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 पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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Certified that the document is admitted to registration. The signature sheet/sheets & the endorsement sheet or sheets attached with this document are the part of this documents.

Additional District Sub-Registrar,
 Palarnat, New Town, North 24-Pgs

19 JAN 2023

**DEVELOPMENT POWER OF ATTORNEY AFTER
 REGISTERED DEVELOPMENT AGREEMENT**

TO ALL TO WHOM these presents shall come We,

1. **SRI DILIP KUMAR KARMAKAR** [PAN AHBPK6034C] [AADHAAR 6313 7515 0624], son of Late Nripendra Mohan Karmakar, by faith – Hindu, by Nationality-Indian, by occupation – Retired residing at "Basanti Villa", Ground Floor, Flat No G/1, BE -7A, Deshbandhunagar, P.O. Deshbandhunagar, P.S. Baguiati, Kolkata-700059, District North 24 Parganas, West Bengal,
2. **SRI KALYAN KUMAR KARMAKAR** [PAN ADVPK6955E] [AADHAAR 7977 7250 0292], son of Late Nripendra Mohan Karmakar, by faith – Hindu, by Nationality-Indian, by occupation – Retired , residing at 1501b Wing, Vasudha , Dosti Vihar, Pokhram Road No 1, Near Kores Garden, Vartak Nagar, P.S.Thane, P.O. Vartak Nagar, District

ane, Pin 400606, State -Maharastra, **3. SRI SUBRATA KARMAKAR[PAN AEQPK2318M] [AADHAAR 8327 3289 1333]**, son of Late Nripendra Mohan Karmakar, by faith – Hindu, by Nationality-Indian, by occupation – Service, residing at BF-1/3, Deshbandhunagar, P.O. Deshbandhunagar, P.S. Baguiati, Kolkata-700059, District North 24 Parganas, West Bengal, **4. SRI MAYUKH KARMAKAR[PAN BWYPK5091A] [AADHAAR 6749 1219 1966]**, son of Late Asish Kumar Karmakar, by faith – Hindu, by Nationality-Indian, by occupation – Student, residing at BF-1/3, Deshbandhunagar, P.O. Deshbandhunagar, P.S. Baguiati, Kolkata-700059, District North 24 Parganas, West Bengal, **5. KUMARI MAITREYEE KARMAKAR [PAN CHYPK3944G] [AADHAAR 9204 0425 4097]**, Daughter of Late Asish Kumar Karmakar, by faith – Hindu, by Nationality-Indian, by occupation – Service, residing at BF-1/3, Deshbandhunagar, P.O. Deshbandhunagar, P.S. Baguiati, Kolkata-700059, District North 24 Parganas, West Bengal, **6. SMT SIPRA KARMAKAR[PAN BPFPK9998Q] [AADHAAR 2801 9653 4619]**, Wife of Late Bimalendu Karmakar and daughter of Late Nripendra Mohan Karmakar, by faith – Hindu, by Nationality-Indian, by occupation – Housewife, residing at 8 Lakshibai Path, 22 Durgapur Bardhaman, P.O. Bistupur, P.S. City Centre Kanksa, Bardhaman, District Bardhaman (West), Pin-713216, West Bengal, **7. SMT SUVRA ROY[PAN BBAPR2154Q] [AADHAAR 8069 9888 8700]**, wife of Sri Narayan Chandra Roy and daughter of Late Nripendra Mohan Karmakar, by faith – Hindu, by Nationality-Indian, by occupation – Housewife, residing at 105/A, Anandamath, Ichapur, P.O. Ichapur Nawabganj, P.S. Noapara, Pin-743144, District North 24 Parganas, West Bengal, hereinafter jointly called and referred to as the “**PRINCIPALS**” (which terms and expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective legal heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

Purchase of land by Amarendra Nath Chatterjee:-

WHEREAS one Amarendra Nath Chatterjee purchased some Mourashi Mokorari sattiya lands including the land roughly measuring an area of .52

lying and situated at Mouza Raghunathpur, J.L No 8, Re sa No 134, comprised in Dag No 603 under Khatian No 219 and being part of plot No 7 of the Development Scheme, P.S Rajarhat, in the district of North 24 parganas, by a registered Deed of sale on 20.12.1947 registered at Sub Registrar Cossipore Dum Dum and recorded in Book No I, Volume No 62, Pages 89 to 92, Being No 3479, for the year 1947 from Lalit Mohan Mondal.

Absolute ownership by Amarendra Nath Chatterjee:-

AND WHEREAS thus said Amarendra Nath Chatterjee became the absolute owner of the above mentioned property by virtue of purchase and while in course of enjoying the same with a view to permanently let out the land in small plots of building laid out roads and divided the same into several small plots numbering 1, 2 and 3 etc.

Demise a portion of land by Amarendra Nath Chatterjee in favour of Bisweswar Chatterjee:-

AND WHEREAS thereafter by an indenture bearing the date on 31.03.1948, the said Amarendra Nath Chatterjee demised a portion of one of such plot of land measuring an area of 2-12-6 Two Cottahs Twelve Chittacks Sixs ft having annual rent of Rupees One Ana Zero Pai Six along with the power to erect building and structure thereon the said premises in favour of Bisweswar Chatterjee,.

Absolute ownership by Bisweswar Chatterjee:-

AND WHEREAS thus Bisweswar Chatterjee became the absolute owner of the above mentioned property by virtue of above mentioned demise made and executed by Amarendra Nath Chatterjee and constructed pucca building thereon the said premises and while enjoying the same free from all encumbrances .

Sold of land by Bisweswar Chatterjee:-

AND WHEREAS Bisweswar Chatterjee announced to sale out 2-12-6 land and that purpose Nripendra Mohan Karmakar, entered into an agreement

sale on 22nd day of February last and the same was registered by a registered Deed of sale which was executed on 05.03.1952, registered at Sub-Registrar Cossipore Dum Dum and recorded in Book No. I, Volume No. 21, Pages 131 to 136, Being No. 1121, for the year 1952 from Bisweswar Chatterjee, the vendor therein and Nripendra Mohan Karmakar, the purchaser therein.

Absolute ownership by Nripendra Mohan Karmakar:-

AND WHEREAS thus Nripendra Mohan Karmakar, became the absolute owner of Mourashi Mokorari sattiya land measuring an area of **2-12-6** Two Cottahs Twelve Chittacks Six sft together with structure thereon lying and situated at **Mouza Raghunathpur**, J.L. No. 8, Re. Sa. No. 134, Touzi No. 3027, under Khatian No 219 comprised in Dag No 603, P.S. Rajarhat, at present Baguiati, within the limits of Rajarhat Gopalpur Municipality, having old Ward No. 21, thereafter Ward No 23, at present under Bidhannagar Municipal Corporation, New Ward No. 9, Now at being Premises No. **BF-1/3, Deshbandhunagar**, P.O. Deshbandhunagar, P.S. Baguiati, Kolkata-700059, at present Additional District Sub-Registrar Rajarhat New Town, in the District of North 24 Parganas, by virtue of purchase as mentioned above and constructed **700 sft pucca cement flooring** structure on the **Ground Floor** and **700 sft pucca cement flooring** structure on the **First Floor** thereon the said premises and enjoying the same free from encumbrances and without any interruption from anybody or from any corner.

Demise of by Nripendra Mohan Karmakar :-

AND WHEREAS thereafter while in course of enjoying the same Nripendra Mohan Karmakar died intestate on 06.06.1963 leaving behind his surviving wife namely Kamala Karmakar, since deceased, four sons namely Sri Dilip Kumar Karmakar, Sri Kalyan Kumar Karmakar, Asish Kumar Karmakar, since deceased, Sri Subrata Karmakar, two daughters namely Smt Sipra Karmakar and Smt Suvra Roy as his only legal heirs and successors and the property left by Nripendra Mohan Karmakar, since deceased were jointly

herited by his surviving wife namely Kamala Karmakar, since deceased, four sons namely Sri Dilip Karmakar, Sri Kalyan Kumar Karmakar, Asish Kumar Karmakar, since deceased, Sri Subrata Karmakar, two daughters namely Smt Sipra Karmakar and Smt Suvra Roy, by virtue of hereditary right of their husband and father respectively and also by virtue of Hindu Succession Act. 1956 and they jointly enjoying the same free from all sort of encumbrances and without any interruption from anybody or from any corner [each having undivided **1/7th share** of the total property] and recorded their names in B.L. and L.R.O. in the manner and share as follows:

NAME	R.S./L.R, KHATIAN	R.S./L.R DAG	CLASSIFICATION	SHARE	AREA OF LAND SATAK) MOOR OR LESS
Smt Kamala Karmakar	203	636	BASTU	0.0112	1 satak
Sri Dilip Karmakar	511	636	BASTU	0.0111	1 satak
Sri Kalyan Karmakar	211	636	BASTU	0.0100	0 satak
Sri Asish Kumar Karmakar	155	636	BASTU	0.0112	1 Satak
Sri Subrata Karmak ar	1576	636	DANGA	0.0100	0 satak
Smt Suvra Roy	1384	636	BASTU	0.0112	1 Satak
Smt Sipra Karmakar	1364	636	BASTU	0.0112	0 satak
					4 satak

Demise of by Kamala Karmakar :-

AND WHEREAS while in course of enjoying the same Kamala Karmakar died intestate on 04.01.2001 leaving behind his surviving four sons namely Sri Dilip Kumar Karmakar, Sri Kalyan Kumar Karmakar, Asish Kumar Karmakar, since deceased, Sri Subrata Karmakar, two daughters namely Smt Sipra Karmakar and Smt Suvra Roy as his only legal heirs and successors and **undivided 1/7th share** of the total property left by Kamala

Karmakar, since deceased were jointly inherited by her surviving four sons namely Sri Dilip Karmakar, Sri Kalyan Kumar Karmakar, Asish Kumar Karmakar, since deceased, Sri Subrata Karmakar, two daughters namely Smt Sipra Karmakar and Smt Suvra Roy, by virtue of hereditary right of their mother and also by virtue of Hindu Succession Act. 1956 [each having undivided **1/6th share** of the total property].

Demise of by Asish Kumar Karmakar :-

AND WHEREAS while in course of enjoying the same Asish Kumar Karmakar died intestate on 04.12.2013 leaving behind his surviving One Son namely Mayukh Karmakar and one daughter namely Miss Maitreyee Karmakar as his only legal heirs and successors and **undivided 1/6th share** of the total property left by Asish Kumar Karmakar, since deceased were jointly inherited by his surviving One Son namely Mayukh Karmakar and one daughter namely Miss Maitreyee Karmakar by virtue of hereditary right of their father and also by virtue of Hindu Succession Act. 1956 [Each having undivided **1/12th share** of the total property].

Recorded in B.L & L.R.O by Sri Dilip Karmakar, Sri Kalyan Kumar Karmakar, Sri Subrata Karmakar, Mayukh Karmakar, Miss Maitreyee Karmakar, Smt Sipra Karmakar and Smt Suvra Roy the present landowners therein and principals hereof in the manner as follows and also mutated their names in the records of Bidhanagar Municipal Corporation:-

NAME	R.S./L.R. KHATIAN	R.S./L.R. DAG	CLASSIFICATION	TOTAL LAND	SHARE	AREA OF LAND (SATAK) M/L
Sri Dilip Karmakar	511	636	BASTU	52 SATAK	0.0130	0.67 satak
Sri Kalyan Karmakar	211	636	BASTU	52 SATAK	0.0119	0.61 Satak
Sri Subrata Karmakar	1576	636	DANGA	52 SATAK	0.0118	0.61Satak
Mayukh Karmakar	3988	636	BASTU	52 SATAK	0.0009	0.046 Satak
Mayukh Karmakar	3990	636	BASTU	52 SATAK	0.0056	0.29 Satak
Maitreyee Karmakar	3989	636	BASTU	52 SATAK	0.0010	0.047 Satak
Maitreyee Karmakar	3991	636	BASTU	52 SATAK	0.0056	0.29 Satak

ar	1364	636	BASTU	52 SATAK	0.0112	0.58 Satak
Sipra Karmakar	3987	636	BASTU	52 SATA K	0.0019	0.0988 Satak
Smt Suvra Roy	1384	636	BASTU	52 SATAK	0.0130	0.67 Satak
					TOTAL	3.91 SATAK

And also mutated their names in the records of Bidhannagar Municipal Corporation under New ward No 9, Holding No 115/245, Assessee No 2003316648, at being premises No BF-1/3, Deshbandhunagar, P.O. Deshbandhunagar, P.S. Baguiati, Kolkata-700059, in the District of North 24 Parganas, West Bengal.

Absolute joint ownership by Sri Dilip Kumar Karmakar, Sri Kalyan Kumar Karmakar, Sri Subrata Karmakar, Mayukh Karmakar, Miss Maitreyee Karmakar, Smt Sipra Karmakar and Smt Suvra Roy, the landowners therein and principals herein:-

AND WHEREAS thus Sri Dilip Kumar Karmakar (having undivided **1/6th share** of the total property), Sri Kalyan Kumar Karmakar (having undivided **1/6th share** of the total property), Mayukh Karmakar (having undivided **1/12th share** of the total property), Miss Maitreyee Karmakar (having undivided **1/12th share** of the total property) Sri Subrata Karmakar (having undivided **1/6th share** of the total property), Smt Sipra Karmakar (having undivided **1/6th share** of the total property) and Smt Suvra Roy (having undivided **1/6th share** of the total property) the landowners therein and principal herein jointly became the absolute owners of **ALL THAT** a piece and parcel of Bastu land measuring an area of **2-12-6** Two Cottahs Twelve Chittacks Six sft together with **700 sft cement flooring pucca** structure on the **Ground Floor** and **700 sft cement flooring pucca** structure on the **First Floor** thus total measuring an area of **1400 sft** Two storied residential building thereon the said premises lying and situated at **Mouza Raghunathpur**, J.L. No. 8, Re. Sa. No. 134, Touzi No. 3027, under C.S. Khatian No. 219 corresponding to **R.S./L.R Khatian Nos. 511,211, 1576, 3988, 3990, 3989, 3991,1364,3987, 1384** comprised in C.S. Dag No 603 corresponding to **R.S./L.R. Dag No. 636**, P.S. Rajarhat, at present

Baguiati, within the limits of Rajarhat Gopalpur Municipality, having old Ward No. 21, thereafter Ward No 23, at present under Bidhannagar Municipal Corporation, New Ward No. 9, Holding No 115/245, Assessee No 2003316648, Now at being Premises No. **BF-1/3, Deshbandhunagar**, P.O. Deshbandhunagar, P.S. Baguiati, Kolkata-700059, at present Additional District Sub-Registrar Rajarhat New Town, in the District of North 24 Parganas and the landowners therein and principals herein jointly enjoying the same free from encumbrances and without any interruption from anybody or from any corner.

AND WHEREAS Sri Dilip Kumar Karmakar, Sri Kalyan Kumar Karmakar, Mayukh Karmakar, Miss Maitreyee Karmakar, Sri Subrata Karmakar, Smt Sipra Karmakar and Smt Suvra Karmakar, the landowners therein and principals herein jointly for construction of multistoried building thereon the said property further executed a registered Development Agreement with the Developer therein and attorney herein on 19.01/2023 registered at Additional District Sub Registrar, Rajarhat, Newtown and recoded in Book No I, Being No. 15230.0870, for the year 2023.

AND WHEREAS due to our (Principals) non-availability it is urgently required by us to appoint attorney who will look after and to control the affairs of our under schedule mentioned property.

We, do hereby nominate, constitute, authorize and appoint, **J.B.S GROUP [PAN AASFJ7926J]**, a Partnership Firm, having its Office at AA-7/4/11, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, Pin - 700059, West Bengal, represented by its Partners namely **[1] SRI MANOJ ROY [PAN AHDPR2405A] [AADHAAR 8772 7049 4379]**, son of Late Jogendranath Roy, residing at Second Floor of "Gitanjali Apartment, FB-7, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, Pin - 700059, West Bengal and **[2] SRI SUDIPTO HALDER [PAN AUBPH1832N] [AADHAAR 3709 4471 2907]**, son of Sri Upendra Nath Halder, residing at Second Floor of AA-7/4/11,

for house

Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, Pin - 700059, West Bengal, both by faith - Hindu, by Nationality - Indian, by occupation - Business as our true and lawful Attorney.

AND WHEREAS our Attorney **J.B.S GROUP [PAN AASFJ7926J]**, a Partnership Firm, having its Office at AA-7/4/11, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, Pin - 700059, West Bengal, represented by its Partners namely **[1] SRI MANOJ ROY [PAN AHDPR2405A] [AADHAAR 8772 7049 4379]**, son of Late Jogendranath Roy, residing at Second Floor of "Gitanjali Apartment, FB-7, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, Pin - 700059, West Bengal and **[2] SRI SUDIPTO HALDER [PAN AUBPH1832N] [AADHAAR 3709 4471 2907]**, son of Sri Upendra Nath Halder, residing at Second Floor of AA-7/4/11, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, Pin - 700059, West Bengal, both by faith - Hindu, by Nationality - Indian, by occupation - Business shall Act as our true and lawful Attorney for us in our names and on our behalf and to do exercise execute and perform the following acts, deeds and things mentioned hereafter.

1. To enter hold and defend possession of the said land and every part thereof and to manage, maintain and administer the said land and every part thereof and further the attorney shall have every right to commence Development or Construction Work on the said property.
2. To appear and represent us before any authority and authorities including the Bidhannagar Municipal Corporation, The Calcutta Metropolitan Development Authority, Fire Brigade, West Bengal Police, B.L & L.R.O, The Competent Authority under the Urban Land (Ceiling and Regulation) Act, 1976, CESC/WBSEB, and Government of West Bengal in connection with the modification and/or alteration of the sanctioned Plans.
3. To pay fees to obtain such order or orders and permissions from the appropriate authorities as to be expedient for sanction of the Development Plan and to submit the Plan before the Bidhannagar

Municipal Corporation and to take delivery of title deed concerning the said Premises and also other papers and documents as may be required by the authorities.

4. To develop the said Premises by making construction of multistoried building with Lift devices thereon as per sanctioned plan which to be approved and sanctioned by the Bidhannagar Municipal Corporation and for that purpose to demolish and/or remove existing house building and/or structure if any whatsoever in nature on the premises.
5. To apply for and obtain electricity, gas, water, sewerage, drainage, telephone or other connections of any other utility to the said Premises and/or make alterations thereon and to close down and/or have disconnected the same and for that purpose to sign, execute and commit the all papers, applications, documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said ATTORNEY.
6. To use, shift, or re-adjust the existing electricity connection if any in the said Premises in such manner, as the said ATTORNEY may deem fit and proper.
7. To pay all rates, taxes, charges, expenses and other outgoing whatsoever payable for and on account of the said Premises or any part thereof and similarly to receive all incoming receivable for and on account of the said Premises or any part thereof including the rent and/or license fees from the occupants thereof and including the price for the salvaged building materials doors, windows, grills and other fittings of the existing structure to be demolished as mentioned in the Deed of Agreement for the Development of the said Premises.
8. To file and submit declarations, statements, applications and/or returns to the Competent Authority or any other necessary authority or authorities about the matters herein contained.
9. To sign, execute and submit and take delivery of site plan, building plan application certificate, Completion Certificate as any other plans, documents, statements, papers, undertaking, declarations, as may be required for having the plan to be sanctioned and/or sanction plans modified and / or altered by the Bidhannagar Municipal Corporation in respect of our property as more specifically mentioned in the schedule written hereunder.

- To enter into any agreement for sale with intending buyer/ buyers in respect of Developer's allocated portion and save and except the landowners allocation and also do collect advance and /or part payment or full consideration from them at any terms and conditions as may the Attorney shall think fit and proper.
11. To enter into all Agreement for sale with the prospective Purchaser/purchasers in respect of Developer's allocated portion and save and except the landowners allocation in the said building to be constructed upon the said Premises and to receive all consideration money or earnest money or deposits in respect of any portion or portions of the said Premises and also to receive, realize and obtain payment of all or any money which may hereafter become payable to us as set forth in the development agreement by the said ATTORNEY and to sign, give and grant sufficient and effectual receipts and discharges for the same as our said ATTORNEY shall think fit and proper.
 12. To appear and represent us before Notary, Metropolitan Magistrate and other office or offices or authority or authorities having jurisdiction and to present for authentication and to acknowledge the authentication or have authenticated and perfected all deeds, instruments and writings and to be signed by the said ATTORNEY in any manner concerning the said Premises subject to the conditions mentioned under various clauses in the said Deed of Agreement for Development of the said Premises.
 13. To appear before any Registrar, Sub-Registrar having jurisdiction to present all deeds and documents including sale deeds for registration and present the same under the law and sign all receipts and other documents as may be required as per law and equity, for completion of Registration in respect of Developer's allocated portion and save and except the landowners allocation.
 14. To execute deed of conveyance or conveyances in respect of the said property or any part thereof or any portion of the proposed building in respect of Developer's allocated portion and save and except the landowners allocation as stated in the Development agreement as mentioned above.
 15. To sign and execute any deeds, instruments of documents for the purpose of transferring of the said premises or any portion thereof to the intending purchaser or purchasers in respect of Developer's allocated portion and save and except the landowners allocation as stated in the Development agreement as mentioned above.

6. To execute conveyance or conveyances in our names and on our behalf to do all acts and deeds in favour of the intending purchasers and to present the said conveyance for registration before the competent registering authority in respect of Developer's allocated portion and save and except the landowners allocation as stated in the Development agreement as mentioned above.
17. To instruct the Advocate/ Lawyer/ Deed Writer for preparing drafting such deeds, agreements, documents and other such papers necessary for the purpose of booking and/or selling in respect of Developer's allocated portion and save and except the landowners allocation as written in the Development Agreement as mentioned above.
18. To execute and/or negotiate and/or entering into any agreement for selling the schedule-mentioned property in the name of the Attorney as and on our behalf in respect of Developer's allocated portion and save and except the landowners allocation as stated in the Development agreement as mentioned above.
19. To execute and sign any deeds, agreements, memo of understanding with a view to sell of schedule mentioned property in its own name and on our behalf in respect of Developer's allocated portion and save and except the landowners allocation as stated in the Development agreement as mentioned above .
20. To commence, prosecute, enrolled, answer and oppose all actions and other legal proceedings and demands touching any of the mutual concerning the said Premises or any part thereof including acquisition and/or requisition and/or in respect of the said Premises or any part thereof in which the said estate is now or may hereinafter be interested or concerned and if think fit to compromise, settle, refer to arbitration, abandon, submit to judgment or become non-suited in any such action or proceedings, as aforesaid before any Learned Court of Civil, Criminal and Revenue.
21. To affix sign board or install any Hoarding on the said Premises in the name of the ATTORNEY.
22. To advertise in the newspapers for obtaining Purchaser for selling the flat and car parking space in the proposed building in respect of Developer's allocated portion and save and except the landowners allocation as written in the Development Agreement as mentioned above.

1. To file and defend suits, cases, appeals and applications and whatsoever nature for and on behalf of us or it be instituted preferred by or against any person or persons in respect of the said premises and also to present and prosecute right application in respect thereof.
24. To compromise suits, appeals or other legal proceedings in any Court, Tribunal or other Authority whatsoever and to sign and verify applications therefor.
25. To sign declare and / or affirm any plaint, written statement, petition, affidavit, verification, vakalatnama, warrant or memo of appeal or any other documents or papers in any proceedings or in any way connected therewith after with the consent of the principals.

AND GENERALLY to act as our ATTORNEY or agents in relation to all matters touching our said Premises and building, as we would do if we, personally represent.

AND we, hereby ratify and confirm and argue to undertake to ratify and confirm all the acts, matters, deeds and things whatsoever by the said Attorney or Agents appointed under this Development Power of Attorney in that herein above contained shall lawfully do cause or to be done in the right of or by virtue of these presents.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT a piece and parcel of Bastu and Danga measuring an area of **2-12-6** Two Cottahs Twelve Chittacks Six sft together with **700 sft cement flooring pucca** structure on the **Ground Floor** and **700 sft cement flooring pucca** structure on the **First Floor** thus total measuring an area of **1400 sft** Two storied residential building thereon the said premises lying and situated at **Mouza Raghunathpur**, J.L. No. 8, Re. Sa. No. 134, Touzi No. 3027, under C.S. Khatian No 219 corresponding to **R.S./L.R Khatian Nos. 511, 211, 1576, 3988, 3990, 3989, 3991, 1364, 3987, 1384** comprised in C.S. Dag No 603 corresponding to **R.S./L.R. Dag No. 636**, P.S. Rajarhat, at present Baguiati, within the limits of Rajarhat Gopalpur Municipality, having old Ward No. 21, thereafter Ward No 23, at present under Bidhannagar Municipal Corporation, New Ward No. 9, Holding No 115/245, Assessee No 2003316648, Now at being Premises No. **BF-1/3, Deshbandhunagar**, P.O. Deshbandhunagar, P.S. Baguiati, Kolkata-700059,

present Additional District Sub-Registrar Rajarhat New Town, in the District of North 24 Parganas . The total Property is butted and bounded in the manner as follows :-

ON THE NORTH BY - Land and building of others;

ON THE SOUTH BY - 12'-0"ft wide Road;

ON THE EAST BY - Land and building of Singha;

ON THE WEST BY - Land and building of Pradip Kumar Ray and others;

Break up :- The bastu land measuring an area of **0-7-16** Seven Chittacks Sixteen sft more or less comprised in **R.S./L.R. Khatian No.511** under **L.R Dag No 636**, The bastu land measuring an area of **0-7-16** Seven Chittacks Sixteen sft more or less comprised in **R.S./L.R. Khatian No.211** under **L.R Dag No 636**, The **danga land** measuring an area of **0-7-16** Seven Chittacks Sixteen sft comprised in **R.S./L.R. Khatian No.1576** under **L.R Dag No 636**, The bastu land measuring an area of **0-1-10** One Chittack Ten sft comprised in **R.S./L.R. Khatian No 3988** under **L.R Dag No 636**, The bastu land measuring an area of **0-2-20** Two Chittacks Twenty sft comprised in **R.S./L.R. Khatian No 3990** under **L.R Dag No 636**, The bastu land measuring an area of **0-1-11** One Chittack Eleven sft comprised in **R.S./L.R. Khatian No.3989** under **L.R Dag No 636**, The bastu land measuring an area of **0-2-20** Two Chittacks Twenty sft comprised in **R.S./L.R. Khatian No 3991** under **L.R Dag No 636**, The bastu land measuring an area of **0-6-16** Six Chittacks Sixteen sft comprised in **R.S./L.R. Khatian No 1364** under **L.R Dag No 636**, The bastu land measuring an area of **0-1-0** One Chittack Zero Sft comprised in **R.S./L.R. Khatian No.3987** under **L.R Dag No 636**, The bastu land measuring an area of **0-7-16** Seven Chittacks Sixteen sft comprised in **R.S./L.R. Khatian No 1384** under **L.R Dag No 636**.

WITNESS WHEREOF We, the Principals and Attorney each hereunto set and subscribed our respective hand on the ^{19th} day of January, Two Thousand and Twenty Three (2023). (19-01-2023)

Signed Sealed and Delivered at Kolkata
by the Principal and Attorney in the presence of:-

Witness:-

1. Pradip Kumar Dasgupta.
K.K. Ram Das Road.
Nimta, Kolkata-700049

Dilip Kumar Karmakar
Rajya K. Karmakar.
Subrata Karmakar

Mayank Karmakar

Maitreyee Karmakar
Sipra Karmakar.
Suvra Roy.

SIGNATURE OF THE PRINCIPALS

2. Manish Bhattacharya
BD-6, D.B. Nagar
K-5)

J.B.S GROUP

Manoj Ray
Sudipto Halder.
Partners

SIGNATURE OF THE ATTORNEY

Prepared By:-

Manish Bhattacharya
Manish Bhattacharya

BD/6, Deshbandhu Nagar
Kolkata-700059

L. No. DW. XI.45.

A.D.S.R. Cossipore Dum Dum

Composed by:-

Avijit Paul
Avijit paul

100, S.S. Road, Dum Dum
Kolkata-700030.

A.D.S.R. Cossipore Dum Dum

SPECIMEN FORM FOR TEN FINGERPRINTS

No	Signature of the Executants / Presentants					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	Dilip Kumar Karmakar					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	Kalyan M. Karmakar					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	Subrata Karmakar					

SPECIMEN FORM FOR TEN FINGERPRINTS

No	Signature of the Executants / Presentants					
	 Mayukh Karmakar	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	 Mathejee Karmakar	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	 Saptar Karmakar	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				

SPECIMEN FORM FOR TEN FINGERPRINTS

No	Signature of the Executants / Presentants	Little	Ring	Middle	Fore	Thumb
	 Surva Roy		(Left Hand)			
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
		Little	Ring	Middle	Fore	Thumb
			(Left Hand)			
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
		Little	Ring	Middle	Fore	Thumb
			(Left Hand)			
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD WB/20/138 / 147111

পরিচয় পত্র

Duplicate

প্রতিলিপ



Elector's Name	Pradip Kumar Dasgupta
নির্বাচকের নাম	প্রদীপ কুমার দাশগুপ্ত
Father's Name	Hajari
পিতার নাম	হাজারি
Sex	M
লিঙ্গ	পুং
Age as on 1.1.2000	39
১.১.২০০০-এ বয়স	৩৯

Address

14/2 Kabi Krishnaram Das Road 7 Nimta
North 24 - Parganas 700049

ঠিকানা
১৪/২ কবি কৃষ্ণরাম দাস রোড ৭ নিমতা উত্তর ২৪
পরগণা ৭০০০৪৯

Facsimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন অধিকারিক
For 138-Dum Dum Assembly Constituency

১৩৮-দমদম

বিধানসভা নির্বাচন ক্ষেত্র
Place North 24 - Parganas

স্থান উত্তর ২৪ পরগণা

Date 19.08.2000

তারিখ ১৯.০৮.২০০০

Pradip kumare Dasgupta.

Major Information of the Deed

Deed No / Year	I-1523-00872/2023	Date of Registration	19/01/2023
Query No / Year	1523-8000161093/2023	Office where deed is registered	
Query Date	19/01/2023 11:00:20 AM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	RANAJIT DAS SODEPUR, Thana : Gholia, District : North 24-Parganas, WEST BENGAL, PIN - 700113, Mobile No. : 8910121422, Status : Solicitor firm		
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. 11/-	Rs. 61,58,250/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 152300870/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Deshbandhu Nagar, Mouza: Raghunathpur, , Ward No: 9 Pin Code : 700059

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-636	LR-511	Bastu	Bastu	7 Chatak 16 Sq Ft	1/-	8,68,875/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-636	LR-211	Bastu	Bastu	7 Chatak 16 Sq Ft	1/-	8,68,875/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-636	LR-1576	Bastu	Danga	7 Chatak 16 Sq Ft	1/-	8,68,875/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-636	LR-3988	Bastu	Bastu	1 Chatak 10 Sq Ft	1/-	1,44,375/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
L5	LR-636	LR-3990	Bastu	Bastu	2 Chatak 20 Sq Ft	1/-	2,88,750/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :

	LR-3989	Bastu	Bastu	1 Chatak 11 Sq Ft	1/-	1,47,000/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :	
	LR-636	LR-3991	Bastu	Bastu	2 Chatak 20 Sq Ft	1/-	2,88,750/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
L8	LR-636	LR-1364	Bastu	Bastu	6 Chatak 16 Sq Ft	1/-	7,50,750/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
L9	LR-636	LR-3987	Bastu	Bastu	1 Chatak	1/-	1,18,125/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
L10	LR-636	LR-1384	Bastu	Bastu	7 Chatak 16 Sq Ft	1/-	8,68,875/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			4.5512Dec	10 /-	52,13,250 /-	
		Grand Total :			4.5512Dec	10 /-	52,13,250 /-	

Structure Details :

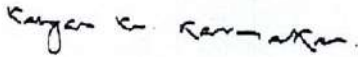
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4, L5, L6, L7, L8, L9, L10	1400 Sq Ft.	1/-	9,45,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 700 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 700 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete					
	Total :	1400 sq ft	1 /-	9,45,000 /-	

ails :

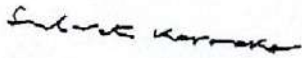
Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Mr DILIP KUMAR KARMAKAR Son of Late Nripendra Mohan Karmakar Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office			
19/01/2023	LTI 19/01/2023	19/01/2023	

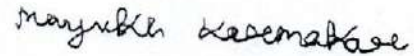
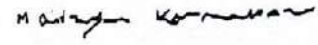
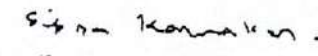
BE -7A, Deshbandhu Nagar, City:- , P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: AHxxxxxx4C, Aadhaar No: 63xxxxxxxx0624, Status :Individual, Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office

Name	Photo	Finger Print	Signature
Mr KALYAN KUMAR KARMAKAR Son of Late Nripendra Mohan Karmakar Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office			
19/01/2023	LTI 19/01/2023	19/01/2023	

1501b Wing, Vasudha ,Dosti Vihar, Pokhram Road No 1, Near Kores Garden, City:- , P.O:- Vartak Nagar, P.S:-THANE TOWN, District:-Thane, Maharashtra, India, PIN:- 400606 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: ADxxxxxx5E, Aadhaar No: 79xxxxxxxx0292, Status :Individual, Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office

Name	Photo	Finger Print	Signature
Mr SUBRATA KARMAKAR Son of Late Nripendra Mohan Karmakar Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office			
19/01/2023	LTI 19/01/2023	19/01/2023	

BF-1/3, Deshbandhu Nagar, City:- , P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AExxxxxx8M, Aadhaar No: 83xxxxxxxx1333, Status :Individual, Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office

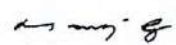
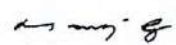
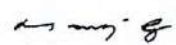
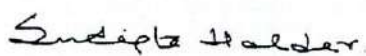
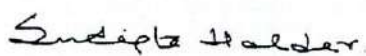
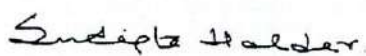
Name	Photo	Finger Print	Signature
UKH KARMAKAR Of Late AsishKumar Karmakar Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office	 19/01/2023	 LTI 19/01/2023	 19/01/2023
BF-1/3, Deshbandhu Nagar, City:- , P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24- Parganas, West Bengal, India, PIN:- 700059 Sex: Male, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.: BWxxxxxx1A, Aadhaar No: 67xxxxxxxx1966, Status :Individual, Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office			
Miss MAITREYEE KARMAKAR Daughter of Late Asish Kumar Karmakar Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office	 19/01/2023	 LTI 19/01/2023	 19/01/2023
BF-1/3, Deshbandhu Nagar, City:- , P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24- Parganas, West Bengal, India, PIN:- 700059 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: CHxxxxxx4G, Aadhaar No: 92xxxxxxxx4097, Status :Individual, Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office			
Mrs SIPRA KARMAKAR Wife of Late Bimalendu Karmakar Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office	 19/01/2023	 LTI 19/01/2023	 19/01/2023
8 Lakshibai Path, 22 Durgapur Bardhaman, City:- , P.O:- Bistupur, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713216 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: BPxxxxxx8Q, Aadhaar No: 28xxxxxxxx4619, Status :Individual, Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office			

Name	Photo	Finger Print	Signature
SURMA ROY Son of Mr Narayan Surma Roy Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office			
19/01/2023	LTI 19/01/2023	19/01/2023	
105/A, Anandamath, Ichapur, City:- , P.O:- Ichapur Nawabganj, P.S:-Noapara, District:-North 24- Parganas, West Bengal, India, PIN:- 743144 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: BBxxxxxx4Q, Aadhaar No: 80xxxxxxxx8700, Status :Individual, Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office			

Attorney Details :

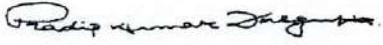
Sl No	Name,Address,Photo,Finger print and Signature
1	J B S GROUP AA-7/4/11, Deshbandhu Nagar, City:- , P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 , PAN No.: AAxxxxxx6J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative 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 MANOJ ROY (Presentant) Son of Late Jogendranath Roy Date of Execution - 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Jan 19 2023 11:41AM</td> <td>LTI 19/01/2023</td> <td>19/01/2023</td> <td></td> </tr> </tbody> </table> FB-7, Deshbandhu Nagar, City:- , P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.: AHxxxxxx5A, Aadhaar No: 87xxxxxxxx4379 Status : Representative, Representative of : J B S GROUP (as PARTNER)	Name	Photo	Finger Print	Signature	Mr MANOJ ROY (Presentant) Son of Late Jogendranath Roy Date of Execution - 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023, Place of Admission of Execution: Office				Jan 19 2023 11:41AM	LTI 19/01/2023	19/01/2023	
Name	Photo	Finger Print	Signature										
Mr MANOJ ROY (Presentant) Son of Late Jogendranath Roy Date of Execution - 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023, Place of Admission of Execution: Office													
Jan 19 2023 11:41AM	LTI 19/01/2023	19/01/2023											
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr SUDIPTO HALDER Son of Mr Upendra Nath Halder Date of Execution - 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Jan 19 2023 11:58AM</td> <td>LTI 19/01/2023</td> <td>19/01/2023</td> <td></td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr SUDIPTO HALDER Son of Mr Upendra Nath Halder Date of Execution - 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023, Place of Admission of Execution: Office				Jan 19 2023 11:58AM	LTI 19/01/2023	19/01/2023	
Name	Photo	Finger Print	Signature										
Mr SUDIPTO HALDER Son of Mr Upendra Nath Halder Date of Execution - 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023, Place of Admission of Execution: Office													
Jan 19 2023 11:58AM	LTI 19/01/2023	19/01/2023											

Deshbandhu Nagar, City:- , P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-
West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Hindu, Occupation: Business,
of: India, , PAN No.: AUxxxxxx2N, Aadhaar No: 37xxxxxxxx2907 Status : Representative,
Representative of : J B S GROUP (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr PRADIP KUMAR DASGUPTA Son of Late HAZARI LAL DASGUPTA K K RAM DAS ROAD, City:- , P.O:- NIMTA, P.S:-Nimta, District:-North 24- Parganas, West Bengal, India, PIN:- 700049			
	19/01/2023	19/01/2023	19/01/2023
Identifier Of Mr DILIP KUMAR KARMAKAR, Mr KALYAN KUMAR KARMAKAR, Mr SUBRATA KARMAKAR, Mr MAYUKH KARMAKAR, Miss MAITREYEE KARMAKAR, Mrs SIPRA KARMAKAR, Mrs SUVRA ROY, Mr MANOJ ROY, Mr SUDIPTO HALDER			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr DILIP KUMAR KARMAKAR	J B S GROUP-0.108363 Dec
2	Mr KALYAN KUMAR KARMAKAR	J B S GROUP-0.108363 Dec
3	Mr SUBRATA KARMAKAR	J B S GROUP-0.108363 Dec
4	Mr MAYUKH KARMAKAR	J B S GROUP-0.108363 Dec
5	Miss MAITREYEE KARMAKAR	J B S GROUP-0.108363 Dec
6	Mrs SIPRA KARMAKAR	J B S GROUP-0.108363 Dec
7	Mrs SUVRA ROY	J B S GROUP-0.108363 Dec
Transfer of property for L10		
Sl.No	From	To. with area (Name-Area)
1	Mr DILIP KUMAR KARMAKAR	J B S GROUP-0.108363 Dec
2	Mr KALYAN KUMAR KARMAKAR	J B S GROUP-0.108363 Dec
3	Mr SUBRATA KARMAKAR	J B S GROUP-0.108363 Dec
4	Mr MAYUKH KARMAKAR	J B S GROUP-0.108363 Dec
5	Miss MAITREYEE KARMAKAR	J B S GROUP-0.108363 Dec
6	Mrs SIPRA KARMAKAR	J B S GROUP-0.108363 Dec
7	Mrs SUVRA ROY	J B S GROUP-0.108363 Dec

Transfer of property for L2

		To. with area (Name-Area)
	Mr DILIP KUMAR KARMAKAR	J B S GROUP-0.108363 Dec
	Mr KALYAN KUMAR KARMAKAR	J B S GROUP-0.108363 Dec
3	Mr SUBRATA KARMAKAR	J B S GROUP-0.108363 Dec
4	Mr MAYUKH KARMAKAR	J B S GROUP-0.108363 Dec
5	Miss MAITREYEE KARMAKAR	J B S GROUP-0.108363 Dec
6	Mrs SIPRA KARMAKAR	J B S GROUP-0.108363 Dec
7	Mrs SUVRA ROY	J B S GROUP-0.108363 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr DILIP KUMAR KARMAKAR	J B S GROUP-0.108363 Dec
2	Mr KALYAN KUMAR KARMAKAR	J B S GROUP-0.108363 Dec
3	Mr SUBRATA KARMAKAR	J B S GROUP-0.108363 Dec
4	Mr MAYUKH KARMAKAR	J B S GROUP-0.108363 Dec
5	Miss MAITREYEE KARMAKAR	J B S GROUP-0.108363 Dec
6	Mrs SIPRA KARMAKAR	J B S GROUP-0.108363 Dec
7	Mrs SUVRA ROY	J B S GROUP-0.108363 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Mr DILIP KUMAR KARMAKAR	J B S GROUP-0.018006 Dec
2	Mr KALYAN KUMAR KARMAKAR	J B S GROUP-0.018006 Dec
3	Mr SUBRATA KARMAKAR	J B S GROUP-0.018006 Dec
4	Mr MAYUKH KARMAKAR	J B S GROUP-0.018006 Dec
5	Miss MAITREYEE KARMAKAR	J B S GROUP-0.018006 Dec
6	Mrs SIPRA KARMAKAR	J B S GROUP-0.018006 Dec
7	Mrs SUVRA ROY	J B S GROUP-0.018006 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Mr DILIP KUMAR KARMAKAR	J B S GROUP-0.0360119 Dec
2	Mr KALYAN KUMAR KARMAKAR	J B S GROUP-0.0360119 Dec
3	Mr SUBRATA KARMAKAR	J B S GROUP-0.0360119 Dec

Mr MAYUKH KARMAKAR	J B S GROUP-0.0360119 Dec
Miss MAITREYEE KARMAKAR	J B S GROUP-0.0360119 Dec
Mrs SIPRA KARMAKAR	J B S GROUP-0.0360119 Dec
Mrs SUVRA ROY	J B S GROUP-0.0360119 Dec

Transfer of property for L6

Sl.No	From	To. with area (Name-Area)
1	Mr DILIP KUMAR KARMAKAR	J B S GROUP-0.0183333 Dec
2	Mr KALYAN KUMAR KARMAKAR	J B S GROUP-0.0183333 Dec
3	Mr SUBRATA KARMAKAR	J B S GROUP-0.0183333 Dec
4	Mr MAYUKH KARMAKAR	J B S GROUP-0.0183333 Dec
5	Miss MAITREYEE KARMAKAR	J B S GROUP-0.0183333 Dec
6	Mrs SIPRA KARMAKAR	J B S GROUP-0.0183333 Dec
7	Mrs SUVRA ROY	J B S GROUP-0.0183333 Dec

Transfer of property for L7

Sl.No	From	To. with area (Name-Area)
1	Mr DILIP KUMAR KARMAKAR	J B S GROUP-0.0360119 Dec
2	Mr KALYAN KUMAR KARMAKAR	J B S GROUP-0.0360119 Dec
3	Mr SUBRATA KARMAKAR	J B S GROUP-0.0360119 Dec
4	Mr MAYUKH KARMAKAR	J B S GROUP-0.0360119 Dec
5	Miss MAITREYEE KARMAKAR	J B S GROUP-0.0360119 Dec
6	Mrs SIPRA KARMAKAR	J B S GROUP-0.0360119 Dec
7	Mrs SUVRA ROY	J B S GROUP-0.0360119 Dec

Transfer of property for L8

Sl.No	From	To. with area (Name-Area)
1	Mr DILIP KUMAR KARMAKAR	J B S GROUP-0.093631 Dec
2	Mr KALYAN KUMAR KARMAKAR	J B S GROUP-0.093631 Dec
3	Mr SUBRATA KARMAKAR	J B S GROUP-0.093631 Dec
4	Mr MAYUKH KARMAKAR	J B S GROUP-0.093631 Dec
5	Miss MAITREYEE KARMAKAR	J B S GROUP-0.093631 Dec
6	Mrs SIPRA KARMAKAR	J B S GROUP-0.093631 Dec
7	Mrs SUVRA ROY	J B S GROUP-0.093631 Dec

Transfer of property for L9		
		To. with area (Name-Area)
	Mr DILIP KUMAR KARMAKAR	J B S GROUP-0.0147321 Dec
	Mr KALYAN KUMAR KARMAKAR	J B S GROUP-0.0147321 Dec
3	Mr SUBRATA KARMAKAR	J B S GROUP-0.0147321 Dec
4	Mr MAYUKH KARMAKAR	J B S GROUP-0.0147321 Dec
5	Miss MAITREYEE KARMAKAR	J B S GROUP-0.0147321 Dec
6	Mrs SIPRA KARMAKAR	J B S GROUP-0.0147321 Dec
7	Mrs SUVRA ROY	J B S GROUP-0.0147321 Dec

Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr DILIP KUMAR KARMAKAR	J B S GROUP-200.00000000 Sq Ft
2	Mr KALYAN KUMAR KARMAKAR	J B S GROUP-200.00000000 Sq Ft
3	Mr SUBRATA KARMAKAR	J B S GROUP-200.00000000 Sq Ft
4	Mr MAYUKH KARMAKAR	J B S GROUP-200.00000000 Sq Ft
5	Miss MAITREYEE KARMAKAR	J B S GROUP-200.00000000 Sq Ft
6	Mrs SIPRA KARMAKAR	J B S GROUP-200.00000000 Sq Ft
7	Mrs SUVRA ROY	J B S GROUP-200.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Deshbandhu Nagar, Mouza: Raghunathpur, , Ward No: 9 Pin Code : 700059

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 636, LR Khatian No:- 511	Owner:দিলীপ কর্মকার, Gurdian:নৃপেন্দ্র কর্মকার, Address:সাং- রঘুনাথ পুর, Classification:বাস্তু, Area:0.01000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 636, LR Khatian No:- 211	Owner:কল্যান কর্মকার, Gurdian:নৃপেন্দ্র কর্মকার, Address:সাং- রঘুনাথ পুর, Classification:বাস্তু,	Owner Name not selected by applicant.
L3	LR Plot No:- 636, LR Khatian No:- 1576	Owner:সুরত কর্মকার, Gurdian:নৃপেন্দ্র, Address:নিজ, Classification:ডাঙ্গা, Area:0.01000000 Acre,	Owner Name not selected by applicant.

	LR Plot No:- 636, LR Khatian No:- 3988	Owner:মমুথ কর্মকার, Gurdian:আশীষ কর্মকার, Address:নিজ , Classification:বাস্তু,	Owner Name not selected by applicant.
	LR Plot No:- 636, LR Khatian No:- 3990	Owner:মমুথ কর্মকার, Gurdian:মৃত আশীষ কর্মকার, Address:নিজ , Classification:বাস্তু,	Owner Name not selected by applicant.
L6	LR Plot No:- 636, LR Khatian No:- 3989	Owner:মৈত্রেয়ী কর্মকার, Gurdian:মৃত আশীষ কর্মকার, Address:নিজ , Classification:বাস্তু,	Owner Name not selected by applicant.
L7	LR Plot No:- 636, LR Khatian No:- 3991	Owner:মৈত্রেয়ী কর্মকার, Gurdian:মৃত আশীষ কর্মকার, Address:নিজ , Classification:বাস্তু, Area:0.01000000 Acre,	Owner Name not selected by applicant.
L8	LR Plot No:- 636, LR Khatian No:- 1364	Owner:শিপ্রা কর্মকার, Gurdian:বিমলেন্দু কর্মকার, Address:25/3 , চণ্ডীদাস এভিনিউ দুর্গাপুর , Classification:বাস্তু,	Owner Name not selected by applicant.
L9	LR Plot No:- 636, LR Khatian No:- 3987	Owner:শিপ্রা কর্মকার, Gurdian:মৃত নৃপেন কর্মকার, Address:নিজ , Classification:বাস্তু,	Owner Name not selected by applicant.
L10	LR Plot No:- 636, LR Khatian No:- 1384	Owner:শুভ্রা রায়, Gurdian:নারায়ন রায়, Address:সাং - ইছাপুর , Classification:বাস্তু, Area:0.01000000 Acre,	Owner Name not selected by applicant.

2023

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 11:20 hrs on 19-01-2023, at the Office of the A.D.S.R. RAJARHAT by Mr MANOJ ROY .

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 61,58,250/-

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

Execution is admitted on 19/01/2023 by 1. Mr DILIP KUMAR KARMAKAR, Son of Late Nripendra Mohan Karmakar, BE -7A, Deshbandhu Nagar, P.O: Deshbandhu Nagar, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Retired Person, 2. Mr KALYAN KUMAR KARMAKAR, Son of Late Nripendra Mohan Karmakar, 1501b Wing, Vasudha ,Dosti Vihar, Pokhran Road No 1, Near Kores Garden, P.O: Vartak Nagar, Thana: THANE TOWN, , Thane, MAHARASHTRA, India, PIN - 400606, by caste Hindu, by Profession Retired Person, 3. Mr SUBRATA KARMAKAR, Son of Late Nripendra Mohan Karmakar, BF-1/3, Deshbandhu Nagar, P.O: Deshbandhu Nagar, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Service, 4. Mr MAYUKH KARMAKAR, Son of Late AsishKumar Karmakar, BF-1/3, Deshbandhu Nagar, P.O: Deshbandhu Nagar, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Student, 5. Miss MAITREYEE KARMAKAR, Daughter of Late Asish Kumar Karmakar, BF-1/3, Deshbandhu Nagar, P.O: Deshbandhu Nagar, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Service, 6. Mrs SIPRA KARMAKAR, Wife of Late Bimalendu Karmakar, 8 Lakshibai Path, 22 Durgapur Bardhaman, P.O: Bistupur, Thana: Kanksa, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by Profession House wife, 7. Mrs SUVRA ROY, Wife of Mr Narayan Chandra Roy, 105/A, Anandamath, Ichapur, P.O: Ichapur Nawabganj, Thana: Noapara, , North 24-Parganas, WEST BENGAL, India, PIN - 743144, by caste Hindu, by Profession House wife

Indetified by Mr PRADIP KUMAR DASGUPTA, , Son of Late HAZARI LAL DASGUPTA, K K RAM DAS ROAD, P.O: NIMTA, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

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

Execution is admitted on 19-01-2023 by Mr SUDIPTO HALDER, PARTNER, J B S GROUP, AA-7/4/11, Deshbandhu Nagar, City:- , P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059

Indetified by Mr PRADIP KUMAR DASGUPTA, , Son of Late HAZARI LAL DASGUPTA, K K RAM DAS ROAD, P.O: NIMTA, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

Execution is admitted on 19-01-2023 by Mr MANOJ ROY, PARTNER, J B S GROUP, AA-7/4/11, Deshbandhu Nagar, City:- , P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059

Indetified by Mr PRADIP KUMAR DASGUPTA, , Son of Late HAZARI LAL DASGUPTA, K K RAM DAS ROAD, P.O: NIMTA, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

Payment of Fees

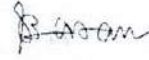
Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 21.00/-

Stamp Duty

Required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-

on of Stamp

Stamp: Type: Impressed, Serial no 2347, Amount: Rs.100.00/-, Date of Purchase: 13/01/2023, Vendor name: Ranjita



Sanjoy Basak

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. RAJARHAT

North 24-Parganas, West Bengal

Registration under section 60 and Rule 69.

ed in Book - I

he number 1523-2023, Page from 45474 to 45506
ing No 152300872 for the year 2023.



Digitally signed by SANJOY BASAK
Date: 2023.01.27 14:45:52 +05:30
Reason: Digital Signing of Deed.

Sanjoy Basak

(Sanjoy Basak) 2023/01/27 02:45:52 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)