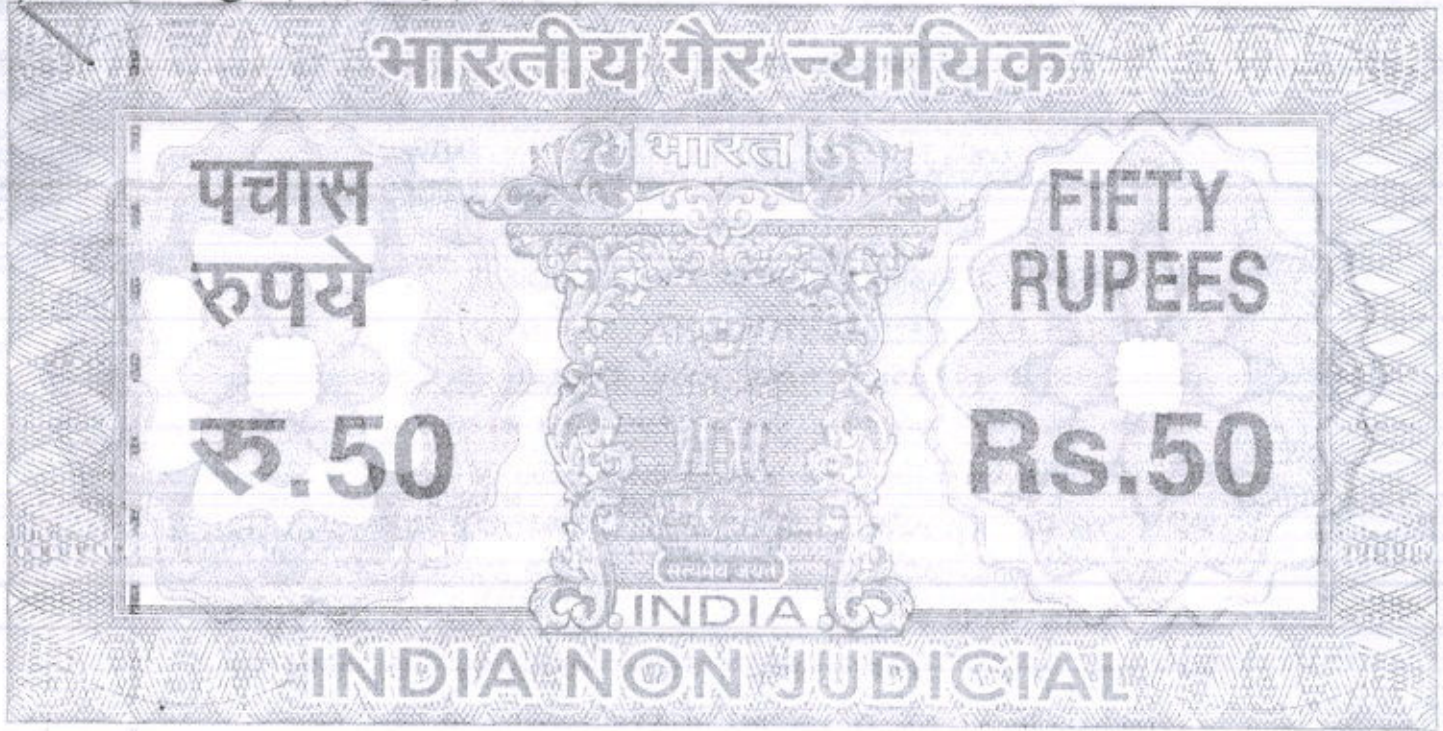


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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AL 286032

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

[Signature]
District Sub-Register-III
Alipore, South 24-Parganas

13 AUG 2025

DEVELOPMENT POWER OF Attorney

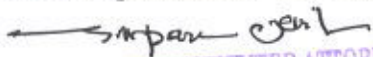
THIS DEVELOPMENT POWER OF Attorney is made on this the 13th day of August, Two Thousand and Twenty Five (2025) A.D. by (1) **SMT. RINA BANERJEE**, (PAN: AKSPB3948C, AADHAAR NO. 9582 7809 3774), wife of Late Gourdas Banerjee, by faith-Hindu, by Nationality-Indian, by occupation-Housewife, residing at 123, Roy Bahadur Road, Post Office- Behala, Police Station-Behala, Kolkata-700034; (2) **SMT. SARBANI CHAKRABORTY**, (PAN: BEPPB4811N, AADHAAR NO. 3991 0874 0229), wife of Sri Shoumitra Chakraborty, by faith-Hindu, by Nationality-Indian, by occupation-Housewife, residing at F-001, Hermes Drome, Viman Nagar, Post Office- Viman Nagar, Police Station- Viman Nagar, Pune- 411014; (3) **SMT. INDRANI BASU**, (PAN: BXQP3747K,

[Signature]
**SWAPAN PAUL CONSTITUTED ATTORNEY OF
RINA BANERJEE, SARDANI CHAKRABORTY,
INDRANI BASU & BIBHASH KARMAKAR
ALIAS BIKASH KARMAKAR, ALIAS KARFU**

AADHAAR NO. 3756 5764 4088), wife of Sri Ayan Basu, by faith-Hindu, by Nationality-Indian, by occupation-Housewife, residing at 84/2/1, Ichapur Road, Kadamtala, Howrah, Post Office-Kadamtala, Police Station- Bantra, Howrah-711101 and (4) **SRI BIBHASH KARMAKAR alias BIKASH KARMAKAR alias KARFU**, (**PAN : HYRPK1060G, AADHAAR NO. 6915 1108 0539**) son of Late Binoy Krishna Karmakar, by faith: Hindu, by occupation: Service, Nationality-Indian; residing at 11/3, Gobinda Sen Lane, Bowbazar, Post Office : Bowbazar, Police Station : Muchipara, Kolkata - 700 012; (hereinafter called and referred to as the "**PRINCIPALS**") in favour of **SRI SWAPAN PAUL (PAN: AFYPP8192F, AADHAAR NO.2277 1304 7424)**, son of Late Ram Chandra Paul, by Faith: Hindu, by Nationality: Indian, by Occupation: Business residing at 26, Sahapur Main Road, Post Office-Sahapur, Police Station: Behala, Kolkata-700038, District: South 24-Parganas, (hereinafter called the "**ATTORNEY**").

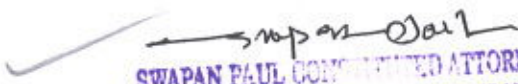
A. The Principals are the absolute Owners and seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of land measuring b(six) Cottahs 10 (ten) Chittacks 41(forty one) square feet, be the same or a little more or less, whereupon a two storied building standing thereon, measuring 2400 Square Feet (each floor measuring 1200 square feet) and a one storied building standing thereon, measuring 1192 square feet, lying and situated in R.S. & L.R. Dag No. 3505, under R.S. Khatian Nos. 168 and 147, corresponding to L.R. Khatian Nos. 3073, 3074, 3082 and 3217, of Mouza- Sahapur, J.L. No.8 (now 108) Touzi Nos. 93 and 101, Pargana - Magura, at and being KMC Premises No.194, Roy Bahadur Road, Police Station- Behala, Kolkata-700034, within the territorial limits of Kolkata Municipal Corporation, in its ward No. 119, under Assessee No.41-119-07-0194-7, District Sub-Registrar Office at Alipore & Additional District Sub Registration office at Behala, District - South 24-Parganas, together with all right of easement, facilities and amenities annexed thereto, which has been specifically described in the **SCHEDULE** hereunder and hereinafter referred to as the "**Said Premises**".

B. The Principals have executed a Development Agreement, on 13.08.2025 hereinafter referred to as the "**Development Agreement**" in respect of

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SWAPAN PAUL CONSTITUTED ATTORNEY OF
RINA BANERJEE, SARDANI CHAKRABORTY,
INDRANI BASU & BIBHASH KARMAKAR
ALIAS BIKASH KARMAKAR, ALIAS KARFU

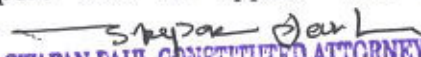
the said premises with SRI SWAPAN PAUL son of Late Ram Chandra Paul, residing at 26, Sahapur Main Road, Post Office-Sahapur, Police Station: Behala, Kolkata-700038, District: South 24-Parganas, (hereinafter referred to as the "**Developer**") for construction of a multi storied building upon the land of the said premises as per sanction plan to be sanctioned by the Kolkata Municipal Corporation. The said Development Agreement was registered at the Office District Sub Registrar-II at Alipore and entered in Book No. I, Being No. 12067 for the year 2025.

- C. The Principals are desirous of appointing, nominating and constituting the Attorney herein as their true and lawful Attorney for and on their behalf and in their names, place and stead to do the following acts, deeds, matters and things that is to say :
1. To defend, possess, manage and maintain the said premises and to construct the building upon the land at the said premises as per plan to be sanctioned by Kolkata Municipal Corporation in terms of the Development Agreement.
 2. To erect boundary walls in and around of the said premises.
 3. To apply for and obtain sanction of the building plan from the Kolkata Municipal Corporation and/or any other authorities and to sign and execute any such papers documents instruments that may be required in this regard.
 4. To sign, execute and submit all applications maps, plans, specification and obtain the same thereof upon sanction in respect of any new plan and/or any modification and/or alterations and/or revised thereafter upon the building plan sanctioned by the Kolkata Municipal Corporation and to sign and execute and submit any plan papers and documents and perform all the formalities and obligations as may be required or necessary from time to time.
 5. To pay fees to obtain sanction and other records permission and/or consents from the necessary authorities as be necessary or required for modification, alteration and/or sanction of the plan and/or any utility serving and/or concerning the said premises and also to sign


SWAPAN PAUL CONSTITUTED ATTORNEY OF
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INDRANI BASU & BIBHASH KARMAKAR
ALIAS BIKASH KARMAKAR, ALIAS KARFU

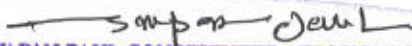
other documents as may be required by the authorities from time to time.

6. To appoint Engineers, Architects and his agent or agents and Sub-Contractors as the said Attorney shall think fit and proper and to make payment of his fees and charges of such Architects, Engineers and his agent or agents and/or sub-contractors, for and on behalf of the Principals.
7. To apply for electricity, water, drainage, sewerage, telephone, lift or of any other utility in the said premises and/or to make alterations in the existing connection and to have disconnected the same and for that to sign answer execute and submit all papers applications documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the Attorney.
8. To apply for and to obtain licenses and permissions that may be necessary or be required for the purpose of installation and running of lift, generator for auxiliary power supply or for the purpose of having the drain of the said premises to be disconnected and/or connected to the municipal drain and for all or any of the purposes above mentioned to sign and execute all necessary papers.
9. To make, supervise and carry out construction of the building and/or structures according to the sanctioned building plan to be sanctioned by the competent authority in respect of the said premises as mentioned in **SCHEDULE** hereunder and to that effect to get signed, pursue and collect on behalf of the Principals all such or relevant applications, drawings, documents and any representations of whatsoever manner or nature that is being sought to be done by the aforesaid department of the competent authority or by other and when necessary as and/or asked for.
10. To appear and represent the Principals before the Kolkata Municipal Corporation, building Tribunal and other authorities concerned regarding any notice received or served upon the Principals in respect of the said premises and to make representations, prefer appeals reviews and revisions and for that to sign and submit all papers, appeals, applications and papers and to appear and make


SWAPAN PAUL CONSTITUTED ATTORNEY OF
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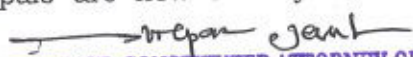
representation for and on behalf of the Principals before the authorities concerned.

11. To appear and represent the Principals before the Kolkata Municipal Corporation, Kolkata Metropolitan Development Authority, Fire Services Dept. West Bengal, Kolkata Police, West Bengal Police, C.E.S.C, and Airport Authority in connection with the said premises and to sign and execute all the papers and documents wherever necessary.
12. To sign and execute all the papers and documents relating to obtain no objection from KIT, Airport Authority, Fire Brigade, KMDA and Kolkata Police and West Bengal Police.
13. To sign and execute all paper and documents relating to the said premises Kolkata Municipal Corporation and other authority for mutation, amalgamation, conversation, in the name of the Principals.
14. To sign and execute all papers and documents relating to the said premises for obtaining land ceiling clearance from the Competent Authority.
15. To sign and execute all papers and documents relating to mutation of the said premises before the Kolkata Municipal Corporation and B.L & L.R.O.
16. To sign and execute all papers and documents which are require by the Authority as per West Bengal Housing Regulation Act, 2017 and rules made there under.
17. To appear and represent Principals before any Notary Public, Registrar of Assurances, District Registrar, Sub-Registrar or any other officer or officers having jurisdiction and to present for registration and have registered and performed all deeds, agreements, documents and instruments executed and signed by the said Attorney in any manner concerning the developers allocation of the said premises or any part thereof with undivided share of land and admit execution thereof.
18. To enter into Agreement for Sale(s), Deed of Conveyance(s), transfer or otherwise in respect of the Developer's allocation mentioned in the


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Development Agreement together with undivided proportionate share of the land of the said premises at a settled price to be settled by the Attorney and to collect money from the intending Purchaser(s) and to grant receipt and acknowledge the payment.

19. To sign and execute any other deeds, documents, Agreements for Sale, Deed of Conveyance(s) or Deed of Sale(s) in respect of the Developer's allocation mentioned in the Development Agreement together with undivided proportionate share of the land of the said premises and to present the same for registration before the registering authority and to admit the execution thereof.
20. To receive money or moneys whether in advance or booking from time to time or at a time from the intending Purchaser or Purchasers in respect of the Developer's Allocation in terms of the said Development Agreement and to grant proper receipt and discharge thereof.
21. To receive money or moneys whether in advance or booking from time to time or at any time from the intending Purchaser or Purchasers in respect of the Developer's Allocation including the tenanted accommodation acquired by the Developer in terms of the said Development Agreement and to grant proper receipts and discharges thereof.
22. To deliver khas and vacant possession of the Developer's Allocation acquired by the Developer to the intending Purchaser or Purchasers.
23. To charge by way of equitable mortgage in respect of the Developer's Allocation consisting apartment/ unit/floor/ flats/car parking spaces of the proposed building and to make the Principals free from all encumbrances and liabilities whatsoever.
24. To sign execute and submit all declarations, Supplementary Agreement, statements, applications and affirm affidavits as may be necessary or required from time to time and Developer has the right to negotiate with the tenant.
25. To commence, prosecute, enforce, defend, answer and oppose all actions and proceedings concerning in any way the said premises or any part thereof including those relating to acquisition and/or requisition in which the Principals are now or may hereafter be


SWAPAN PAUL CONSTITUTED ATTORNEY OF
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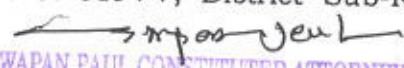
interested or concerned and if thought fit and compromise settle refer to arbitration abandon become non-suited submit to judgment in any action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue.

26. To appoint any retainers, solicitors, advocate and other legal agents and to revoke such appointments and others as occasion shall require.
27. To sign affirm and verify plaint, petition, written statements, tabular statements, Review, Revisions, Affidavit, Declarations, Memorandum of Appeal or any other paper or pleadings including applications under Article 226 of the Constitution of India in any suit action or proceedings relating to the said premises or any part thereof.
28. This Power of Attorney is revocable subject to consent of both the parties.

AND GENERALLY to do all acts and things concerning the powers herein conferred in respect of the said premises which the Principals could have done lawfully under their own hands if present personally. And we the Principals do hereby agree to ratify and confirm all acts, deeds and things whatsoever and the said Attorney shall do and/or cause to be done in accordance herewith.

THE SCHEDULE ABOVE REFERRED TO
(Description of the said premises)

ALL THAT piece and parcel of land measuring 6(six) Cottahs 10 (ten) Chittacks 41(forty one) square feet, be the same or a little more or less, whereupon a two storied building standing thereon, measuring 2400 Square Feet (each floor measuring 1200 square feet) and a one storied building standing thereon, measuring 1192 square feet, lying and situated in R.S. & L.R. Dag No. 3505, under R.S. Khatian Nos. 168 and 147, corresponding to L.R. Khatian Nos. 3073, 3074, 3082 and 3217, of Mouza- Sahapur, J.L. No.8 (now 108) Touzi Nos. 93 and 101, Pargana - Magura, at and being KMC Premises No.194, Roy Bahadur Road, Police Station- Behala, Kolkata-700034, within the territorial limits of Kolkata Municipal Corporation, in its ward No. 119, under Assessee No.41-119-07-0194-7, District Sub-Registrar


SWAPAN PAUL CONSTITUTED ATTORNEY OF
RINA BANERJEE, SAKDANI CHAKRABORTY,
INDRANI BASU & BIBHASH KARMAKAR
ALIAS BIKASH KARMAKAR, ALIAS KARPUR

Office at Alipore & Additional District Sub Registration office at Behala, District - South 24-Parganas, together with all right of easement, facilities and amenities annexed thereto, which is butted and bounded as follows:-

- ON THE NORTH BY** : By land and building of Bhagabati Shaw
ON THE SOUTH BY : 35 feet wide Roy Bahadur Road;
ON THE EAST BY : 22 feet wide Barick Para Road;
ON THE WEST BY : Two Storied Building.

IN WITNESS WHEREOF the Principals and Attorney put their respective signatures on this the day, month and year first above written.

WITNESSES :-

1. *Abdul Sub*
53, Kalyan Bazar, Sec-1,
Kolkata - 700030
2. Gautam Jana
Alipore Judges Court
Kolkata - 700027

1. Rina Banerjee
2. Sarbani Chakraborty.
3. Indrani Basu
4. Bibhash Karmakar

Signature of the **PRINCIPALS**

Swapan Paul

Signature of the **ATTORNEY**

Drafted by and prepared
in my Office :-

Binay Kumar Seth
Binay Kumar Seth
Advocate
Enrolment No.F/32/12/2017 of ,
Bar Council of West Bengal
Alipore Judges' Court, Kolkata : 700027.

Swapan Paul
SWAPAN PAUL CONSTITUTED ATTORNEY OF
RINA BANERJEE, SARBANI CHAKRABORTY,
INDRANI BASU & BIBHASH KARMAKAR
ALIAS BIKASH KARMAKAR, ALIAS KARFU



	Thumb	First Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

NAME:- SMT. RINA BANERJEE
Signature : *Rina Banerjee*



	Thumb	First Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

NAME:- SMT. SARBANI CHAKRABORTY
Signature : *Sarbani Chakraborty*



	Thumb	First Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

NAME:- SMT. INDRANI BASU
Signature : *Indrani Basu*

Swapan Paul
SWAPAN PAUL CONSTITUTED ATTORNEY OF
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INDRANI BASU & BIBHASH KARMAKAR
ALIAS BIKASH KARMAKAR, ALIAS KARFU

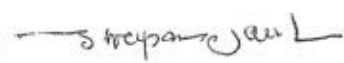
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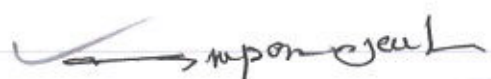
NAME:- SRI BIBHASH KARMAKAR ALIAS
BIKASH KARMAKAR ALIA KARFU

Signature : 

Photo		Thumb	First Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right Hand					

NAME:-SRI SWAPAN PAUL

Signature : 



SWAPAN PAUL CONSTITUTED ATTORNEY OF
RINA BANERJEE, SARBANI CHAKRABORTY,
INDRANI BASU & BIBHASH KARMAKAR
ALIAS BIKASH KARMAKAR, ALIAS KARFU

Major Information of the Deed

Deed No :	I-1602-12150/2025	Date of Registration	13/08/2025
Query No / Year	1602-8002332353/2025	Office where deed is registered	
Query Date	13/08/2025 3:07:50 PM	D.S.R. - I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Goutam Jana Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027. Mobile No. : 8240679455, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 1,81,12,674/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 50/- (Article 48(g))	Rs. 232/- (Article:E, M(b).)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]- 160212067/2025 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Roy Bahadur Road, Road Zone : ((J.L. Sarani to Buroshibatala Xing) Premises Located Not On Road --), , Premises No: 194, , Ward No: 119 Pin Code : 700034

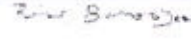
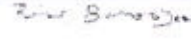
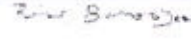
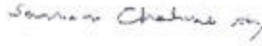
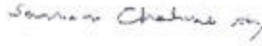
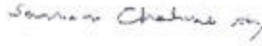
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	6 Katha 10 Chatak 41 Sq Ft		1,47,00,274/-	Width of Approach Road: 35 Ft., , Project Name :
Grand Total :				11.0252Dec	0/-	147,00,274 /-	

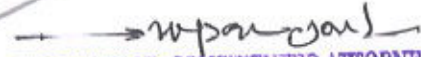
Structure Details :

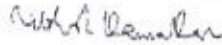
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2400 Sq Ft.	0/-	22,80,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1200 Sq Ft.,Residential Use, Tiles Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1200 Sq Ft.,Residential Use, Tiles Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L1	1192 Sq Ft.	0/-	11,32,400/-	Structure Type: Structure
Gr. Floor, Area of floor : 1192 Sq Ft.,Residential Use, Tiles Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		3592 sq ft	0/-	34,12,400 /-	

SWAPAN PAUL CONSTITUTED ATTORNEY OF
RINA BANERJEE, SARBANI CHAKRABORTY,
INDRANI BASU & BIBHASH KARMAKAR
ALIAS BIKASH KARMAKAR, ALIAS KARFU

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mrs RINA BANERJEE Wife of Late Gourdas Banerjee Executed by: Self, Date of Execution: 13/08/2025 Admitted by: Self, Date of Admission: 13/08/2025 ,Place : Office </td> <td>  </td> <td>  Captured LTI 13/08/2025 </td> <td>  13/08/2025 </td> </tr> </tbody> </table> 171, Roy-Bahadur Road, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth: XX-XX-1XX2 , PAN No.: AKxxxxxx8C, Aadhaar No: 95xxxxxxxx3774, Status :Individual, Executed by: Self, Date of Execution: 13/08/2025 Admitted by: Self, Date of Admission: 13/08/2025 ,Place : Office	Name	Photo	Finger Print	Signature	Mrs RINA BANERJEE Wife of Late Gourdas Banerjee Executed by: Self, Date of Execution: 13/08/2025 Admitted by: Self, Date of Admission: 13/08/2025 ,Place : Office		 Captured LTI 13/08/2025	 13/08/2025
Name	Photo	Finger Print	Signature						
Mrs RINA BANERJEE Wife of Late Gourdas Banerjee Executed by: Self, Date of Execution: 13/08/2025 Admitted by: Self, Date of Admission: 13/08/2025 ,Place : Office		 Captured LTI 13/08/2025	 13/08/2025						
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mrs SARBANI CHAKRABORTY Wife of Mr Soumitra Chakraborty Executed by: Self, Date of Execution: 13/08/2025 Admitted by: Self, Date of Admission: 13/08/2025 ,Place : Office </td> <td>  </td> <td>  Captured LTI 13/08/2025 </td> <td>  13/08/2025 </td> </tr> </tbody> </table> F-001, Hermes Drome Viman Nagar, City:- , P.O:- Viman Nagar, P.S:-Vimantala, District:-Pune, Maharashtra, India, PIN:- 411014 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth: XX-XX-1XX7 , PAN No.: BExxxxxx1N, Aadhaar No: 39xxxxxxxx0229, Status :Individual, Executed by: Self, Date of Execution: 13/08/2025 Admitted by: Self, Date of Admission: 13/08/2025 ,Place : Office	Name	Photo	Finger Print	Signature	Mrs SARBANI CHAKRABORTY Wife of Mr Soumitra Chakraborty Executed by: Self, Date of Execution: 13/08/2025 Admitted by: Self, Date of Admission: 13/08/2025 ,Place : Office		 Captured LTI 13/08/2025	 13/08/2025
Name	Photo	Finger Print	Signature						
Mrs SARBANI CHAKRABORTY Wife of Mr Soumitra Chakraborty Executed by: Self, Date of Execution: 13/08/2025 Admitted by: Self, Date of Admission: 13/08/2025 ,Place : Office		 Captured LTI 13/08/2025	 13/08/2025						
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mrs INDRANI BASU Wife of Mr Ayan Basu Executed by: Self, Date of Execution: 13/08/2025 Admitted by: Self, Date of Admission: 13/08/2025 ,Place : Office </td> <td>  </td> <td>  Captured LTI 13/08/2025 </td> <td>  13/08/2025 </td> </tr> </tbody> </table> 84/2/1, Ichapur Road, City:- , P.O:- Kadamtala, P.S:-Bantra, District:-Howrah, West Bengal, India, PIN:- 711101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth: XX-XX-1XX3 , PAN No.: BXxxxxxx7K, Aadhaar No: 37xxxxxxxx4088, Status :Individual, Executed by: Self, Date of Execution: 13/08/2025 Admitted by: Self, Date of Admission: 13/08/2025 ,Place : Office	Name	Photo	Finger Print	Signature	Mrs INDRANI BASU Wife of Mr Ayan Basu Executed by: Self, Date of Execution: 13/08/2025 Admitted by: Self, Date of Admission: 13/08/2025 ,Place : Office		 Captured LTI 13/08/2025	 13/08/2025
Name	Photo	Finger Print	Signature						
Mrs INDRANI BASU Wife of Mr Ayan Basu Executed by: Self, Date of Execution: 13/08/2025 Admitted by: Self, Date of Admission: 13/08/2025 ,Place : Office		 Captured LTI 13/08/2025	 13/08/2025						

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SWAPAN PAUL CONSTITUTED ATTORNEY OF
RINA BANERJEE, SARBANI CHAKRABORTY,
INDRANI BASU & BIBHASH KARMAKAR
ALIAS BIKASH KARMAKAR, ALIAS KARFU

Name	Photo	Finger Print	Signature
Mr BIBHASH KARMAKAR, (Alias: Mr BIKASH KARMAKAR ALIAS KARFU) Son of Late Binoy Krishna Karmakar Executed by: Self, Date of Execution: 13/08/2025 , Admitted by: Self, Date of Admission: 13/08/2025 ,Place : Office		 Captured	
13/08/2025	LTI 13/08/2025	13/08/2025	

11/3, Gobinda Sen Lane, City:- , P.O:- Bowbazar, P.S:-Muchipara, District:-Kolkata, West Bengal, India, PIN:- 700012 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth: XX-XX-1XX0 , PAN No.: HYxxxxxx0G, Aadhaar No: 69xxxxxxxx0539, Status :Individual, Executed by: Self, Date of Execution: 13/08/2025 , Admitted by: Self, Date of Admission: 13/08/2025 ,Place : Office

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr SWAPAN PAUL, (Alias: Mr BIKASH KARMAKAR Alias KARFU) (Presentant) Son of Late Ram Chandra Paul Executed by: Self, Date of Execution: 13/08/2025 , Admitted by: Self, Date of Admission: 13/08/2025 ,Place : Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>13/08/2025</td> <td>LTI 13/08/2025</td> <td>13/08/2025</td> <td></td> </tr> </tbody> </table> Son of Late Ram Chandra Paul 26, Sahapur Main Road, City:- , P.O:- Sahapur, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX5 , PAN No.: AFxxxxxx2F, Aadhaar No: 22xxxxxxxx7424, Status :Individual, Executed by: Self, Date of Execution: 13/08/2025 , Admitted by: Self, Date of Admission: 13/08/2025 ,Place : Office	Name	Photo	Finger Print	Signature	Mr SWAPAN PAUL, (Alias: Mr BIKASH KARMAKAR Alias KARFU) (Presentant) Son of Late Ram Chandra Paul Executed by: Self, Date of Execution: 13/08/2025 , Admitted by: Self, Date of Admission: 13/08/2025 ,Place : Office		 Captured		13/08/2025	LTI 13/08/2025	13/08/2025	
Name	Photo	Finger Print	Signature										
Mr SWAPAN PAUL, (Alias: Mr BIKASH KARMAKAR Alias KARFU) (Presentant) Son of Late Ram Chandra Paul Executed by: Self, Date of Execution: 13/08/2025 , Admitted by: Self, Date of Admission: 13/08/2025 ,Place : Office		 Captured											
13/08/2025	LTI 13/08/2025	13/08/2025											

Identifier Details :

Name	Photo	Finger Print	Signature
Mr GOUTAM JANA Son of Mr MOHITOSH JANA ALIPORE JUDGE'S COURT, City:- Kolkata, P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027		 Captured	
13/08/2025	13/08/2025	13/08/2025	

Identifier Of Mrs RINA BANERJEE, Mrs SARBANI CHAKRABORTY, Mrs INDRANI BASU, Mr SWAPAN PAUL, Mr BIBHASH KARMAKAR


SWAPAN PAUL CONSTITUTED ATTORNEY OF
RINA BANERJEE, SARBANI CHAKRABORTY,
INDRANI BASU & BIBHASH KARMAKAR
ALIAS BIKASH KARMAKAR, ALIAS KARFU

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs RINA BANERJEE	Mr SWAPAN PAUL-2.7563 Dec
2	Mrs SARBANI CHAKRABORTY	Mr SWAPAN PAUL-2.7563 Dec
3	Mrs INDRANI BASU	Mr SWAPAN PAUL-2.7563 Dec
4	Mr BIBHASH KARMAKAR	Mr SWAPAN PAUL-2.7563 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs RINA BANERJEE	Mr SWAPAN PAUL-600.00000000 Sq Ft
2	Mrs SARBANI CHAKRABORTY	Mr SWAPAN PAUL-600.00000000 Sq Ft
3	Mrs INDRANI BASU	Mr SWAPAN PAUL-600.00000000 Sq Ft
4	Mr BIBHASH KARMAKAR	Mr SWAPAN PAUL-600.00000000 Sq Ft
Transfer of property for S2		
Sl.No	From	To. with area (Name-Area)
1	Mrs RINA BANERJEE	Mr SWAPAN PAUL-298.00000000 Sq Ft
2	Mrs SARBANI CHAKRABORTY	Mr SWAPAN PAUL-298.00000000 Sq Ft
3	Mrs INDRANI BASU	Mr SWAPAN PAUL-298.00000000 Sq Ft
4	Mr BIBHASH KARMAKAR	Mr SWAPAN PAUL-298.00000000 Sq Ft

✓ *Swapan Paul*

**SWAPAN PAUL CONSTITUTED ATTORNEY OF
RINA BANERJEE, SARBANI CHAKRABORTY,
INDRANI BASU & BIBHASH KARMAKAR
ALIAS BIKASH KARMAKAR, ALIAS KARFU**

Endorsement For Deed Number : I - 160212150 / 2025

On 13-08-2025

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 16:07 hrs on 13-08-2025, at the Office of the D.S.R. - I I SOUTH 24-PARGANAS by Mr SWAPAN PAUL Alias Mr BIKASH KARMAKAR Alias KARFU, Claimant.

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 1,81,12,674/-

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

Execution is admitted on 13/08/2025 by 1. Mrs RINA BANERJEE, Wife of Late Gourdas Banerjee, 123, Roy Bahasdur Road, P.O: Behala, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession House wife, 2. Mrs SARBANI CHAKRABORTY, Wife of Mr Soumitra Chakraborty, F-001, Hermes Drome Viman Nagar, P.O: Viman Nagar, Thana: Vimantala, , Pune, MAHARASHTRA, India, PIN - 411014, by caste Hindu, by Profession House wife, 3. Mrs INDRANI BASU, Wife of Mr Ayan Basu, 84/2/1, Ichapur Road, P.O: Kadamtala, Thana: Rantra, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by Profession House wife, 4. Mr SWAPAN PAUL, Alias Mr BIKASH KARMAKAR Alias KARFU, Son of Late Ram Chandra Paul, 26, Sahapur Main Road, P.O: Sahapur, Thana: Behala, , South 24 Parganas, WEST BENGAL, India, PIN - 700038, by caste Hindu, by Profession Business, 5. Mr BIBHASH KARMAKAR, Alias Mr BIKASH KARMAKAR ALIAS KARFU, Son of Late Binoy Krishna Karmakar, 11/3, Gobinda Sen Lane, P.O: Bowbazar, Thana: Muchipara, , Kolkata, WEST BENGAL, India, PIN - 700012, by caste Hindu, by Profession Service

Identified by Mr GOUTAM JANA, , Son of Mr MOHITOSH JANA, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, 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 232.00/- (E = Rs 200.00/- ,H = Rs 28.00/- ,M (b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 232.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by , by Stamp Rs 50.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 286032, Amount: Rs.50.00/-, Date of Purchase: 12/08/2025, Vendor name: S C Halder

Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

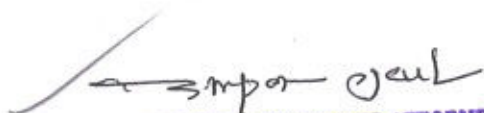
SWAPAN PAUL CONSTITUTED ATTORNEY OF
RINA BANERJEE, SARBANI CHAKRABORTY,
INDRANI BASU & BIBHASH KARMAKAR
ALIAS BIKASH KARMAKAR, ALIAS KARFU

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1602-2025, Page from 541555 to 541573
being No 160212150 for the year 2025.



Digitally signed by SUMAN BASU
Date: 2025.08.27 13:57:32 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 27/08/2025
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-PARGANAS
West Bengal.


SWAPAN PAUL CONSTITUTED ATTORNEY OF
RINA BANERJEE, SARDANI CHAKRABORTY,
INDRANI BASU & BIBHASH KARMAKAR
ALIAS BIKASH KARMAKAR, ALIAS KARFU