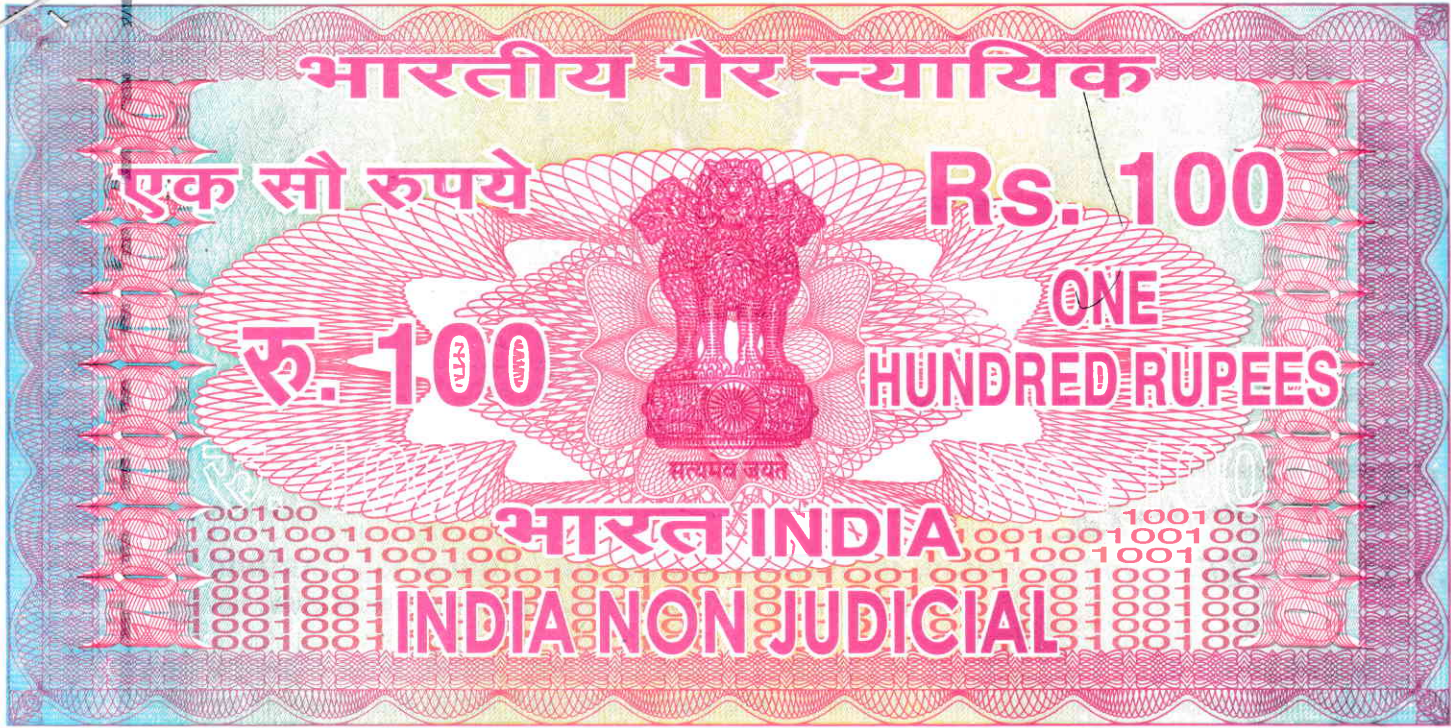


SL.NO- 3212/2023

I- 3156/2023



पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

AK 721885

S. NO 8001370606/2023

28/6/23
5:20 PM

Certified that the documents is admitted to Registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

Registration u/s 7(2) of Act. xvi of 1908 Purulia (W.B.)

18/07/23

Dilip Karmakar
Chandan Karmakar
Kanan Karmakar
Sanjit Karmakar
Smt. Jharna Karmakar

SHREE SAI CONSTRUCTION
Hemant Kumar Karmakar
Rabi Kanan Karmakar
PARTNER

DEVELOPERS POWER OF ATTORNEY

(After Registered Development Agreement)

1. Sri Dilip Karmakar (UID-3012 1625 5419, PAN-BNNPK0804R) 2. Sri Chandan Karmakar (UID-6242 6450 0632, PAN-AZSPK9240M) 3. Sri Kanan Karmakar (UID-2522 9542 5875, PAN-BNXPk3998L) 4. Sri Sanjit Karmakar (UID-8608 8165 7004, PAN-BOSPK2015J) all are sons of Late Tulsi Karmakar 5. Smt. Jharna Karmakar (UID-9797 1212 8005, PAN-BPTPK8914G) wife of Late Banshi Karmakar, all are Hindu by faith, by Occupation Business & household etc., by Nationality Indian, residing at L M Ghosh Street Munseffdanga, Purulia, ward no 3, P.O. Purulia, P.S. Purulia (Town), Dist. Purulia, West Bengal, Pin 723101. hereinafter called and referred to as the LAND LORD/ OWNER/ PRINCIPAL

Dilip Karmakar
Chandan Karmakar
Kanan Karmakar
Sanjit Karmakar
Tulsi Karmakar

SHREE SAI CONSTRUCTION
Anur Dahu Karmakar
Rabi Rosan Verma
PARTNER

WHEREAS the property describe in the schedule below situated at Mouza Raghabpur J.L. No. 66, under Purulia Municipality ward no. 3, within District Purulia, P.S. Purulia(Town) under the jurisdiction of A D S R , Purulia, being L.R. Plot nos 3842 & 3843 previously recorded in the name of Sadhucharan Mistry, in L.R. Khatian no.781 and he was owned & possessed over the same till death.

AND WHEREAS after demise of said Sadhucharan Mistry the property left by him acquired by his daughter Laxmi Karmakar wife of Tulsi Karmakar by way of inheritance.

AND WHEREAS while possess over her inherited property said Laxmi Karmakar died leaving behind her, her four sons out of her five sons namely Dilip Karmakar, Chandan Karmakar, Kanan Karmakar, Sanjit Karmakar and daughter in law Jharna Karmakar wife of late Bangshi Karmakar (one of the son of Laxmi Karmakar who died before her death) and the property left by Laxmi Karmakar devolved upon her aforesaid sons and daughter in law.

AND WHEREAS the Landlords/ owners have been in peaceful uninterrupted possession over the aforementioned property which will be mentioned in the schedule herein below. Presently in the L.R. Settlement the schedule property have been recorded in our names in L.R. Khatian No 5149, 5150, 5151, 5152 & 5976 respectively.

AND WHEREAS for the benefit of ourselves and also for the development of the property, we the landlord/owner/Principal have decided to erect and/or construct a multi-storied building over the aforesaid property mentioned in the schedule herein below but due to insufficient fund and other sufficient reasons and lack of technical expertise, We have entered into an agreement dated 27/04/2023 with a developer firm namely "Shree Sai Construction" (PAN – ADVFS9414J) a Partnership Firm, having it office at West Lake Road, Ashram Pally, Saheb Bandh, Ward No. 03, P.O. – Purulia, P.S. – Purulia (T), Dist. Purulia, PIN 723101, West Bengal, herein after called and referred to as the **DEVELOPERS** (which expression shall, unless excluded by or repugnant to the context, be deemed to mean and include their heirs, executors, administrators, legal representatives, assignees etc. in office) of the **OTHER PART**. represented by it's Partners **(a) Sri Amarnath Karmakar** (UID-2992 7777 2902, PAN– CMHPK2504A) S/o Late Shiblal Karmakar, by faith hindu, Indian Citizen, by occupation Business, resident of Sonu Tower, Namopara, Rathtala, Purulia, P.O. – Namopara, P.S. – Purulia (T), Dist. – Purulia, West Bengal, PIN – 723103, (First Partner) **(b) Sri Rabi Rosan Verma**(UID-9028 2280 0281PAN- AUQPV5891C) S/o Manup Kumar Verma by faith hindu, Indian Citizen, by occupation Business, resident of H.P. Dan Road, Station Para, Purulia, PIN –723103, West Bengal(hereinafter called as "Developers/ Attorneys") which was duly registered on 27/04/2023, registered in the office of the D S R, Purulia and recorded as Deed No. 01794/2023 Book I, Volume 1401-2023, Page no. 30626 to 30660, for development of the said land by constructing multi-storied building thereon on the terms and condition and stipulations contained in the said Agreement.

AND WHEREAS one of the condition contained in the said agreement is that We shall grant irrevocable Development Power of Attorney in favour of the Developer(s) to carry out the Development work and also for transfer the flats/ shops/Garages/unit to the intending Purchaser/s from the Developer's Allocation as mentioned in the said Development Agreement and also for execution and registration of the other Registered Deeds and documents for completion of the Development work. We, therefore appoint the said **Developer(s)**, described in this deed above, as our true and lawful Attorney(s) for the purpose hereinafter mentioned and vesting them with the power and authorities to act and to perform as herein contained.

Ashish Karmakar
Chandan Karmakar
Kanam Karmakar
Sampit Karmakar
SHREE SAI

SHREE SAI CONSTRUCTION
Jagan Reddy Karmakar
Rishi Rosan Verma. PARTNER

3

Terms and Conditions of Development Power:

1. To look after, manage, control, supervise and protect the said property in such manner as our said Attorney(s) shall think fit and proper.
2. To cause necessary drafting work, preparing Building plan, site plan, floor plans, Revised Plan, specifications of structure, construction of multi-storied building in the said property as well as revised or new plans in respect of such construction and to sign all such building plans, site plan, floor plans, specifications including revised or new plans or Addition Plan, Alteration Plan and to submit the same before the concerned Municipal Authority for sanction and to observe and perform all the formalities and obligations in connection of the sanction of the said building plan, site plan, floor plans, specifications and also to sign Deed of Rectification, Deed of Declaration, Deed of Amalgamation and also with regard to specification and to receive all Plans including sanctioned Building plan, Addition Plan, Alteration Plan, Revised Plan etc., from the concerned Municipal Authority upon giving proper acknowledgement and or receipts for the same.
3. To appear before and represent me/us at the office of the B.L. & L.R.O., S.D.L. R.O., A.D.M.(L.R.), District Collector, Revenue Inspector, Urban Land (Ceiling and Regulations) Authority, Service Tax and Income Tax Authority in respect of land and Tax matter and all other acts, statutes, laws, rules and bye-laws in any way in connection with the development of the said property.
4. To negotiate for sale or disposal of the Developer's Allocation as specified in the reference **Development Agreement(Deed No. 01794 of 2023)** and also for development work in respect of entire Scheduled property, described fully herein below, which includes the Owners' Allocation, and Developer's Allocation, fully described in the reference **Development Agreement(Deed no. 01794 of 2023)** and also in respect of the proportionate share in the land in the said property, on which the said multi-storied building will be constructed together with all easement and other rights and appurtenances therein with any person or persons at the choice of my said Attorney(s) and/or in respect of the said multi-storied building to be constructed in the said property at such price and on such terms and condition as our said Attorney(s) shall think fit and proper and for that purpose, to sign, execute and perfect all easement and other rights and appurtenances therein with any person or persons at the choice of our said Attorney(s) and in respect of the said multi-storied building to be constructed in the said property at such price and on such terms and conditions as our said Attorney(s) shall think fit and proper and for that purpose, to sign, execute and perfect all agreement, contracts and other writings and papers relating to the sale lease or disposal as aforesaid containing such covenants and conditions as our said Attorney(s) shall think fit and proper.
5. To receive all moneys by way of earnest money or initial payment or payments or installments or full payment of consideration money in connection with sale, lease or disposal of flats or units or part of the said multi-storied building, which belongs to the Developer's Allocation as per said Development Agreement as well as proportionate share in the land in the said property and to grant valid and effectual receipts and discharges thereof.

Ashish Karmakar
Chandou Karmakar
4 Karmakar
Sanjit Karmakar
STATISTIA

SHREE SAI CONSTRUCTION
Anuradh Karmakar
Rashi Rosan Verma.
PARTNER

6. To appoint engineers, architects, surveyors, supervisors, caretaker, masons, carpenters, electricians, plumbers, mistries, collies, labourers, durwans and all other persons required for the construction supervision and all other works in connection with the said multistoried building in the said property at such wages, remuneration fees or other payments and no such terms and conditions as my/our said Attorneys shall think fit and proper and to dismiss and discharge all or any of them and to re-appoint any of them.
7. To apply to appropriate authorities for cement, iron, steel and other materials required for construction of the said multi-storied building and to purchase the same at such price and no such terms and conditions as our said Attorney(s) shall think fit and proper.
8. To apply to appropriate authorities for electric connections sanitary, connections, water supply connections, drainage and sewerage connections, temporary or permanently for the said multistoried building in the said property .
9. To pay or cause to be paid all Municipal rates, taxes and other outgoing and impositions payable in respect of the said property during the construction of the said multistoried building.
10. In terms of the said reference **Development Agreement**(Deed no. 01794 of 2023) and to sign and execute all conveyance, deeds or lease or any type of Deed of transfer, Deed of Tenancy, and all other documents and writings in respect of the newly constructed building or any portion thereof or the flats or units in the said multi-storied building, which relates to the Developer's Allocation as mentioned in the Development Agreement stated above as well as the proportionate share of the land in the said property, for sale, lease, mortgage, transfer or disposal of Developer's Allocation on such terms and conditions as our said Attorney(s) shall think fit and proper to admit receipts of consideration and to execute and to register the same according to the provisions of law.
11. In case of acquisition or requisitions either by State Government or Central Government of the said land in the said property as well as the multi-storied building therein or any portions thereof, to file objections and to apply for compensations and such authorities and to receive all compensation and statutory allowance and to grant proper receipts and for the said purpose, to appoint Advocates, solicitors and lawyers and to sign retainers warrants of Attorneys and Vakalatnama.
12. To make representations to Government, Military Railways public bodies and any other bodies, authorities and persons concerned relating to the said property and/or the said multistoried building and all matters relating thereto.
13. To ask, demand sue for recover and receive all moneys, securities for money and things of whatsoever in nature and description now belonging or hereafter to belong to use whether solely or jointly with any other person or persons in connection with the Developer's Allocation in the said property, fully described in reference Development Agreement(Deed no. 01794 of 2023), and to give valid and effectual receipts and discharges for the same.

Dilip Karmakar
Chandan Karmakar
Karan Karmakar
Sanjit Karmakar
Rajesh

5

SHREE SAI CONSTRUCTION
Anur Dohi Karmakar
Rishi Ansan Verma
PARTNER

14. To commence, prosecute, defend and continue all actions suits, appeals and other legal proceeding or which may hereafter be commenced by or against us individual or joint capacity in and outside the union or India in any court of justice, civil criminal or Revenue, both appellate and original, in respect of the said property and to appear before all Magistrates and other officers for the recovery of any debt or other sum of money, right, title interest property matter or thing whatsoever now due or payable or deliverable or in anywise belonging to us in respect of the said property by any means or on any means or any account whatsoever to prosecute, defend or discontinue or become non-suited therein to settle, compromise and refer to arbitration any suits, appeal, actions or proceeding to appoint solicitors, council, advocates, pleaders or other legal agents and to sign Vakalatnama and to sign and verify plaints, written statement, petitions and other pleadings and documents to prefer appeals and to apply for reviews and revisions, to apply for execution of decrees and orders to draw money from any court, Accountant General, official receiver or other authorities and to give effectual receipts and discharge for the same and to accept service of writs of summons and other legal process and generally to do and represent us before all courts, Magistrates, and other judicial criminal and revenue authorities in and outside the union of India.
15. To adjust, settle, compromise all disputes, accounts or any other matter regarding our property building or documents, which may arise hereafter between us and any other person, firm or company on such terms as our said Attorney(s) may think fit and proper.
16. To execute and registrar necessary Deed of Conveyance in favour of the intending purchaser or purchasers on our behalf and to present any such conveyance or conveyances for registration to admit, execute before the registering authority for and to have the said Deed of Conveyance registered in respect of the Developer's Allocation in the said property as per Development Agreement stated above and to do all acts, deeds and things which our said Attorney(s) shall consider necessary for conveying the said property or newly constructed multi-storied building and/or any part thereof on the basis of the aforesaid Development Agreement and other things, which our said Attorney(s) shall consider necessary for conveying the said Developer's Allocation in favour of the intending purchaser or purchasers, fully and effectually in all respect as We, could do the same by us personally.
17. Generally, to do all other acts, deeds, matters and things whatsoever in and about the said property and the affairs relating thereto as effectually as we, ourselves could do personally.
18. We do hereby ratify and confirm and agree and covenant with our said Attorney(s) shall lawfully do or execute or purport to do or execute or about the premises by virtue hereof and hereby declare that every such act deed matter or things lawfully done or execute or purporting to be lawfully done or executed by our said Attorney(s).
19. We, do hereby agree and confirm that our Attorney(s) in every respect if he/she/they wanted to do so and vice-versa in respect of every affair of the below mentioned scheduled property including having authority to sign solely as developer(s).

Ashiq Karmakar

Chandray Karmakar

6

Karan Karmakar

Sanjit Karmakar

SHREE SAI CONSTRUCTION

SHREE SAI CONSTRUCTION

Hemant Karmakar
Trabi Karmakar PARTNER

And generally to do all other acts, deeds and things which in the opinion of the owners ought to be done all acts, deeds and things lawfully done by the developer shall be construed as the acts, deeds and things done by the owners as the owners is personally present and do the same themselves.

And the owners does hereby ratify and confirm and agrees to ratify and confirm all the lawful acts of the developer which will be done by virtue of this irrevocable general power of Attorney hereby conferred and on the strength of this deed.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on this the 28th day of June 2023.

SCHEDULE OF PROPERTY

(Said Property)

All That piece and parcel of residential land measuring about 07.65 decimal or 04 cottah 10 Chhatak 05 Sq. ft., more or less, lying and situated at Mouza Raghampur, J.L. Number 66, under Purulia Municipality ward no. 3, within District Purulia, Police Station Purulia (Town), under the jurisdiction of A D S R, Purulia being R.S. /L.R. Plot Number 3842/P measuring area 02.73 Decimal & R.S. /L.R. Plot Number 3843/P measuring area 04.92 Decimal, recorded in L.R. Khatian Number 781, Presently Recorded in L.R. Khatian No 5149, 5150, 5151, 5152 & 5976 total area in two R.S./L.R. Plots 07.65 Decimal over which the proposed multi storied building will be construct. Butted and bounded as follows:

On the North: R.S. /L.R. Plot no. 3844

On the South: North Lake Road

On the East: 16 ft. wide Municipal Road

On the West : R.S. /L.R. Plot 3841, 3842 & 3843.

Ailip Karmakar
Chandan Karmakar
Ramon Karmakar
Sanjit Karmakar

SHREE SAI CONSTRUCTION
Anur Datta Karmakar
Rishi Ratan Verma.
PARTNER

Note:- Signature with photo and fingers' print of the owners/ Principals and the developers are affixed on the specimen copy annexed with this Deed.

Witnesses

1. Subhojit Mondal
S/o Lt. Kirtick Chandra Mondal
Will Cap Road, Bhutbandh, Purulia
DL. No: WB-5520160010837

2. Samanesh Mahato
S/o Kamalakanta Mahato
Willtochakra,
P.S+Dist Purulia
6360 1876 0978

Ailip Karmakar
Chandan Karmakar
Ramon Karmakar
Sanjit Karmakar
Rishi Ratan Verma.

Signature of the landowner/Principals

1. Anur Datta Karmakar

2. Rishi Ratan Verma.

Signature of the Developer/Attorneys

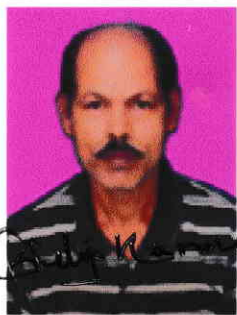










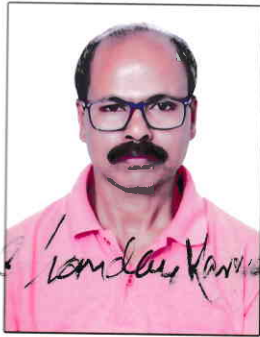










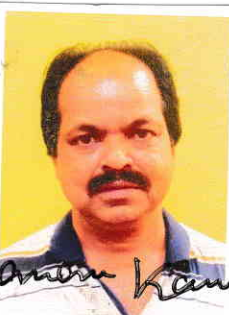





















Scribe – The Deed has been drafted as per the instruction of the Parties and the writings of this deed read over and explained to the Parties who having been fully understood the meaning and purport of this writing of this Deed, put their respective signature and Fingers impression by their own hand and fingers.

Saroj Panda
Saroj Panda(Advocate)
District Judges Court Purulia
Enrolment No.F-500/425/2000

Printed by Ramjit Mahato

Specimen Page











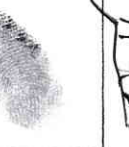





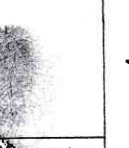
















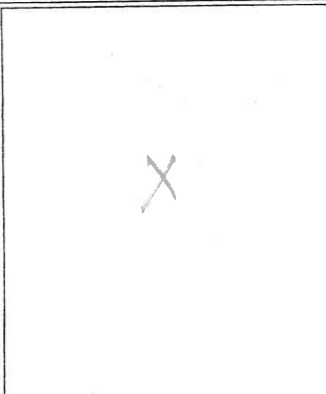










Photo with Ten Finger's Impression of the Owners & Attorney

| | | | | | |
|---|--|--|---|--|--|
|  <i>Chandrashekar Narasimhan</i> |  Thumb |  Fore Finger |  Middle Finger |  Ring Finger |  Younger |
| |  Thumb |  Fore Finger |  Middle Finger |  Ring Finger |  Younger |
|  <i>Chandrashekar Narasimhan</i> |  Thumb |  Fore Finger |  Middle Finger |  Ring Finger |  Younger |
| |  Thumb |  Fore Finger |  Middle Finger |  Ring Finger |  Younger |
|  <i>Kannan Kannan</i> |  Thumb |  Fore Finger |  Middle Finger |  Ring Finger |  Younger |
| |  Thumb |  Fore Finger |  Middle Finger |  Ring Finger |  Younger |
|  <i>Sanjit Kannan</i> |  Thumb |  Fore Finger |  Middle Finger |  Ring Finger |  Younger |
| |  Thumb |  Fore Finger |  Middle Finger |  Ring Finger |  Younger |

Chandrashekar Narasimhan
Chandrashekar Narasimhan
Kannan Kannan
Sanjit Kannan

Specimen Page

Photo with Ten Finger's Impression of the Owners & Attorney

| | | | | | | |
|---|---|---|---|---|---|---|
|  <i>Handwritten signature</i> |  |  Left Hand |  |  |  | <i>Handwritten signature</i> |
| | Thumb | Fore Finger | Middle Finger | Ring Finger | Younger | |
| |  |  Right Hand |  |  |  | |
| | Thumb | Fore Finger | Middle Finger | Ring Finger | Younger | |
|  <i>Handwritten signature: Aman Dahu Kumbhar</i> |  |  Left Hand |  |  |  | <i>Handwritten signature: Aman Dahu Kumbhar</i> |
| | Thumb | Fore Finger | Middle Finger | Ring Finger | Younger | |
| |  |  Right Hand |  |  |  | |
| | Thumb | Fore Finger | Middle Finger | Ring Finger | Younger | |
|  <i>Handwritten signature: Rabi Ratan Verma</i> |  |  Left Hand |  |  |  | <i>Handwritten signature: Rabi Ratan Verma</i> |
| | Thumb | Fore Finger | Middle Finger | Ring Finger | Younger | |
| |  |  Right Hand |  |  |  | |
| | Thumb | Fore Finger | Middle Finger | Ring Finger | Younger | |
|  |  |  Left Hand |  |  |  | |
| | Thumb | Fore Finger | Middle Finger | Ring Finger | Younger | |
| |  |  Right Hand |  |  |  | |
| | Thumb | Fore Finger | Middle Finger | Ring Finger | Younger | |





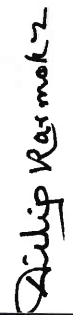






Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue













OFFICE OF THE D.S.R. PURULIA, District Name :Purulia




Signature / LTI Sheet of Query No/Year 14018001370606/2023


I. Signature of the Person(s) admitting the Execution at Private Residence.

| Sl No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
|--------|--|-----------|---|---|---|
| 1 | Shri Dilip Karmakar L M Ghosh Street Munsifdanga Purulia, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101 | Principal |  |  |  |
| 2 | Shri Chandan Karmakar L M Ghosh Street Munsifdanga Purulia, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101 | Principal |  |  |  |
| 3 | Shri Kanan Karmakar L M Ghosh Street Munsifdanga Purulia, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101 | Principal |  |  |  |

I. Signature of the Person(s) admitting the Execution at Private Residence.

| Sl No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
|--------|---|---|---|---|---|
| 4 | Shri Sanjit Karmakar L M Ghosh Street Munsifdanga Purulia, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101 | Principal |  |  |  |
| 5 | Smt Jharna Karmakar L M Ghosh Street Munsifdanga Purulia, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101 | Principal |  |  |  |
| 6 | Shri Amarnath Karmakar Sonu Tower Namopara Rathtala, City:- Purulia, P.O:- Namopara, P.S:- Purulia Town, District:- Purulia, West Bengal, India, PIN:- 723103 | Representative of Attorney [Shree Sai Construction] |  |  |  |
| 7 | Shri Rabi Rosan Verma H P Dan Road Station Para Purulia, City:- Purulia, P.O:- Namopara, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723103 | Representative of Attorney [Shree Sai Construction] |  |  |  |

| Sl No. | Name and Address of identifier | Identifier of | Photo | Finger Print | Signature with date |
|--------|--|--|--|---|---|
| 1 | Mr Samaresh Mahato Son of Shri Kamala Kanta Mahato Village:- Chakra, P.O:- Chakra, P.S:- Purulia Muffassil, District:-Purulia, West Bengal, India, PIN:- 723149 | Shri Dilip Karmakar, Shri Chandan Karmakar, Shri Kanan Karmakar, Shri Sanjit Karmakar, Smt Jharna Karmakar, Shri Amarnath Karmakar, Shri Rabi Rosan Verma |  |  |  |


 (Kausnik Ray)
 DISTRICT SUB-
 REGISTRAR
 OFFICE OF THE D.S.R.
 PURULIA
 Purulia, West Bengal

Major Information of the Deed

| | | | |
|---|--|-----------------------------------|------------|
| Deed No : | I-1401-03156/2023 | Date of Registration | 18/07/2023 |
| Query No / Year | 1401-8001370606/2023 | Office where deed is registered | |
| Query Date | 29/05/2023 12:02:59 PM | D.S.R. PURULIA, District: Purulia | |
| Applicant Name, Address & Other Details | SAROJ PANDA DISTRICT JUDGES COURT PURULIA,Thana : Purulia Town, District : Purulia, WEST BENGAL, PIN - 723101, Mobile No. : 9932262327, Status :Advocate | | |
| Transaction | Additional Transaction | | |
| [0138] Sale, Development Power of Attorney after Registered Development Agreement | [4305] Other than Immovable Property, Declaration [No of Declaration : 1] | | |
| Set Forth value | Market Value | | |
| | Rs. 35,05,091/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 100/- (Article:48(g)) | Rs. 46/- (Article:E, E, M(b)) | | |
| Remarks | Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 140101794/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area) | | |

Land Details :

District: Purulia, P.S:- Purulia Town, Municipality: PURULIA, Road: Surya Sen Pally Lane, Mouza: Raghampur, , Ward No: 3 Pin Code : 723101

| Sch No | Plot Number | Khatian Number | Land Use Proposed | Use ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|--------|-------------|----------------------|-------------------|---------|----------------|-------------------------|-----------------------|--|
| L1 | RS-3842 | RS-781 | Bastu | Bastu | 2.73 Dec | | 12,50,836/- | Width of Approach Road: 16 Ft., |
| L2 | RS-3843 | RS-781 | Bastu | Bastu | 4.92 Dec | | 22,54,255/- | Width of Approach Road: 16 Ft., , Project Name : |
| | | TOTAL : | | | 7.65Dec | 0 /- | 35,05,091 /- | |
| | | Grand Total : | | | 7.65Dec | 0 /- | 35,05,091 /- | |

Principal Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | Shri Dilip Karmakar (Presentant) Son of Late Tulsī Karmakar L M Ghosh Street Munsifdanga Purulia, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: bnxxxxx4r, Aadhaar No: 30xxxxxxxx5419, Status :Individual, Executed by: Self, Date of Execution: 28/06/2023 , Admitted by: Self, Date of Admission: 28/06/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/06/2023 , Admitted by: Self, Date of Admission: 28/06/2023 ,Place : Pvt. Residence |
| 2 | Shri Chandan Karmakar Son of Late Tulsī Karmakar L M Ghosh Street Munsifdanga Purulia, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: azxxxxx0m, Aadhaar No: 62xxxxxxxx0632, Status :Individual, Executed by: Self, Date of Execution: 28/06/2023 , Admitted by: Self, Date of Admission: 28/06/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/06/2023 , Admitted by: Self, Date of Admission: 28/06/2023 ,Place : Pvt. Residence |
| 3 | Shri Kanan Karmakar Son of Late Tulsī Karmakar L M Ghosh Street Munsifdanga Purulia, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: bnxxxxx8l, Aadhaar No: 25xxxxxxxx5875, Status :Individual, Executed by: Self, Date of Execution: 28/06/2023 , Admitted by: Self, Date of Admission: 28/06/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/06/2023 , Admitted by: Self, Date of Admission: 28/06/2023 ,Place : Pvt. Residence |
| 4 | Shri Sanjit Karmakar Son of Late Tulsī Karmakar L M Ghosh Street Munsifdanga Purulia, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: boxxxxx5j, Aadhaar No: 97xxxxxxxx8005, Status :Individual, Executed by: Self, Date of Execution: 28/06/2023 , Admitted by: Self, Date of Admission: 28/06/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/06/2023 , Admitted by: Self, Date of Admission: 28/06/2023 ,Place : Pvt. Residence |
| 5 | Smt Jharna Karmakar Wife of Late Banshi Karmakar L M Ghosh Street Munsifdanga Purulia, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: bpxxxxx4g, Aadhaar No: 97xxxxxxxx8005, Status :Individual, Executed by: Self, Date of Execution: 28/06/2023 , Admitted by: Self, Date of Admission: 28/06/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/06/2023 , Admitted by: Self, Date of Admission: 28/06/2023 ,Place : Pvt. Residence |

Attorney Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | Shree Sai Construction West Lake Road Ashram Pally Purulia, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101 , PAN No.:: adxxxxx4j,Aadhaar No Not Provided, Status :Organization, Executed by: Representative |

Representative Details :

| No | Name,Address,Photo,Finger print and Signature |
|----|--|
| 1 | Shri Amarnath Karmakar Son of Late Shiblal Karmakar Sonu Tower Namopara Rathtala, City:- Purulia, P.O:- Namopara, P.S:- Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723103, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: cmxxxxxx4a,Aadhaar No Not Provided Status : Representative, Representative of : Shree Sai Construction |
| 2 | Shri Rabi Rosan Verma Son of Shri Manup Verma H P Dan Road Station Para Purulia, City:- Purulia, P.O:- Namopara, P.S:- Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723103, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: auxxxxxx1c,Aadhaar No Not Provided Status : Representative, Representative of : Shree Sai Construction (as PARTNER) |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|--|-------|--------------|-----------|
| Mr Samaresh Mahato Son of Shri Kamala Kanta Mahato Village:- Chakra, P.O:- Chakra, P.S:- Purulia Muffassil, District:-Purulia, West Bengal, India, PIN:- 723149 | | | |
| Identifier Of Shri Dilip Karmakar, Shri Chandan Karmakar, Shri Kanan Karmakar, Shri Sanjit Karmakar, Smt Jharna Karmakar, Shri Amarnath Karmakar, Shri Rabi Rosan Verma | | | |

Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-------|-----------------------|----------------------------------|
| 1 | Shri Dilip Karmakar | Shree Sai Construction-0.546 Dec |
| 2 | Shri Chandan Karmakar | Shree Sai Construction-0.546 Dec |
| 3 | Shri Kanan Karmakar | Shree Sai Construction-0.546 Dec |
| 4 | Shri Sanjit Karmakar | Shree Sai Construction-0.546 Dec |
| 5 | Smt Jharna Karmakar | Shree Sai Construction-0.546 Dec |

Transfer of property for L2

| Sl.No | From | To. with area (Name-Area) |
|-------|-----------------------|----------------------------------|
| 1 | Shri Dilip Karmakar | Shree Sai Construction-0.984 Dec |
| 2 | Shri Chandan Karmakar | Shree Sai Construction-0.984 Dec |
| 3 | Shri Kanan Karmakar | Shree Sai Construction-0.984 Dec |
| 4 | Shri Sanjit Karmakar | Shree Sai Construction-0.984 Dec |
| 5 | Smt Jharna Karmakar | Shree Sai Construction-0.984 Dec |

On 27-06-2023

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 35,05,091/-



Kaushik Ray
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. PURULIA
Purulia, West Bengal

On 28-06-2023

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

Presented for registration at 17:20 hrs on 28-06-2023, at the Private residence by Shri Dilip Karmakar , one of the Executants.

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

Execution is admitted on 28/06/2023 by 1. Shri Dilip Karmakar, Son of Late Tulsi Karmakar, L M Ghosh Street Munsifdanga Purulia, P.O: Purulia, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by Profession Business, 2. Shri Chandan Karmakar, Son of Late Tulsi Karmakar, L M Ghosh Street Munsifdanga Purulia, P.O: Purulia, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by Profession Business, 3. Shri Kanan Karmakar, Son of Late Tulsi Karmakar, L M Ghosh Street Munsifdanga Purulia, P.O: Purulia, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL India, PIN - 723101, by caste Hindu, by Profession Business, 4. Shri Sanjit Karmakar, Son of Late Tulsi Karmakar, L M Ghosh Street Munsifdanga Purulia, P.O: Purulia, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by Profession Business, 5. Smt Jharna Karmakar, Wife of Late Banshi Karmakar, L M Ghosh Street Munsifdanga Purulia, P.O: Purulia, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by Profession House wife

Indetified by Mr Samaresh Mahato, , , Son of Shri Kamala Kanta Mahato, P.O: Chakra, Thana: Purulia Muffassil, , Purulia, WEST BENGAL, India, PIN - 723149, by caste Hindu, by profession Cultivation

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

Execution is admitted on 28-06-2023 by Shri Amarnath Karmakar,

Indetified by Mr Samaresh Mahato, , , Son of Shri Kamala Kanta Mahato, P.O: Chakra, Thana: Purulia Muffassil, , Purulia, WEST BENGAL, India, PIN - 723149, by caste Hindu, by profession Cultivation

Execution is admitted on 28-06-2023 by Shri Rabi Rosan Verma, PARTNER, Shree Sai Construction, West Lake Road Ashram Pally Purulia, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101

Indetified by Mr Samaresh Mahato, , , Son of Shri Kamala Kanta Mahato, P.O: Chakra, Thana: Purulia Muffassil, , Purulia, WEST BENGAL, India, PIN - 723149, by caste Hindu, by profession Cultivation



Kaushik Ray
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. PURULIA
Purulia, West Bengal

On 18-07-2023

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 46.00/- (E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) Rs 4.00/-) and Registration Fees paid by Cash Rs 46.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 60/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 6113, Amount: Rs.100.00/-, Date of Purchase: 29/05/2023, Vendor name: Debdas Bhattacharya



Kaushik Ray
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. PURULIA
Purulia, West Bengal

ificate of Registration under section 60 and Rule 69.
gistered in Book - I
Volume number 1401-2023, Page from 53419 to 53438
being No 140103156 for the year 2023.



Digitally signed by SANDIP PAL
Date: 2023.07.20 18:15:05 +05:30
Reason: Digital Signing of Deed.

Sandip

(SANDIP PAL) 2023/07/20 06:15:05 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. PURULIA
West Bengal.

(This document is digitally signed.)