/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

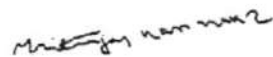
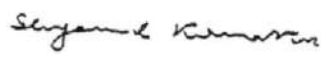
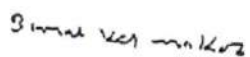
District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bansdroni Place, , Premises No: 81, , Ward No: 113 Pin Code : 700070

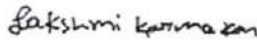
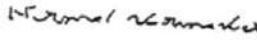
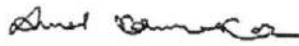
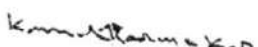
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha	1/-	25,65,001/-	Width of Approach Road: 12 Ft.,
Grand Total :				4.95Dec	1 /-	25,65,001 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	1/-	60,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	1 /-	60,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mritunjay Karmakar Son of Late Sukhlal Karmakar Executed by: Self, Date of Execution: 04/08/2025 , Admitted by: Self, Date of Admission: 04/08/2025 ,Place : Office	Photo  04/08/2025	Finger Print  Captured LTI 04/08/2025	Signature  04/08/2025
241, Bansdronei Place,, City:- , P.O:- Bansdronei, P.S:-Bansdronei, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.: akxxxxxx0c, Aadhaar No: 42xxxxxxxx1845, Status :Individual, Executed by: Self, Date of Execution: 04/08/2025 , Admitted by: Self, Date of Admission: 04/08/2025 ,Place : Office				
2	Name Shyamal Karmakar Son of Late Sukhlal Karmakar Executed by: Self, Date of Execution: 04/08/2025 , Admitted by: Self, Date of Admission: 04/08/2025 ,Place : Office	Photo  04/08/2025	Finger Print  Captured LTI 04/08/2025	Signature  04/08/2025
82, Bansdronei Place,, City:- , P.O:- Bansdronei, P.S:-Bansdronei, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.: qdxxxxxx9m, Aadhaar No: 72xxxxxxxx0625, Status :Individual, Executed by: Self, Date of Execution: 04/08/2025 , Admitted by: Self, Date of Admission: 04/08/2025 ,Place : Office				
3	Name Bimal Karmakar Son of Late Sukhlal Karmakar Executed by: Self, Date of Execution: 04/08/2025 , Admitted by: Self, Date of Admission: 04/08/2025 ,Place : Office	Photo  04/08/2025	Finger Print  Captured LTI 04/08/2025	Signature  04/08/2025
82, Bansdronei Place,, City:- , P.O:- Bansdronei, P.S:-Bansdronei, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.: avxxxxxx2m, Aadhaar No: 50xxxxxxxx0879, Status :Individual, Executed by: Self, Date of Execution: 04/08/2025 , Admitted by: Self, Date of Admission: 04/08/2025 ,Place : Office				

4	Name Lakshmi Karmakar Wife of Late Chittaranjan Karmakar Executed by: Self, Date of Execution: 04/08/2025 , Admitted by: Self, Date of Admission: 04/08/2025 ,Place : Office	Photo  04/08/2025	Finger Print  Captured LTI 04/08/2025	Signature  04/08/2025
82, Bansdronei Place,, City:- , P.O:- Bansdronei, P.S:-Bansdronei, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.:: nlxxxxxx7j, Aadhaar No: 94xxxxxxxx0698, Status :Individual, Executed by: Self, Date of Execution: 04/08/2025 , Admitted by: Self, Date of Admission: 04/08/2025 ,Place : Office				
5	Name Nirmal Karmakar Son of Late Chittaranjan Karmakar Executed by: Self, Date of Execution: 04/08/2025 , Admitted by: Self, Date of Admission: 04/08/2025 ,Place : Office	Photo  04/08/2025	Finger Print  Captured LTI 04/08/2025	Signature  04/08/2025
82, Bansdronei Place,, City:- , P.O:- Bansdronei, P.S:-Bansdronei, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.:: fhxxxxxx1a, Aadhaar No: 43xxxxxxxx4594, Status :Individual, Executed by: Self, Date of Execution: 04/08/2025 , Admitted by: Self, Date of Admission: 04/08/2025 ,Place : Office				
6	Name Amal Karmakar Son of Late Chittaranjan Karmakar Executed by: Self, Date of Execution: 04/08/2025 , Admitted by: Self, Date of Admission: 04/08/2025 ,Place : Office	Photo  04/08/2025	Finger Print  Captured LTI 04/08/2025	Signature  04/08/2025
82, Bansdronei Place,, City:- , P.O:- Bansdronei, P.S:-Bansdronei, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.:: npxxxxxx3q, Aadhaar No: 92xxxxxxxx3706, Status :Individual, Executed by: Self, Date of Execution: 04/08/2025 , Admitted by: Self, Date of Admission: 04/08/2025 ,Place : Office				
7	Name Kamal Karmakar Son of Late Chittaranjan Karmakar Executed by: Self, Date of Execution: 04/08/2025 , Admitted by: Self, Date of Admission: 04/08/2025 ,Place : Office	Photo  04/08/2025	Finger Print  Captured LTI 04/08/2025	Signature  04/08/2025

82, 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-1XX4 , PAN No.:: qdxxxxxx6l, Aadhaar No: 85xxxxxxxx1064, Status :Individual, Executed by: Self, Date of Execution: 04/08/2025 , Admitted by: Self, Date of Admission: 04/08/2025 ,Place : Office

8	Name	Photo	Finger Print	Signature
	Parimal Karmakar Son of Late Chittaranjan Karmakar Executed by: Self, Date of Execution: 04/08/2025 , Admitted by: Self, Date of Admission: 04/08/2025 ,Place : Office		 Captured	<i>Parimal Karmakar</i>
		04/08/2025	LT1 04/08/2025	04/08/2025

82, 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-1XX6 , PAN No.:: hyxxxxxx2g, Aadhaar No: 88xxxxxxxx9181, Status :Individual, Executed by: Self, Date of Execution: 04/08/2025 , Admitted by: Self, Date of Admission: 04/08/2025 ,Place : Office

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	S S CONSTRUCTION 26, Kalitala Park, Niranjana Pally,, City:- , P.O:- Bansdrone, P.S:-Bansdrone, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Date of Incorporation:XX-XX-2XX5 , PAN No.:: anxxxxxx2e,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
Susanta Kumar Chakraborty (Presentant) Son of Late Anath Bandhu Chakraborty Date of Execution - 04/08/2025 , , Admitted by: Self, Date of Admission: 04/08/2025, Place of Admission of Execution: Office	Susanta Kumar Chakraborty (Presentant) Son of Late Anath Bandhu Chakraborty Date of Execution - 04/08/2025 , , Admitted by: Self, Date of Admission: 04/08/2025, Place of Admission of Execution: Office		 Captured	

37, Bansdrone Palce,, 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-1XX8 , PAN No.:: anxxxxxx2e, Aadhaar No: 76xxxxxxxx9177 Status : Representative, Representative of : S S CONSTRUCTION (as proprietor)

Identifier Details :

Name	Photo	Finger Print	Signature
Chandra Chooda Biswas Son of Biswanath Biswas 114, Ashwini Nagar., City:- , P.O:- Regent Park, P.S:-Regent Park, District:-South 24 -Parganas, West Bengal, India, PIN:- 700040		 Captured	
	04/08/2025	04/08/2025	04/08/2025
Identifier Of Mritunjay Karmakar, Shyamal Karmakar, Bimal Karmakar, Lakshmi Karmakar, Nirmal Karmakar, Amal Karmakar, Kamal Karmakar, Parimal Karmakar, Susanta Kumar Chakraborty			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mritunjay Karmakar	S S CONSTRUCTION-0.61875 Dec
2	Shyamal Karmakar	S S CONSTRUCTION-0.61875 Dec
3	Bimal Karmakar	S S CONSTRUCTION-0.61875 Dec
4	Lakshmi Karmakar	S S CONSTRUCTION-0.61875 Dec
5	Nirmal Karmakar	S S CONSTRUCTION-0.61875 Dec
6	Amal Karmakar	S S CONSTRUCTION-0.61875 Dec
7	Kamal Karmakar	S S CONSTRUCTION-0.61875 Dec
8	Parimal Karmakar	S S CONSTRUCTION-0.61875 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mritunjay Karmakar	S S CONSTRUCTION-25.00000000 Sq Ft
2	Shyamal Karmakar	S S CONSTRUCTION-25.00000000 Sq Ft
3	Bimal Karmakar	S S CONSTRUCTION-25.00000000 Sq Ft
4	Lakshmi Karmakar	S S CONSTRUCTION-25.00000000 Sq Ft
5	Nirmal Karmakar	S S CONSTRUCTION-25.00000000 Sq Ft
6	Amal Karmakar	S S CONSTRUCTION-25.00000000 Sq Ft
7	Kamal Karmakar	S S CONSTRUCTION-25.00000000 Sq Ft
8	Parimal Karmakar	S S CONSTRUCTION-25.00000000 Sq Ft

Endorsement For Deed Number : I - 160314881 / 2025

On 04-08-2025

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 (g) of Indian Stamp Act 1899.

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

Presented for registration at 12:45 hrs on 04-08-2025, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Susanta Kumar Chakraborty ..

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 26,25,001/-

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

Execution is admitted on 04/08/2025 by 1. Mritunjay Karmakar, Son of Late Sukhlal Karmakar, 241, Bansdrone Place,, P.O: Bansdrone, Thana: Bansdrone, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Business, 2. Shyamal Karmakar, Son of Late Sukhlal Karmakar, 82, Bansdrone Place,, P.O: Bansdrone, Thana: Bansdrone, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Business, 3. Bimal Karmakar, Son of Late Sukhlal Karmakar, 82, Bansdrone Place,, P.O: Bansdrone, Thana: Bansdrone, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Business, 4. Lakshmi Karmakar, Wife of Late Chittaranjan Karmakar, 82, Bansdrone Place,, P.O: Bansdrone, Thana: Bansdrone, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession House wife, 5. Nirmal Karmakar, Son of Late Chittaranjan Karmakar, 82, Bansdrone Place,, P.O: Bansdrone, Thana: Bansdrone, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Business, 6. Amal Karmakar, Son of Late Chittaranjan Karmakar, 82, Bansdrone Place,, P.O: Bansdrone, Thana: Bansdrone, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Business, 7. Kamal Karmakar, Son of Late Chittaranjan Karmakar, 82, Bansdrone Place,, P.O: Bansdrone, Thana: Bansdrone, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Business, 8. Parimal Karmakar, Son of Late Chittaranjan Karmakar, 82, Bansdrone Place,, P.O: Bansdrone, Thana: Bansdrone, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Business

Indetified by Chandra Chooda Biswas, , , Son of Biswanath Biswas, 114, Ashwini Nagar,, P.O: Regent Park, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by profession Student

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

Execution is admitted on 04-08-2025 by Susanta Kumar Chakraborty, proprietor, S S CONSTRUCTION (Sole Proprietorship), 26, Kalitola Park, Niranjani Pally,, City:- , P.O:- Bansdrone, P.S:-Bansdrone, District:-South 24-Parganas, West Bengal, India, PIN:- 700070

Indetified by Chandra Chooda Biswas, , , Son of Biswanath Biswas, 114, Ashwini Nagar,, P.O: Regent Park, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by profession Student

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 632.00/- (E = Rs 600.00/- ,H = Rs 28.00/- ,M (b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 611.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/08/2025 10:51PM with Govt. Ref. No: 192025260193469768 on 03-08-2025, Amount Rs: 21/-, Bank: SBI EPay (SBIPay), Ref. No. 6182838406439 on 03-08-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,020/- and Stamp Duty paid by , by Stamp Rs 1,000.00/-, by online = Rs 4,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1594, Amount: Rs.1,000.00/-, Date of Purchase: 01/08/2025, Vendor name: S DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 03/08/2025 10:51PM with Govt. Ref. No: 192025260193469768 on 03-08-2025, Amount Rs: 4,020/-, Bank: SBI EPay (SBlePay), Ref. No. 6182838406439 on 03-08-2025, Head of Account 0030-02-103-003-02



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 1603-2025, Page from 400738 to 400779
being No 160314881 for the year 2025.



[Handwritten signature]

Digitally signed by Debasish Dhar
Date: 2025.08.12 19:40:12 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 12/08/2025
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.