

13551/25

I-13187/25



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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.

AU 983063

[Signature]
District Sub-Register-III
Adipore, South 24-parganas

14/7/25

DEVELOPMENT POWER OF ATTORNEY
AFTER REGISTERED DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS THAT We, (1) **SRI. KAJAL CHAKRABORTY** having (PAN-AEGPC2586R, Aadhaar No. 2818 7371 9764 & DOB-24.01.1948), son of Late Nani Gopal Chakraborty, by faith Hindu, by occupation- Freelance Professional, Nationality Indian, permanent residing at P-86, Basudebpur, (also spelt as Basudebpur), Sarsuna Main Road, P.O. Sarsuna (Previously Paschim Barisha), P.S.Sarsuna Previously Thakurpukur, Kolkata- 700061, District South 24 Parganas, (2) **SRI. ISHWAR CHAKRABORTY** having (PAN-ACDPC5524G, Aadhaar No. 7478 6231 6087 & DOB-20.01.1954), son of Late Nani Gopal Chakraborty, by faith

Hindu, by occupation- Freelance Professional, Nationality Indian, permanent residing at P-86, Basudebpur, (also spelt as Basudebpur), Sarsuna Main Road, P.O. Sarsuna (Previously Paschim Barisha), P.S. Sarsuna Previously Thakurpukur, Kolkata- 700061, District South 24 Parganas, **(3) SMT. SHIPRA ROY** having (PAN- AFNPR5171B, Aadhaar No. 9673 4481 8481 & D.O.B-09.08.1967, wife of Late Phani Bhusan Roy, & daughter of Late Nani Goipal Chakraborty, by occupation Housewife, by faith Hindu, Nationality Indian, residing at 20, Dakshin Behala Road, P.O. Sarsuna, P.S. Sarsuna, Kolkata- 700061, District South 24 Parganas, **(4) SMT. ANJALI CHAKRABORTY** having (PAN- BASPC2623Q, Aadhaar No. 8551 7666 9586 & D.O.B-01.12.1959), wife of Late Ratan Chakraborty daughter of Late Ganesh Chandra Sarkar, by occupation Housewife, by faith Hindu, Nationality Indian, residing at P-86, Basudebpur, (also spelt as Basudebpur), Sarsuna Main Road, P.O. Sarsuna (Previously Paschim Barisha), P.S. Sarsuna Previously Thakurpukur, Kolkata- 700061, District South 24 Parganas, **(5) SRI. SHAMEEK CHAKRABORTY** having (PAN-AJLPC7947E, Aadhaar No. 4315 4821 8928 & D.O.B-25.06.1985), son of Late Ratan Chakraborty, by occupation Servise, by faith Hindu, Nationality Indian, residing at P-86, Basudebpur, (also spelt as Basudebpur), Sarsuna Main Road, P.O. Sarsuna (Previously Paschim Barisha), P.S. Sarsuna Previously Thakurpukur, Kolkata- 700061, District South 24 Parganas, **(6) SRI. KUNAL CHAKRABORTY** (PAN- BASPC2624K,

Aadhaar No. 3115 7889 1639 & D.O.B-28.10.1991.), son of Ratan Chakraborty, by occupation Service, by faith Hindu, Nationality Indian, residing at P-86, Basudebpur, (also spelt as Basudebpur), Sarsuna Main Road, P.O. Sarsuna (Previously Paschim Barisha), P.S. Sarsuna Previously Thakurpukur, Kolkata- 700061, District South 24 Parganas, do hereby make, nominate, constitute, retain and appoint and have made nominated, constituted, retained and appointed the **"NEW MAN CORPORATION INC"**, a Sole Proprietorship Firm, having its Registered Office at 67, Fakir Para Road, P.O.: Behala, Police Station - Parnasree, Kolkata - 700034, District: South 24 Parganas, being represented by its Sole Proprietor **SRI CHIRADIP DAS** (having PAN - AFVPD9411Q, Aadhaar No. 5246 1574 3322), son of Sri Chittaranjan Das, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at 40/5E, Fakir Para Road, P.O. : Behala, Police Station - Parnasree, Kolkata - 700034, District: South 24 Parganas, State - West Bengal, hereinafter referred to as the DEVELOPER / ATTORNEY to act in our names and on our behalf to do all or any of the Acts, Deeds and things in the matters mentioned hereinafter.

WHEREAS the Principals herein being the Owners of the Schedule mentioned Landed property entered into a Registered Development Agreement on , the said Development Agreement registered at the Office of District Sub - Registrar - III, Alipore, South 24 Parganas and duly recorded in Book No. I, being Deed No. for the year 2025 with **"NEW MAN**

CORPORATION INC", a Sole Proprietorship Firm, having its Registered Office at 67, Fakir Para Road, P.O.: Behala, Police Station - Parnasree, Kolkata -700034, District: South 24 Parganas, being represented by its Sole Proprietor **SRI CHIRADIP DAS** (having PAN - AFVPD9411Q, Aadhaar No. 5246 1574 3322), son of Sri Chittaranjan Das, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at 40/5E, Fakir Para Road, P.O. : Behala, Police Station - Parnasree, Kolkata - 700034, District: South 24 Parganas, State - West Bengal, for construction and development of the said land as per the terms, conditions and considerations etc. mentioned therein.

AND WHEREAS the said Developer as the Attorney appointed hereby shall ensure that the Owners' right and interests are fully protected and safeguarded while doing any or all of the following acts, deeds and things, that is to say :

- 1) To take charge or look after, manage, supervise and develop the said Plot of Land in pursuance of the terms, conditions and considerations of the aforesaid Development Agreement.
- 2) To apply for and obtain in our names and on our behalf connection of water, electricity, permanent drainage, sewerage connections to the said property and to sign and execute building plan, forms, papers, documents in connection with such matters for and on our behalf as our authorized agent.
- 3) To represent us before all the office / offices concerned including Kolkata Municipal Corporation and B.L. & L.R.

Office and to sign all papers, documents on our behalf for mutation of our names in respect of relevant papers and to appear in all hearing before the authorities for such mutation, dealing, objections and / or appeals on our behalf against the excess valuation assessed by the authority concerned and also to prefer before the appropriate authorities and represent us at the time of hearing of such objections or appeal on our behalf.

4) To apply for and obtain all necessary sanctions, clearances and approval from all competent authorities for doing all allied jobs in respect of the said property on our behalf.

5) To appear for and represent us before any competent Authority, Tribunal, Arbitrator or Revenue, Administer, Civil and Criminal Jurisdiction relating to any matters, concerning the said property as mentioned and written herein.

6) To institute any case or demand, any suit, proceedings, appeals, revision, injunction, proceedings, inquiry, claims etc. relating to the said property in appropriate manner so as to protect the Owners' right and interest.

7) To appoint and / or engage any legal practitioner, solicitor, auditor, valuer, assessor, arbitrator and / or any legal practitioner or any Advocate or other person or persons and to sign, execute and deliver all Vakalatnama, Petitions etc. for the aforesaid purpose on our behalf to protect us from any eventualities..

8) To visit and represent us before all the West Bengal Government Office or Offices and / or Central Government

office or offices for smooth management of work to be carried on in our said property.

9) To pay all rates, taxes, revenue, charges, expenses, outgoings, payable for and on the account of the said property or any part thereof.

10) To receive any advance money / booking money in respect of the sale of the Developer's Allocation only and discharge valid receipt for and on account of any such transaction in regard to the Developer's share of Allocation only.

11) To apply for and obtain all amenities and facilities such as telephone, water, electricity and other utilities in the said property thereof.

12) To sign and execute all such deed / s instrument / s and assurance / s as will be necessary to enter into and / or agree to such covenants and conditions in respect of the Developer's Allocation or part of it.

13) To sign and execute any Deed / s or Deed of Sale / Agreement for Sale, Deed of Conveyance and necessary documents for registration when to be executed by our said Attorney in respect of Developer's Allocation only and to admit, execute and register the same with the concerned registering authorities such as registrar of District Sub Registrar Alipore or any other registering office or offices concerned in respect of the Developer's Allocation only.

14) To enter into an Agreement for Sale or transfer or lease out or let out or grant any other right in respect of the portions of saleable space of Developer's Allocation mentioned in the

Agreement on agreed terms and conditions with the intending Purchaser / Purchasers or Transferee in respect thereof and to receive earnest money or consideration from time to time and to sign and give valid and effectual receipts or discharges thereof.

15) To receive consideration money, sale proceeds and/ or any money from the prospective buyers and/or persons or person in respect of the Developer's Allocation in the proposed building and to grant proper and effectual receipt thereof with tax as applicable by the Income tax department, Govt. of India.

16) To register and execute necessary documents including the Sale Deed in respect of the flat/ flats in the Developer's Allocation, and to present any such conveyance or conveyances for registration, to admit execution and receipt of consideration before the Sub- Registrar or Registrar or A.R.A, Kolkata having valid jurisdiction and authority and to have said conveyance registered and to do all acts, deeds, things in respect of proportionate undivided share in the said building consisting of several flats or service area in respect of the Developer's Allocation in the proposed building or part thereof as the case maybe.

17) The Developer will be bound to make over and / or hand over Owner's Allocation and effectual possession, registration, mutation etc. as described in the said Development Agreement and side by side Developer shall be entitled to transfer / dispose of Developer's Allocation to any one he likes by way of Sale, Gift, Lease and/or Mortgage or any other legal means as

prescribed in the law of transfer according to the provision of law for the time being in force.

18) That by virtue of this Power of Attorney, the Developer shall do his job by maintaining and performing all acts and deeds etc. lawfully, and in such case, we, the appointers will extend full co-operation whenever the Developer informs us of any such need.

AND GENERALLY to do all acts, deeds, things and matters which are in the opinion of our said Attorney ought to be done and all such acts, deeds and things must be done in conformity with the terms of the Development Agreement, and lawfully by our said Attorney and thereby shall be construed as acts, deeds and matters done with our discretion for the aforesaid purposes. But, if the said Attorney acts beyond the scope of this Power of Attorney or breaches any terms of the Development Agreement, we, the Principals can revoke this Power of Attorney on such grounds of acts against our interest or any breaches of terms of the Development Agreement.

AND we do hereby agree and undertake to ratify and confirm all acts, deeds, things and matters which our said Attorney may lawfully do, execute and cause to be performed by virtue of this Power of Attorney.

THE SCHEDULE ABOVE REFERRED TO:
(Property to be Developed)

ALL THAT piece and parcel of bastu land measuring about 3 (three) Cottahs 12 (twelve) Chittaks, be the same or a little

more or less together with a two storied pucca habitable building of about 1170 (one thousand one hundred and seventy) Square Feet on each floor, i.e, the two floors together having 2340 (two thousand three hundred forty) Square Feet., be the same or a little more or less, complete in all respects, and an adjacent two-room brick-built house with cemented floors and walls and asbestos rooftop measuring about 600 (six hundred) Square Feet. be the same or a little more or less, lying and situated at Mouza-Paschim Barisha, J.L. No.119, Touji No. 1-6,8-10,12-16, R.S no.43, in R.S & L.R Dag No.282, under P.S. Behala (now Sarsuna) at K.M.C Premises No. 64, Dakshin Behala Road, Mailing address P-86,Basudebpur Paschim Barisha (now Sarsuna Main Road), being K.M.C Assessee No. 41-126-03-0128-0, in the district - South 24 Parganas, present within the limits of the Kolkata Municipal Corporation, under Ward No. 126, District South 24-Parganas, state - West Bengal along with easement rights of common passage attached thereto for free ingress and egress and the property is butted and bounded as follows:

Road Zone: Dutter math to Sasthir more.....

ON THE NORTH	: Land of others.
ON THE EAST	: Land of P - 85.
ON THE SOUTH	: 16 feet wide K.M.C Road.
ON THE WEST	: Land of P - 87.

IN WITNESS WHEREOF the parties hereto set and subscribed their respective hands on **14th** day of July, 2025.
Accept the Power.

WITNESSES

1. *Asyann Nondal*
Alipore Police Court
Kolkata - 700027.

Kajal Choudhary
Shweta Choudhary
Shriya Roy
Arijati Choudhary
Shameth Choudhary
Kunal Choudhary

.....
SIGNATURE OF THE PRINCIPALS

2. *Prismit Das*
214, A.B.C. Road
Kolkata - 700034

New Man Corporation Inc
Chiranjit Das
Proprietor

.....
SIGNATURE OF THE ATTORNEY

Drafted by me,
Swadesh Ranjan Das
SWADESH RANJAN DAS
Advocate
Alipore Police Court, Kolkata-700027
Regn. No.-WB/967/1995
Swadesh Ranjan Das
Advocate.
Alipore Police Court
Kolkata-700027.
Regn. No.WB/967/1995

Computer typed by me:

Asyann Nondal
Alipore Police Court,
Kolkata-700027.

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name.....KAJAL CHAKRABORTY

Signature.....Kajal Chakrabarty

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left hand					
right hand					

Name.....ISHWAR CHAKRABORTY

Signature.....Ishwar Chakrabarty

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left hand					
right hand					

Name.....SHIPRA ROY

Signature.....Shipra Roy

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name..... ANJALI CHAKRABORTY

Signature..... Anjali Chakraborty

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left hand					
right hand					

Name..... SHAMEEK CHAKRABORTY

Signature..... Shameek Chakraborty

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name..... CHIRADIP DAS

Signature..... Chiradip Das

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left hand					
right hand					

Name..... KUNAL CHAKRABORTY.....

Signature..... Kunal Chakraborty.....

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left hand					
right hand					

Name.....

Signature.....

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name.....

Signature.....

Major Information of the Deed

Deed No :	I-1603-13187/2025	Date of Registration	14/07/2025
Query No / Year	1603-8002017805/2025	Office where deed is registered	
Query Date	14/07/2025 12:04:10 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SWADESH RANJAN DAS Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 6290550341, 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. 49,34,997/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160313177/2025 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

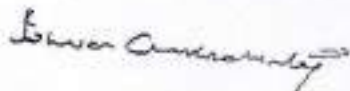
District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Dakshin Behala Road, Road Zone : (Dutter Math – Sasthir More) , , Premises No: 64, , Ward No: 126 Pin Code : 700061

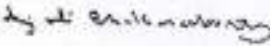
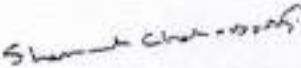
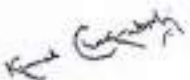
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	3 Katha 12 Chatak		29,99,997/-	Width of Approach Road: 16 Ft., Adjacent to Metaj Road, , Project Name :
Grand Total :				6.1875Dec	0 /-	29,99,997 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2940 Sq Ft.	0/-	19,35,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1170 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1170 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 3, Area of floor : 600 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		2940 sq ft	0 /-	19,35,000 /-	

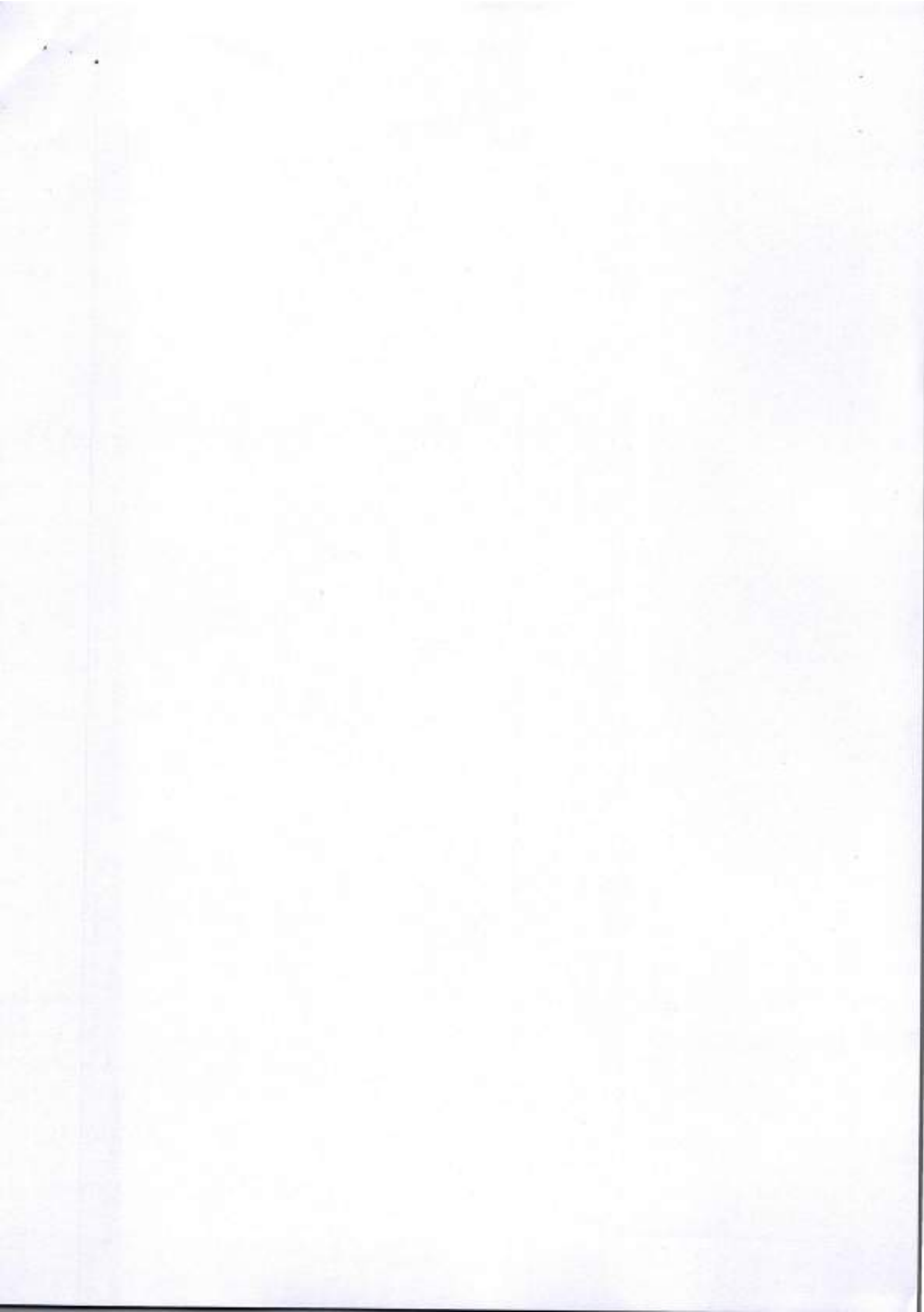
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Shri Kajal Chakraborty Son of Late Nani Gopal Chakraborty Executed by: Self, Date of Execution: 14/07/2025 , Admitted by: Self, Date of Admission: 14/07/2025 ,Place : Office	 14/07/2025	 Captured LTI 14/07/2025	 14/07/2025
P-86,Basudevpur,Sarsuna Main Road, City:- Kolkata, P.O:- Sarsuna, P.S:-Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India , PAN No.: aexxxxxx6r,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 14/07/2025 , Admitted by: Self, Date of Admission: 14/07/2025 ,Place : Office				
2	Shri Ishwar Chakraborty Son of Late Nani Gopal Chakraborty Executed by: Self, Date of Execution: 14/07/2025 , Admitted by: Self, Date of Admission: 14/07/2025 ,Place : Office	 14/07/2025	 Captured LTI 14/07/2025	 14/07/2025
P-86,Basudevpur,Sarsuna Main Road, City:- Not Specified, P.O:- Sarsuna, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India , PAN No.: acxxxxxx4g,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 14/07/2025 , Admitted by: Self, Date of Admission: 14/07/2025 ,Place : Office				
3	Smt Shipra Roy Daughter of Late Nani Gopal Chakraborty Executed by: Self, Date of Execution: 14/07/2025 , Admitted by: Self, Date of Admission: 14/07/2025 ,Place : Office	 14/07/2025	 Captured LTI 14/07/2025	 14/07/2025
20,Dakshin Behala Road, City:- Kolkata, P.O:- Sarsuna, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.: afxxxxxx1b,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 14/07/2025 , Admitted by: Self, Date of Admission: 14/07/2025 ,Place : Office				

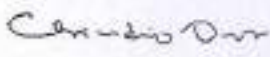
4	Name Smt Anjali Chakraborty Wife of Late Ratan Chakraborty Executed by: Self, Date of Execution: 14/07/2025 , Admitted by: Self, Date of Admission: 14/07/2025 ,Place : Office	Photo  14/07/2025	Finger Print  Captured LTI 14/07/2025	Signature  14/07/2025
P-86,Basudevpur,Sarsuna Main Road, City:- Kolkata, P.O:- Sarsuna, P.S:-Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.:: baxxxxxx3q,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 14/07/2025 , Admitted by: Self, Date of Admission: 14/07/2025 ,Place : Office				
5	Name Shri Shameek Chakraborty Son of Late Ratan Chakraborty Executed by: Self, Date of Execution: 14/07/2025 , Admitted by: Self, Date of Admission: 14/07/2025 ,Place : Office	Photo  14/07/2025	Finger Print  Captured LTI 14/07/2025	Signature  14/07/2025
P-86,Basudevpur,Sarsuna Main Road, City:- Not Specified, P.O:- Sarsuna, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India , PAN No.:: ajxxxxxx7e,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 14/07/2025 , Admitted by: Self, Date of Admission: 14/07/2025 ,Place : Office				
6	Name Shri Kunal Chakraborty Son of Late Ratan Chakraborty Executed by: Self, Date of Execution: 14/07/2025 , Admitted by: Self, Date of Admission: 14/07/2025 ,Place : Office	Photo  14/07/2025	Finger Print  Captured LTI 14/07/2025	Signature  14/07/2025
P-86,Basudevpur,Sarsuna Main Road, City:- Kolkata, P.O:- Sarsuna, P.S:-Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India , PAN No.:: baxxxxxx4k,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 14/07/2025 , Admitted by: Self, Date of Admission: 14/07/2025 ,Place : Office				

Attorney Details :

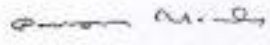
Sl No	Name,Address,Photo,Finger print and Signature
1	NEW MAN CORPORATION INC 67,Fakir Para Road, City:- Kolkata, P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 , PAN No.:: afxxxxxx1q,Aadhaar No Not Provided, Status :Organization, Executed by: Representative



Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Chiradip Das (Presentant) Son of Shri Chittaranjan Das Date of Execution - 14/07/2025, , Admitted by: Self, Date of Admission: 14/07/2025, Place of Admission of Execution: Office	 Jul 14 2025 12:10PM	 LT1 14/07/2025	 14/07/2025
40/5E,Fakir Para Road, City:- Kolkata, P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: afxxxxxx1q,Aadhaar No Not Provided Status : Representative, Representative of : NEW MAN CORPORATION INC (as Proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr NARAYAN MONDAL Son of Late NISHIKANTA MONDAL ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027	 14/07/2025	 14/07/2025	 14/07/2025
Identifier Of Shri Kajal Chakraborty, Shri Ishwar Chakraborty, Smt Shipra Roy, Smt Anjali Chakraborty, Shri Shameek Chakraborty, Shri Kunal Chakraborty, Shri Chiradip Das			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Kajal Chakraborty	NEW MAN CORPORATION INC-1.03125 Dec
2	Shri Ishwar Chakraborty	NEW MAN CORPORATION INC-1.03125 Dec
3	Smt Shipra Roy	NEW MAN CORPORATION INC-1.03125 Dec
4	Smt Anjali Chakraborty	NEW MAN CORPORATION INC-1.03125 Dec
5	Shri Shameek Chakraborty	NEW MAN CORPORATION INC-1.03125 Dec
6	Shri Kunal Chakraborty	NEW MAN CORPORATION INC-1.03125 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Kajal Chakraborty	NEW MAN CORPORATION INC-490.00000000 Sq Ft
2	Shri Ishwar Chakraborty	NEW MAN CORPORATION INC-490.00000000 Sq Ft
3	Smt Shipra Roy	NEW MAN CORPORATION INC-490.00000000 Sq Ft
4	Smt Anjali Chakraborty	NEW MAN CORPORATION INC-490.00000000 Sq Ft
5	Shri Shameek Chakraborty	NEW MAN CORPORATION INC-490.00000000 Sq Ft
6	Shri Kunal Chakraborty	NEW MAN CORPORATION INC-490.00000000 Sq Ft

Endorsement For Deed Number : I - 160313187 / 2025

On 14-07-2025

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 12:06 hrs on 14-07-2025, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Shri Chiradip Das ,

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 49,34,997/-

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

Execution is admitted on 14/07/2025 by 1. Shri Kajal Chakraborty, Son of Late Nani Gopal Chakraborty, P-86,Basudevpur,Sarsuna Main Road, P.O: Sarsuna, Thana: Thakurpukur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by Profession Professionals, 2. Shri Ishwar Chakraborty, Son of Late Nani Gopal Chakraborty, P-86,Basudevpur,Sarsuna Main Road, P.O: Sarsuna, Thana: Thakurpukur, , South 24 -Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by Profession Professionals, 3. Smt Shipra Roy, Daughter of Late Nani Gopal Chakraborty, 20,Dakshin Behala Road, P.O: Sarsuna, Thana: Thakurpukur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by Profession House wife, 4. Smt Anjali Chakraborty, Wife of Late Ratan Chakraborty, P-86,Basudevpur,Sarsuna Main Road, P.O: Sarsuna, Thana: Thakurpukur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by Profession House wife, 5. Shri Shameek Chakraborty, Son of Late Ratan Chakraborty, P-86,Basudevpur,Sarsuna Main Road, P.O: Sarsuna, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by Profession Service, 6. Shri Kunal Chakraborty, Son of Late Ratan Chakraborty, P-86,Basudevpur,Sarsuna Main Road, P.O: Sarsuna, Thana: Thakurpukur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by Profession Service

Indetified by Mr NARAYAN MONDAL, , , Son of Late NISHIKANTA MONDAL, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 14-07-2025 by Shri Chiradip Das, Proprietor, NEW MAN CORPORATION INC, 67,Fakir Para Road, City:- Kolkata, P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034

Indetified by Mr NARAYAN MONDAL, , , Son of Late NISHIKANTA MONDAL, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 53.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by , by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 244, Amount: Rs.100.00/-, Date of Purchase: 20/06/2025, Vendor name: P CHAKRABORTY



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

