

15314/25

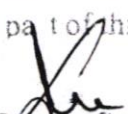
I-14901/25



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AT 987880

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

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

04-08-25

DEVELOPMENT POWER OF ATTORNEY AFTER  
REGISTERED DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS that (1)

MRITUNJAY KARMAKAR (Aadhaar No. 422368241845) (PAN

1595

01 AUG 2025

No.....Rs. 100/- Date.....

Name : Susanta Kumar Chakraborty

Address : 37, Banskroni Palace, South 24 Pgs.  
Kol - 700070

Vendor : .....

Alipore Collectorate, 24 Pgs. (South)

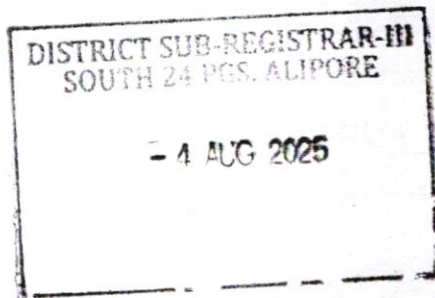
**SUBHANKAR DAS**

STAMP VENDOR

Alipore Police Court, Kol-27



Identified by  
Chandrasekhar Binner  
Son of Biswanath Binner  
114, Anand Nagar  
Kol - 700040





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. QDMPK1709M), 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. QDFPK5206L), 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, we are the sole and absolute owners of ALL THAT piece and parcel of home stayed 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 and 82, 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.

WHEREAS we have been entered into a joint venture agreement dated 4/8/25 with S.S. CONSTRUCTION, a sole Proprietorship firm having its office at 26, Kalitala Park, Niranjn Pally Road, P.S.-Formerly Regent Park Now Bansdroni, P.O.- Bansdroni, Kolkata – 700070, District – South 24 Parganas being represented by its proprietor namely SRI. SUSANTA KUMAR CHAKRABORTY (PAN NO. ANIPC5922E), s/o Late Anath Bandhu Chakraborty, by faith : Hindu, by occupation – Business, residing at 37, Bansdroni Place, P.O. – Bansdroni, P.S. – Formerly Regent Park Now Bansdroni, Kolkata – 700070, with certain terms and conditions mentioned therein, and accordingly the said joint venture agreement duly registered in the office of D.S.R.-III. at Alipore recorded in the book no. 1, being no. 14881, for the year 2025 and the executants here to thus become entitled to the absolute 16

*Mritunjay Karmakar - Shyamal Karmakar,*

*Bimal Karmakar,*

*Hrismit Karmakar,*

*Anup Karmakar*

*Kamal Karmakar,*

*Pavinal Karmakar,*

*Sakshi Karmakar*



annas owners of the schedule property and the executants have been enjoying all rights, title and interest free from all sorts of encumbrances.

WHEREAS owing to my personal difficulties and also we are not in a position to look after, manage, control, supervise, maintain my said property as which has been mentioned above and written in a schedule below and it has been expedient and necessary to appoint and engage and ATTORNEY in connection with the schedule mention property, who will properly look after, manage, control, supervise, and proper administer my such property on my behalf.

Therefore, I, (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.- Bansdrloni, P.O. – Bansdroni, Kolkata- 700070, (2) SHYAMAL KARMAKAR(Aadhaar No. 723843640625) (PAN No. ODMPK1709M), 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, as aforesaid do hereby nominate appoint and authorize S.S. CONSTRUCTION, a proprietorship firm, having its office at 26, Kalitala Park, Niranjana Pally Road, P.S.- Regent Park, P.O.- Bansdroni, Kolkata – 700070, District – South 24 Parganas being represented by its proprietor namely SRI. SUSANTA KUMAR CHAKRABORTY (PAN NO. ANIPC5922E), s/o Late Anath Bandhu Chakraborty, by faith : Hindu, by occupation – Business, residing at 37, Bansdroni Place, P.O. – Bansdroni, P.S. – Formerly Regent Park Now Bansdroni, Kolkata – 700070, as my ATTORNEY in my name and on my behalf to execute or do of all or any of the acts, deeds and things hereinafter mentioned.





1.. To appear before the Kolkata Municipal Corporation or any other authority or any other department or Government Office or Quasi-Government statutory authority, statutory offices and in any offices of Government or Zilla Parishad and from time to time, to represent us before the concerning authority and to sign all papers and documents and to do all acts deeds and things necessary on my behalf in respect of the said property.

2.. To sign application for mutation on my behalf and to submit the same before the said Kolkata Municipal Corporation and to sign all paper and documents in the building plan or plans and/or modify or revised building plan sanctioned by the K.M.C. in respect of the below schedule property in terms of the Registered Development Agreement and also to sign in the K.M.C. declaration, K.M.C. Agreement For Sale, Deed Of Sale, deed of gift and other necessary documents for purpose of sanctioned of building plan and to do all acts necessary on my behalf in respect of the Schedule property hereunder written for mutating my names in the records



of the said Kolkata Municipal Corporation and all other Statutory Authority and to appear on my behalf before any hearing officer and/or Tribunal and/or Appellate Authority and to sign all paper and documents and to do all acts necessary on my behalf in respect of the said properties.

3.. To swear affidavit on my behalf before the Judicial Magistrate, Executive Magistrate, Notary Public and/or before the oath commissioner.

4.. To appoint any advocate, attorney or legal practitioner for the purpose of filing or defending any case, suit or writ proceedings and in any matters and to execute Vakalatnama, warrant in my name and on my behalf and to sign any other papers or documents in my name and on my behalf as my said attorney deem fit and proper.

5.. To sign any verify complaints, written statements, petitions and/or applications of all kinds petition of objections of any kind or nature and to file and submit them in any court, tribunal or offices, Panchayet and to appear before any court, either original or appellate, tribunal, appellate

authority, hearing officer or offices for and on my behalf in connection with schedule properties hereunder written.

6.. To compromise, compound or withdraw cases, to confess judgements and to refer cases to arbitration in respect of the aforesaid properties hereunder written.

7.. To file and receive back documents to deposit and withdraw money and to grant receipts therefore.

8.. To collect any refund from the Panchayet Authority or any other authority from time to time, to represent me and to do all acts necessary on my behalf in respect of the aforesaid property.

9.. To file suit for realisation of arrears rent or for other purpose and to file suit for ejectment against of the tenant and other kind of suit.

10. To realise any consideration amount from the purchaser/s on behalf of me for the sale proceeds in respect of Developer's allocation and to grant receipts and discharge for the same.



11.. To apply to courts, tribunal and offices for copies of documents and papers.

12. To apply for inspection and inspect judicial records.

13.. To accept service of any summons notice or writ issued by any Court, tribunal within original or appellate or offices or office against us.

GENERALLY to do all act as my attorney or agent in respect of the aforesaid property hereunder written in relation to the matters aforesaid and all other matters for transfer or sale of the aforesaid property hereunder written in which I may be interested or concerned and on my behalf to execute and do all deeds, acts, or things as fully and effectually in all respect as we could do the same as if we would personally present.

AND I do hereby agree that all acts deeds and things lawfully done by my said Attorney shall be construed to as the acts deeds and things done by us and I undertake to ratify and confirm all and whatsoever that my said attorney shall lawfully do or cause to be done for us by virtue of this Power or Attorney.

**THE SCHEDULE ABOVE REFERRED TO :**

*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 :-

|                              |                                           |
|------------------------------|-------------------------------------------|
| <b><u>ON THE NORTH</u></b> : | Land of C.S. Dag No. 132.                 |
| <b><u>ON THE SOUTH</u></b> : | 12 ft. wide Road.                         |
| <b><u>ON THE EAST</u></b> :  | 12 ft. wide Road.                         |
| <b><u>ON THE WEST</u></b> :  | Plot of Hirendralal Sarkar (Plot No. 40). |

IN WITNESS WHEREOF I have set and subscribed my hands and seal on this the 4<sup>th</sup> day of August, 2025.

SIGNED, SEALED & DELIVERED in

presence of:

WITNESSES:

1. Shima Karmakar.

Bansdroni Place.  
KOL - 70.

- 1) Meilanjay Karmakar.
- 2) Shyamal Karmakar.
- 3) Bimal Karmakar
- 4) Sakshmi Karmakar
- 5) Nirmal Karmakar
- 6) Anil Karmakar
- 7) Kamal Karmakar.
- 8) Pooja Karmakar

\_\_\_\_\_  
PRINCIPAL

2. Chandra Chandra Bhowmik  
114, Aswini Nagar  
KOL - 700040

S. S. CONSTRUCTION

Susanta Kumar Chakraborty  
Proprietor

\_\_\_\_\_  
ATTORNEY

Drafted by:

Amritan Chakraborty  
Advocate, F-681/2016.  
Alipore Police Court,  
Kolkata : 700027.

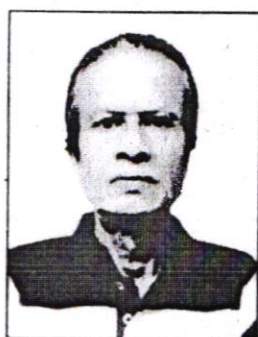




|            | Thumb | 1 <sup>st</sup> finger | Middle Finger | Ring Finger | Small Finger |
|------------|-------|------------------------|---------------|-------------|--------------|
| left hand  |       |                        |               |             |              |
| right hand |       |                        |               |             |              |

Name Mritunjay Karmakar

Signature Mritunjay Karmakar



|            | Thumb | 1 <sup>st</sup> finger | Middle Finger | Ring Finger | Small Finger |
|------------|-------|------------------------|---------------|-------------|--------------|
| left hand  |       |                        |               |             |              |
| right hand |       |                        |               |             |              |

Name Shyamal Karmakar

Signature Shyamal Karmakar



|            | Thumb | 1 <sup>st</sup> finger | Middle Finger | Ring Finger | Small Finger |
|------------|-------|------------------------|---------------|-------------|--------------|
| left hand  |       |                        |               |             |              |
| right hand |       |                        |               |             |              |

Name Bimal Karmakar

Signature Bimal Karmakar



|            | Thumb | 1 <sup>st</sup> finger | Middle Finger | Ring Finger | Small Finger |
|------------|-------|------------------------|---------------|-------------|--------------|
| left hand  |       |                        |               |             |              |
| right hand |       |                        |               |             |              |

Name Lakshmi Karmakar

Signature Lakshmi Karmakar





|            | Thumb | 1 <sup>st</sup> finger | Middle Finger | Ring Finger | Small Finger |
|------------|-------|------------------------|---------------|-------------|--------------|
| left hand  |       |                        |               |             |              |
| right hand |       |                        |               |             |              |

Name Nirmal Karmakar  
Signature Nirmal Karmakar



|            | Thumb | 1 <sup>st</sup> finger | Middle Finger | Ring Finger | Small Finger |
|------------|-------|------------------------|---------------|-------------|--------------|
| left hand  |       |                        |               |             |              |
| right hand |       |                        |               |             |              |

Name Amal Karmakar  
Signature Amal Karmakar



|            | Thumb | 1 <sup>st</sup> finger | Middle Finger | Ring Finger | Small Finger |
|------------|-------|------------------------|---------------|-------------|--------------|
| left hand  |       |                        |               |             |              |
| right hand |       |                        |               |             |              |

Name Kamal Karmakar  
Signature Kamal Karmakar



|            | Thumb | 1 <sup>st</sup> finger | Middle Finger | Ring Finger | Small Finger |
|------------|-------|------------------------|---------------|-------------|--------------|
| left hand  |       |                        |               |             |              |
| right hand |       |                        |               |             |              |

Name Parimal Karmakar  
Signature Parimal Karmakar



|            | Thumb | 1 <sup>st</sup> finger | Middle Finger | Ring Finger | Small Finger |
|------------|-------|------------------------|---------------|-------------|--------------|
| left hand  |       |                        |               |             |              |
| right hand |       |                        |               |             |              |

Name Susanta Kumar Chakraborty  
Signature Susanta Kumar Chakraborty

|            | Thumb | 1 <sup>st</sup> finger | Middle Finger | Ring Finger | Small Finger |
|------------|-------|------------------------|---------------|-------------|--------------|
| left hand  |       |                        |               |             |              |
| right hand |       |                        |               |             |              |

Name .....  
Signature .....

|            | Thumb | 1 <sup>st</sup> finger | Middle Finger | Ring Finger | Small Finger |
|------------|-------|------------------------|---------------|-------------|--------------|
| left hand  |       |                        |               |             |              |
| right hand |       |                        |               |             |              |

Name .....  
Signature .....

|            | Thumb | 1 <sup>st</sup> finger | Middle Finger | Ring Finger | Small Finger |
|------------|-------|------------------------|---------------|-------------|--------------|
| left hand  |       |                        |               |             |              |
| right hand |       |                        |               |             |              |

Name .....  
Signature .....





भारत सरकार  
Government of India

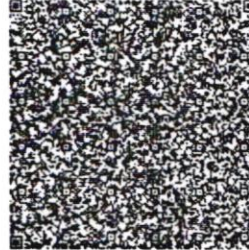
भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

Enrolment No.: 2730/00419/77291

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

Signature valid

Digitally signed by  
Chandrachooda Biswas  
DN: cn=Chandrachooda Biswas, o=Unique Identification  
Authority of India, ou=Ministry of Home Affairs, email=chandrachooda.biswas@uidai.gov.in, c=IN  
Date: 2022.10.14 09:14:54  
UTC



आपका आधार क्रमांक / Your Aadhaar No. :

**6477 1775 7359**

VID : 9115 5055 9923 3017

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



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-1603-14901/2025                                                                                                                                                                                      | Date of Registration                                        | 04/08/2025 |
| Query No / Year                                                                   | 1603-8002229175/2025                                                                                                                                                                                   | Office where deed is registered                             |            |
| Query Date                                                                        | 04/08/2025 1:02:26 PM                                                                                                                                                                                  | D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas |            |
| Applicant Name, Address & Other Details                                           | Anirban Chakraborty<br>Alipore, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7980652448, Status : Advocate                                                   |                                                             |            |
| Transaction                                                                       | Additional Transaction                                                                                                                                                                                 |                                                             |            |
| [0138] Sale, Development Power of Attorney after Registered Development 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. 1,000/- (Article:48(g))                                                       | Rs. 632/- (Article:E, E, M(b))                                                                                                                                                                         |                                                             |            |
| Remarks                                                                           | Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160314881/2025 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

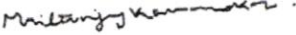
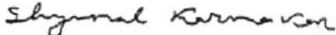
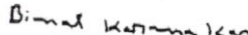
| Sch No        | Plot Number | Khatian Number | Land Use Proposed ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details                                    |
|---------------|-------------|----------------|-----------------------|--------------|-------------------------|-----------------------|--------------------------------------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

### Structure Details :

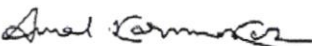
| Sch No                                                                                                                                                 | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| 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 /-             |                           |



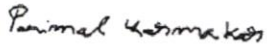
## Principal Details :

| Sl No                                                                                                                                                                                                                                                                                                                                                                                                                 | Name,Address,Photo,Finger print and Signature                                                                                                                                                      |                                                                                                                   |                                                                                                                                             |                                                                                                                        |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|
| 1                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>Name</b><br><b>Mritunjay Karmakar</b><br>Son of Late Sukhlal Karmakar<br>Executed by: Self, Date of Execution: 04/08/2025<br>, Admitted by: Self, Date of Admission: 04/08/2025 ,Place : Office | <b>Photo</b><br><br>04/08/2025   | <b>Finger Print</b><br><br>Captured<br>LTI<br>04/08/2025   | <b>Signature</b><br><br>04/08/2025   |
| 241, 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: 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                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>Name</b><br><b>Shyamal Karmakar</b><br>Son of Late Sukhlal Karmakar<br>Executed by: Self, Date of Execution: 04/08/2025<br>, Admitted by: Self, Date of Admission: 04/08/2025 ,Place : Office   | <b>Photo</b><br><br>04/08/2025  | <b>Finger Print</b><br><br>Captured<br>LTI<br>04/08/2025  | <b>Signature</b><br><br>04/08/2025   |
| 82, 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: 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                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>Name</b><br><b>Bimal Karmakar</b><br>Son of Late Sukhlal Karmakar<br>Executed by: Self, Date of Execution: 04/08/2025<br>, Admitted by: Self, Date of Admission: 04/08/2025 ,Place : Office     | <b>Photo</b><br><br>04/08/2025 | <b>Finger Print</b><br><br>Captured<br>LTI<br>04/08/2025 | <b>Signature</b><br><br>04/08/2025 |
| 82, 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: 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                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>Name</b><br><b>Lakshmi Karmakar</b><br>Wife of Late Chittaranjan Karmakar<br>Executed by: Self, Date of Execution: 04/08/2025<br>, Admitted by: Self, Date of Admission: 04/08/2025 ,Place : Office | <b>Photo</b><br><br>04/08/2025   | <b>Finger Print</b><br><br>Captured<br>LTI<br>04/08/2025   | <b>Signature</b><br><br>04/08/2025   |
| 82, 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: IndiaDate of Birth:XX-XX-1XX6 , PAN No.:: nlxxxxxx7j, Aadhaar No: 94xxxxxxxx0698, Status :Individual, Executed by: Self, Date of Execution: 04/08/2025<br>, Admitted by: Self, Date of Admission: 04/08/2025 ,Place : Office |                                                                                                                                                                                                        |                                                                                                                   |                                                                                                                                             |                                                                                                                        |
| 5                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>Name</b><br><b>Nirmal Karmakar</b><br>Son of Late Chittaranjan Karmakar<br>Executed by: Self, Date of Execution: 04/08/2025<br>, Admitted by: Self, Date of Admission: 04/08/2025 ,Place : Office   | <b>Photo</b><br><br>04/08/2025   | <b>Finger Print</b><br><br>Captured<br>LTI<br>04/08/2025   | <b>Signature</b><br><br>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: IndiaDate of Birth:XX-XX-1XX6 , PAN No.:: fhxxxxxx1a, Aadhaar No: 43xxxxxxxx4594, Status :Individual, Executed by: Self, Date of Execution: 04/08/2025<br>, Admitted by: Self, Date of Admission: 04/08/2025 ,Place : Office     |                                                                                                                                                                                                        |                                                                                                                   |                                                                                                                                             |                                                                                                                        |
| 6                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>Name</b><br><b>Amal Karmakar</b><br>Son of Late Chittaranjan Karmakar<br>Executed by: Self, Date of Execution: 04/08/2025<br>, Admitted by: Self, Date of Admission: 04/08/2025 ,Place : Office     | <b>Photo</b><br><br>04/08/2025 | <b>Finger Print</b><br><br>Captured<br>LTI<br>04/08/2025 | <b>Signature</b><br><br>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: IndiaDate of Birth:XX-XX-1XX7 , PAN No.:: npxxxxxx3q, Aadhaar No: 92xxxxxxxx3706, Status :Individual, Executed by: Self, Date of Execution: 04/08/2025<br>, Admitted by: Self, Date of Admission: 04/08/2025 ,Place : Office     |                                                                                                                                                                                                        |                                                                                                                   |                                                                                                                                             |                                                                                                                        |
| 7                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>Name</b><br><b>Kamal Karmakar</b><br>Son of Late Chittaranjan Karmakar<br>Executed by: Self, Date of Execution: 04/08/2025<br>, Admitted by: Self, Date of Admission: 04/08/2025 ,Place : Office    | <b>Photo</b><br><br>04/08/2025 | <b>Finger Print</b><br><br>Captured<br>LTI<br>04/08/2025 | <b>Signature</b><br><br>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: IndiaDate 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                                                                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>Parimal Karmakar</b><br>Son of Late Chittaranjan Karmakar<br>Executed by: Self, Date of Execution: 04/08/2025<br>, Admitted by: Self, Date of Admission: 04/08/2025 ,Place : Office |  | <br>Captured |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                        | 04/08/2025                                                                        | LTI<br>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: IndiaDate 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 |                                                                                                                                                                                        |                                                                                   |                                                                                               |                                                                                    |

#### Attorney Details :

| Sl No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                                                       |
|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | <b>S S CONSTRUCTION</b><br>26, Kalitola Park, Niranjana Pally,, City:- , P.O:- Bansdrone, P.S:-Bansdrone, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Date of Incorporation:XX-XX-1XX8 , PAN No.:: anxxxxxx2e,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |

#### Representative Details :

| Representative Details :                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                       |                                                                                                          |                                                                                                                      |                                                                                                    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|
| Sl No                                                                                                                                                                                                                                                                                                                                                             | Name,Address,Photo,Finger print and Signature                                                                                                                                                                         |                                                                                                          |                                                                                                                      |                                                                                                    |
| 1                                                                                                                                                                                                                                                                                                                                                                 | Name                                                                                                                                                                                                                  | Photo                                                                                                    | Finger Print                                                                                                         | Signature                                                                                          |
|                                                                                                                                                                                                                                                                                                                                                                   | <b>Susanta Kumar Chakraborty (Presentant )</b><br>Son of Late Anath Bandhu Chakraborty<br>Date of Execution - 04/08/2025, , Admitted by: Self, Date of Admission: 04/08/2025, Place of Admission of Execution: Office | <br>Aug 4 2025 1:47PM | <br>Captured<br>LTI<br>04/08/2025 | <br>04/08/2025 |
| 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 Not Provided by UIDAI Status : Representative, Representative of : S S CONSTRUCTION (as proprietor) |                                                                                                                                                                                                                       |                                                                                                          |                                                                                                                      |                                                                                                    |

**Identifier Details :**

| Name                                                                                                                                                                                                             | Photo                                                                             | Finger Print                                                                                  | Signature                                                                          |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
| <b>Mr Chandra Chooda Biswas</b><br>Son of Mr Biswanath Biswas<br>114 Ashwini Nagar, City:- Kolkata, P.O:-<br>Regent Park, P.S:-Regent Park, District:-<br>South 24-Parganas, West Bengal, India,<br>PIN:- 700040 |  | <br>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 - 160314901 / 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 13:34 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, Bansdroni Place,, P.O: Bansdroni, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Business, 2. Shyamal Karmakar, Son of Late Sukhlal Karmakar, 82, Bansdroni Place,, P.O: Bansdroni, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Business, 3. Bimal Karmakar, Son of Late Sukhlal Karmakar, 82, Bansdroni Place,, P.O: Bansdroni, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Business, 4. Lakshmi Karmakar, Wife of Late Chittaranjan Karmakar, 82, Bansdroni Place,, P.O: Bansdroni, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession House wife, 5. Nirmal Karmakar, Son of Late Chittaranjan Karmakar, 82, Bansdroni Place,, P.O: Bansdroni, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Business, 6. Amal Karmakar, Son of Late Chittaranjan Karmakar, 82, Bansdroni Place,, P.O: Bansdroni, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Business, 7. Kamal Karmakar, Son of Late Chittaranjan Karmakar, 82, Bansdroni Place,, P.O: Bansdroni, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Business, 8. Parimal Karmakar, Son of Late Chittaranjan Karmakar, 82, Bansdroni Place,, P.O: Bansdroni, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Business

Indetified by Mr Chandra Chooda Biswas, , Son of Mr Biswanath Biswas, 114 Ashwini Nagar, P.O: Regent Park, Thana: Regent Park, , City/Town: KOLKATA, 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, 26, Kalitala Park, Niranjani Pally,, City:- , P.O:- Bansdroni, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070

Indetified by Mr Chandra Chooda Biswas, , Son of Mr Biswanath Biswas, 114 Ashwini Nagar, P.O: Regent Park, Thana: Regent Park, , City/Town: KOLKATA, 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 632.00/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by , by Stamp Rs 1,000.00/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 1595, Amount: Rs.1,000.00/-, Date of Purchase: 01/08/2025, Vendor name: S Das



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 401742 to 401767

being No 160314901 for the year 2025.



*Dhar*

Digitally signed by Debasish Dhar  
Date: 2025.08.13 16:33:28 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 13/08/2025

DISTRICT SUB-REGISTRAR

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

West Bengal.