

5622/24

I - 5657/2024



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AP 983384

Certified that the Documents is admitted to registration. The endorsement sheets attached with this document are the Part at this document.

Addl. District Sub-Registrar  
Asansol, Dist-Paschim Bardhaman

16 JUL 2024

Query No. 230580/1883494 for 2024,

A. D. S. R., Asansol.

GENERAL POWER OF ATTORNEY

In connection with the Agreement for Development and Construction of the property vide Deed No. 5653 for the year 2024, A.D.S.R., Asansol

Contd.p/2..

*Handwritten signature*

*Handwritten signature: Chandan*

ক্রমিক নং : ০৫০ ০৫.০৭.২০২৪

মূল্য : ২২০০০/-

স্বাক্ষর : [Signature]

প্ৰেজাৰ নাম ও বাসস্থান :

প্ৰেজাৰ : [Signature]

এ. ডি. এস. আৰু [Signature] ইত্যাদি

মাইনেজ নং ২/০৪

০৫/০৭/২৪



Addl. District Sub-Registrar  
Asansol, Dist-Paschim Bardhaman

16 JUL 2024



-: 2 :-

THIS DEED OF GENERAL POWER OF ATTORNEY, is made as hereunder

LET ALL MEN KNOW BY THESE PRESENTS that,

We, (1) SRI. SUBHASHIS CHOUDHURY (PAN No. AZEPC 8957 F) & (Aadhar No. 5846 2516 1058), (2) SRI. SOMASHIS CHOUDHURY (PAN No. AZOPC 6236 F) & (Aadhar No. 5066 5195 7479) both are sons of Late Sunil Baran Choudhury, Citizen of India, by faith Hindu, by occupations Service, residents of Quarter No. DT – 2830, Tanki Side, Dhurwa, Ranchi, Post Office Dhurwa 834004, Police Station Dhurwa, District Ranchi (Jharkhand), (3) SRI. NIRMALENDU BISWAS (PAN No. AJFPB 4562 L) & (Aadhar No. 3463 3006 9346) and (4) SRI. SUVENDU BISWAS (PAN No. AJZPB 8655 N) & (Aadhar No. 4476 1623 9060), both Nos. 3 and 4 are sons of Late Nikhil Ranjan Biswas, Citizen of India, by faith Hindu, by occupations Service, residents of Near Subhas Bakery, Vivekananda Road, Santinagar, Burnpur, Post Office Burnpur 713325, Sub division and Additional District Sub Registry Office, Asansol, Police Station Hirapur, District Paschim Bardhaman, do hereby say and declare as set forth hereunder written :-

That We, the Executants, remain pre-occupied, having little or no time to develop our lands mentioned in schedule below nor the Executants have the necessary competence and infrastructures to undertake construction of a (G+4) storied residential building or either take any effective decision or to look after our said property mentioned in schedule below to our beneficial advantage.

Contd.p/3..

*Subhasis Choudhury*  
for



-: 3 :-

That in the circumstances, We the Executants invited proposals from the competent property developer and promoter having the necessary competence in the said matter of construction and promotion of the property thereof and the DEVELOPER named, "JAGANNATH BUILDINFRA PRIVATE LIMITED" (PAN No. AAFCJ 5571 R), a Private Limited Company, having its registered office at 234/N, "Hotel Priyanka International", Burnpur Road, Asansol, Post Asansol 713304, Police Station Asansol (South), District Paschim Bardhaman, represented by one of its Director's (vide resolution for signatory authority of dated 10.07.2024) - SRI. SOMNATH BISWAL (PAN No. AEDPB 6418 A) son of Late Gangadhar Biswal, Citizen of India, by faith Hindu, by occupation Business, resident of Flat No. A-3, "Hill View Apartment", Hill View Park North, Asansol, Post Asansol 713304, Sub Division and Additional District Sub Registry Office, Asansol, Police Station Asansol (South), District Paschim Bardhaman, have agreed to our said proposal, which We have accepted and further have already entered into an Agreement for Development and Construction of my scheduled property with the said "JAGANNATH BUILDINFRA PRIVATE LIMITED" on 16-06-2024 vide Deed No. 5653..... for the year 2024 of the A.D.S.R., Asansol on certain term and conditions, including the ratio of allocations to be given and provided to us, the OWNERS and as also to the developer in the proposed (G+4) Storied residential Building, named "JAGANNATH GRAND" to stand upon the land, as are more fully described in the aforesaid agreement, that in the circumstances, We, the aforesaid Constituents, consider it fit and prudent to duly appoint, nominate and constitute someone very close, as our constituted ATTORNEY for proper care, control and maintenance concerning our said property and premises, fully mentioned in schedule below.

That therefore with such intent, We, the EXECUTANTS, named above do hereby nominate, appoint and constitute "JAGANNATH BUILDINFRA PRIVATE LIMITED", as our true and lawful ATTORNEY for and on our behalf to do, execute and/or cause to be done, all or any of the following acts, deeds and things related and connected with our said property, fully mentioned in Schedule below, that is to say :-

Contd.p/4..

Sri Somnath Biswal

Sri Somnath Biswal  
AA



-: 4 :-

1. To look after, manage, maintain and control our said property, fully mentioned in Schedule hereunder written and hereinafter called and referred to as the 'scheduled property.
2. To arrange demolition of the existing structure/building along with other structures appurtenant thereto and thereafter to raise and erect a (G+4) storied residential building, together with garage and parking spaces for four-wheeler and two-wheeler vehicles on the Ground Floor of the proposed (G+4) Storied building thereof upon the scheduled mentioned lands in best workmanship manner with the help of good quality building materials by taking assistance of engineering expert for us and on our behalf in accordance with the valid and sanctioned building plan/s from the Authority of Asansol Municipal Corporation and such other competent authorities as be required.
3. To submit site plan and building plan duly prepared through competent person/planner/Civil Engineer before the Authority of Asansol Municipal Corporation or such other competent authorities after signing the same for us and on our behalf for the purpose of construction/erection of such (G+4) storied building/apartment upon the scheduled mentioned lands and to deposit the requisite fees for getting the said plan sanctioned in our names and to collect the receipts and the aforesaid Plans for us and on our behalf. In this connection our said Attorney shall be able to sign and execute all other papers, Documents, applications, forms, affidavits, etc. for us and on our behalf.
4. To pay various deposits to the Authority of Asansol Municipal Corporation and other concerned Authorities as be necessary for the purpose of carrying out such construction work on the said land and claim refund of such deposits so paid by our said Attorney and give valid and effectual receipt in our names and behalf in connection with refund of such deposit.

Contd.p/5..

*Asansol*  
*As*

-: 5 :-

5. To submit any other building plan for addition, alteration/extension as and when required after signing the same for us and on our behalf in connection with the said proposed building before the office of the Asansol Municipal Corporation or such other competent authorities and to get it sanctioned/ approved from the said authority by taking all necessary steps in this regard for us and on our behalf and to raise all further overhead structure on the top roof of the proposed building/s in accordance with law and in strict compliance of the building plan if so sanctioned/ approved by the authority concerned.

6. To take all measures for obtaining water connections in the proposed building from the Asansol Municipal Corporation and or other competent authority and in this regard respectively by sign all necessary papers, documents, applications, forms, affidavit with right to submit the same before the authority concerned for us and on our behalf and to pay/deposit all amounts of money towards costs, fees, etc.

7. To take all measures for obtaining electric connections/line/meter including installation of suitable load of Electrical Transformer in the proposed (G+4) Storied residential building from the West Bengal State Electricity Distribution Co. Ltd., or other competent authority concerned with distribution of electricity and in this regard respectively by signing all necessary papers, documents, applications, forms, affidavit with right to submit the same before the authority concerned for us and on our behalf and to pay all necessary or required deposits/ amounts of money towards costs, fees, etc.

8. To appear in all offices, State or Municipal and file applications, written statements and swear affidavits regarding any matter regarding the scheduled mentioned property.

Contd.p/6..

*Subhankar  
And*



9. To make, sign, execute, file and/or to perform and/or to get all acts, deeds, documents, applications and other papers and matters and things whatsoever as shall or may be required from time to time in respect of our property mentioned in schedule hereunder written.

10. To bring, institute and commence all suits and proceedings, in our names or on our behalf in respect of the said property and carry on and take such steps as may be necessary on our behalf in all courts of law and offices whether Civil, Criminal or Revenue and to defend all such suits and proceedings against us or filed by us and to carry on the same up to the final court and further compromise them for all or any of the said purposes and/or to submit any dispute pertaining to our said land for arbitration and to do and execute such deeds and things as shall be necessary and expedient.

11. To pay all taxes and rents or revenue and/or fees, submit letters, applications, documents and deeds before the Authority of Asansol Municipal Corporation or before any other State or competent authority for any matter concerning our said 'scheduled property', for and on our behalf.

12. To sign, execute and verify in our names and for our behalf all written statements, applications and other legal documents required for the purpose of such suits or proceedings and to appoint, nominate and/or dismiss Advocates and other lawyers for all such suits and proceedings and to execute for and on our behalf all vakalatnamas etc., necessary in that behalf and generally to do all acts, things, deeds and on our behalf as required for conduct of cases and proceedings.

13. To appear and represent ourselves before all the necessary and competent authorities including authorities under the Asansol Municipal Corporation, Sub-Divisional Land & Reforms Office Urban Land (Ceiling & Regulation) Act, 1976, the West Bengal Fire & Emergency Services (The Fire Brigade), Asansol Durgapur, Development Authority (ADD), Local and District Police and other Departments or Authorities, West Bengal State

*Asansol Municipal Corporation*  
And

-: 7 :-

Electricity Distribution Co. Ltd., (WBSEDCL) in respect of any matter relating to our said property for any purposes concerning the scheduled property for and on our behalf.

14. To advertise for sale, transfer and enter into any agreement for sale of the built up portions, whether residential and parking spaces in the proposed (G+4) storied residential building to stand upon the scheduled land (except our or the "Owners Allocation" as mentioned in the Development Agreement dated 16.07.2024 at a price that may deem fit and proper to our said attorney for on our behalf and to receive earnest or consideration money thereof from the prospective buyers or buyers and to sign on our behalf and give effectual discharge for the same as may our said attorney decide or deem fit and proper, for and on our behalf.

15. To present, sign and execute all deeds of sale, conveyance, lease or transfer deed in respect of the scheduled property or the built up portions erected thereupon and present all such deeds of transfer or conveyance for registration in favour of the intending purchaser/s before the Additional District Sub Registry Office, Asansol or before any other Registrar of Assurances having Jurisdiction over the property mentioned in schedule below.

16. To sign and execute all further papers and documents, affidavits in favour of the intending Purchaser/s and or the transferee and deliver unto the intending Purchaser/s or transferee, all required documents in respect of the said property transferred on our behalf.

17. It be specifically mentioned that the Attorney shall have only right to sell the portion allotted under Developer's Allocation, which is more fully mentioned in the registered Deed of Development Cum Construction Agreement bearing Deed No. 5.65.3 for the year 2024 of the A.D.S.R, Asansol and the Attorney shall have no right to sell the portion allotted to the Executants/Principals under Owner's Allocation, which is also mentioned in the afore-mentioned Development Agreement.

*Subhojit Chaudhary*  
Att

*Subhojit Chaudhary*

Contd.p/8..



-: 8 :-

And generally to do all acts, deeds and things fit and necessary or incidental thereto in exercise of any of the above powers for the said purposes as aforesaid as fully and effectual in all manners and respect as We, could do the same personally ourselves in respect of the scheduled property.

However, if any responsibilities, criminal liabilities arises due to any act of our Power of Attorney holder, We, shall not be responsible and only the attorney shall be responsible.

This Power is always revocable.

All acts, deeds and things done lawfully by our said ATTORNEY - "JAGANNATH BUILDINFRA PRIVATE LIMITED" shall be construed as acts, deeds and things done, as if We, were personally present and all acts whatsoever our said ATTORNEY shall lawfully do, execute or cause to be done, We, the aforesaid Executants, do hereby agree to rectify and confirm by virtue of the power given.

### SCHEDULE

(Description of the Property)

In the District of Paschim Bardhaman, Post Burnpur 713325, Sub Division and Additional District Sub Registry Office, Asansol, within MOUZA SANTA, J. L. No. 20, Police Station Hirapur, ALL THAT piece and parcel of homestead land, measuring an area of 13.16 (Thirteen Point Sixteen) Decimals, comprised upon C. S. Plot No. 3049 corresponding to R. S. Plot No. 2066 (Two Thousand Sixty Six) corresponding to L. R. Plot No. 1625 (One Thousand Six Hundred Twenty Five) Classified as "Bastu" under L. R. Khatian Nos. 3436, 3437, 3793 and 3794, with all rights, privileges etc., appurtenant thereto. The aforesaid property stands assessed within Old Ward No. 1 and New Ward No. 53. of Asansol Municipal Corporation and the said lands standing at Burnpur Road Bye Lane, Asansol .

Contd.p/9..

*Subscribed*  
*for*

-: 9 :-

The aforesaid lands comprised in single plot numbers and under three khatian numbers is more fully mentioned below with the area contained in each of the khatian numbers :-

<u>L. R. Plot No.</u>	<u>L. R. Khatian No.</u>	<u>Area</u>
1625	3436	2.35 Decimals
1625	3437	2.35 Decimals
1625	3793	4.23 Decimals
1625	3794	<u>4.23 Decimals</u>
Total Area		: <u>13.16 Decimals</u>

The aforesaid vacant land is butted and bounded in the following manners :-

ON THE NORTH : Land of Mr. Chowdhury.  
ON THE SOUTH : 12'-0" feet wide bye Road.  
ON THE EAST : 16'-9" feet wide bye Road.  
ON THE WEST : House of Madan Hazra

Contd.p/10..

*Subhendu  
Pal*



IN WITNESS WHEREOF We, the Executants, do hereby sign and execute this Deed of General Power of Attorney after fully understanding the contents thereof in presence of the following witnesses on this the 1<sup>st</sup> day of JULY 2024 (TWO THOUSAND TWENTY FOUR)

WITNESSES :

1. Partha Sarathi Moqumdel  
S/o Late Jilendranath  
Moqumdel  
Asansol Court.  
PO - Asansol 713304  
Ps. Asansol (S)  
Paschim Bardhaman.

2. Prabir Hazra:  
S/O Lt. Prabhakar Hazra.  
Bndha Village.  
P.O. Asansol  
P.S. Asansol (S)  
Paschim Bardhaman..

1. Subhasini Choudhury

2. Somasthis Choudhury

3. Divyanshu Biswas.

4. Surendra Biswas

SIGNATURE OF THE EXECUTANTS

JAGANNATH BUILDINFRA  
PRIVATE LIMITED

*[Signature]*

Director

SIGNATURE OF THE ATTORNEY

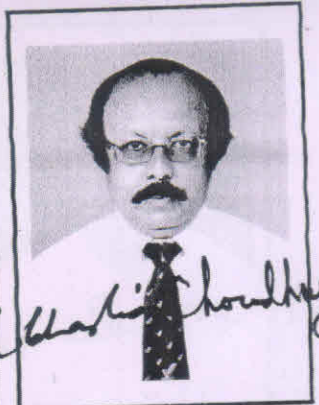
Drafted & Printed in my Office :

*[Signature]*

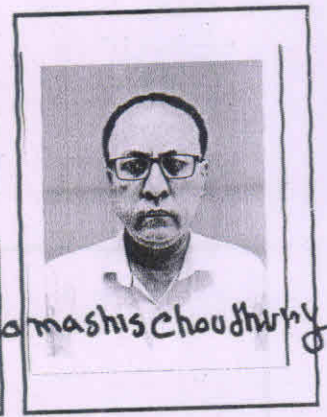
Advocate, Asansol Court  
Enrol No. F-1341 of 1998

N.B. : Two A-4 paper sheets containing finger impressions of both the hands along with the colour photographs of both the Executant and the Attorney is annexed with this deed. This deed consists of 1 No. stamp paper and 11 sheets of A - 4 size papers including the finger impression & photograph pasted sheet.





Finger Print attested by me : *Subhash Choudhary*



Finger Print attested by me : *Somashis Choudhary*

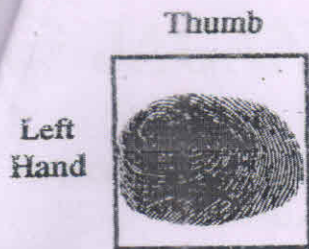


Finger Print attested by me : *Dirmalendu Bala*



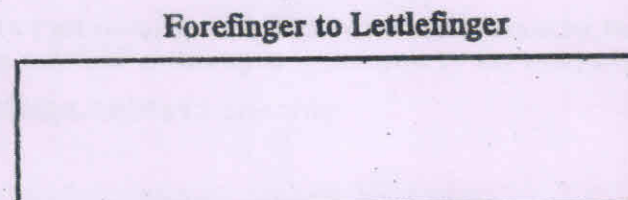
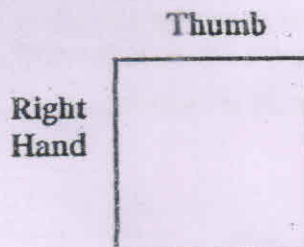
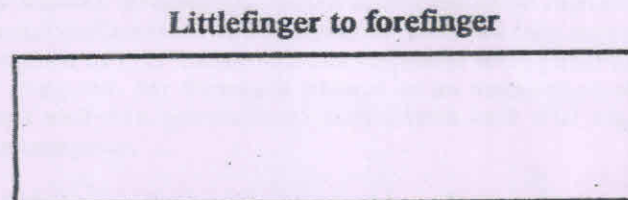
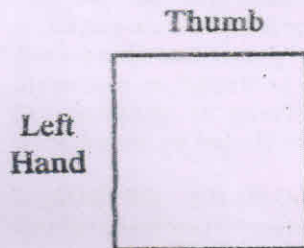
Finger Print attested by me : *Sumesh Bhowm*



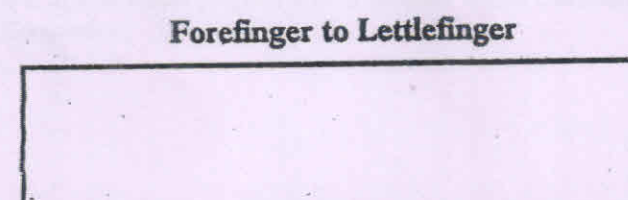
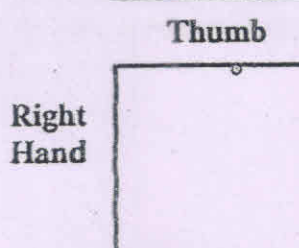
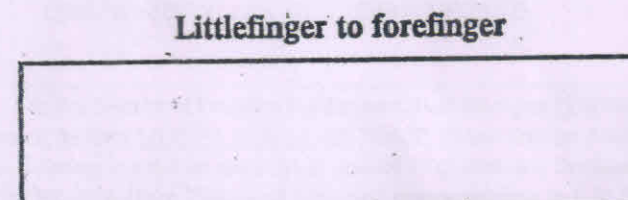
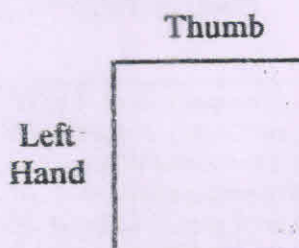


Finger Print attested by me:

*Domènec Morsol*



Finger Print attested by me:



Finger Print attested by me:

# JAGANNATH BUILDINFRA PVT. LTD.

**BUILDERS & DEVELOPERS**

OFFICE : Hotel Priyanka International, Opposite Asansol Police Line, Burnpur Road  
P.O.-Asansol, Dist. Paschim Bardhaman, PIN-713304  
Contact No. : 9051942261, 9083443444

Ref. No. ....

Date 10/07/2024

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF JAGANNATH BUILDINFRA PRIVATE LIMITED HELD AT THE REGISTERED OFFICE OF THE COMPANY AT BURNPUR ROAD, ASANSOL PASCHIM BARDHAMAN, WEST BENGAL - 713304 (INDIA) IN ON 10/07/2024 AT 11.00 A.M.

The Director Mr. Somnath Biswal informs the board that Company initiating a General Power of Attorney and a Developmental or Construction Agreement for schedule mentioned property and for the smooth and timely execution of this documents, he required to appoint himself as an authorised signatory on behalf of the company. Mr Somnath Biswal as an authorised signatory will represent the company to government and non-government authorities and will sign, submit and execute documents on behalf of the company.

RESOLVED THAT the board hereby authorised Mr. Somnath Biswal as an authorised Representative/Signatory of the company.

FURTHER RESOLVED THAT all the acts done or documents executed by Mr. Somnath Biswal shall be binding on the company until the authority is withdrawn by the company on this behalf.

For JAGANNATH BUILDINFRA PRIVATE LIMITED

JAGANNATH BUILDINFRA  
PRIVATE LIMITED  
Supravat Biswal  
Director

JAGANNATH BUILDINFRA  
PRIVATE LIMITED  
Premlata Biswal  
Director

JAGANNATH BUILDINFRA  
PRIVATE LIMITED  
Suchismita Upadhyay  
Director

JAGANNATH BUILDINFRA  
PRIVATE LIMITED  
Somnath Biswal  
Director

SUPRAVAT BISWAL

PREMLATA BISWAL

SUCHISMITA UPADHYAY

SOMNATH BISWAL

DIRECTOR

DIN : 07454675

DIRECTOR

DIN : 00615712

DIRECTOR

DIN : 10223605

DIRECTOR

DIN : 02846954

Schedule of Property : In the District of Paschim Bardhaman, Post Burnpur 713325, Sub Division and Additional District Sub Registry Office, Asansol, Within MOUZA SANTA, J.L No. 20, Police Station Asansol South, ALL THAT piece and parcel of homestead land, measuring in total an undivided area of 19 (Nineteen) Decimals, comprised upon C.S. Plot No. 3049 corresponding to R.S Plot No.2066 (Two Thousand Sixty Six) corresponding to L.R. Plot No. 1625 (One Thousand Six Hundred Twenty Five) Classified as "Bastu" under L.R. Khatian Nos. 3436, 3437, 3792, 3793 and 3794, with all rights, privileges etc., appurtenant thereto. The aforesaid property stands assessed within Old Ward No.....1.....and New Ward No....53...of Asansol Municipal Corporation.



## DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম) : PARTHA SARATHI MOZUMDER.
2. FATHER/ HUSBAND NAME : Late Jelen dramanath Mozumder  
(পিতা/ স্বামীর নাম)
3. OCCUPATION (পেশা) : Legal practitioner
4. PARMANENT ADDRESS (স্থায়ী ঠিকানা)  
VILLAGE/TOWN (গ্রাম) Dshergarh  
POST OFFICE (পোস্ট অফিস) Dshergarh  
POLICE STATION (থানা) Kulfi PIN 713333  
DISTRICT(জেলা) fachen Bardhaman STATE (রাজ্য) W.B
5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক) Client
6. AADHAR NO 3506 8990 2148  
PAN \_\_\_\_\_  
EPIC NO \_\_\_\_\_

আমি (শনাক্তকারী) \_\_\_\_\_ অত্র দলিলের (Query No.)  
\_\_\_\_\_ বিক্রেতা/দাতা গনকে শনাক্ত করিলাম।

I, Partha Sarathi Mozumder as identifier identifying the executants  
of the concerned deed (Query No.) \_\_\_\_\_.

ছবি সহ দশ আঙ্গুলের টিপ ছাপ



Partha Sarathi Mozumder

IDENTIFIER SIGNATURE

(শনাক্তকারীর স্বাক্ষর)

### Major Information of the Deed

Deed No :	I-2305-05657/2024	Date of Registration	16/07/2024
Query No / Year	2305-8001883494/2024	Office where deed is registered	
Query Date	16/07/2024 12:52:17 PM	A.D.S.R. ASANSOL, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Partha Sarathi Majumdar Asansol Court, Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, PIN - 713304, Mobile No. : 9434546801, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 4/-	Rs. 95,70,914/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 230505653/2024 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		



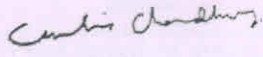


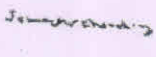


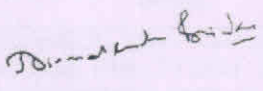
### Land Details :

District: Paschim Bardhaman, P.S:- Hirapur, Municipality: ASANSOL MC, Road: Bumpur Road Bye Lane, Mouza: Santa, Pin Code : 713325

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-1625	LR-3436	Bastu	Bastu	2.35 Dec	1/-	17,09,092/-	Width of Approach Road: 29 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-1625	LR-3437	Bastu	Bastu	2.35 Dec	1/-	17,09,092/-	Width of Approach Road: 29 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-1625	LR-3793	Bastu	Bastu	4.23 Dec	1/-	30,76,365/-	Width of Approach Road: 29 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-1625	LR-3794	Bastu	Bastu	4.23 Dec	1/-	30,76,365/-	Width of Approach Road: 29 Ft., Adjacent to Metal Road, , Project Name :
<b>TOTAL :</b>					<b>13.16Dec</b>	<b>4/-</b>	<b>95,70,914 /-</b>	
<b>Grand Total :</b>					<b>13.16Dec</b>	<b>4/-</b>	<b>95,70,914 /-</b>	



## Principal Details :










Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr Subhashis Choudhury (Presentant)</b> Son of Late Sunil Baran Choudhury Executed by: Self, Date of Execution: 16/07/2024 , Admitted by: Self, Date of Admission: 16/07/2024 ,Place : Office		 Captured	
	16/07/2024	16/07/2024	LTI	16/07/2024
Qtr No. Dt-2830 Tanki Side Dhurwa Ranchi, City:- Not Specified, P.O:- Dhurwa, P.S:-DHURWA (HATIA), District:-Ranchi, Jharkhand, India, PIN:- 834004 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India , PAN No.:: azxxxxxx7f,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 16/07/2024 , Admitted by: Self, Date of Admission: 16/07/2024 ,Place : Office				
2	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr Somashis Choudhury</b> Son of Late Sunil Baran Choudhury Executed by: Self, Date of Execution: 16/07/2024 , Admitted by: Self, Date of Admission: 16/07/2024 ,Place : Office		 Captured	
	16/07/2024	16/07/2024	LTI	16/07/2024
Qtr No. Dt-2830 Tanki Road Dhurwa Ranchi, City:- Not Specified, P.O:- Dhurwa, P.S:-DHURWA (HATIA), District:-Ranchi, Jharkhand, India, PIN:- 834004 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India , PAN No.:: azxxxxxx6f,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 16/07/2024 , Admitted by: Self, Date of Admission: 16/07/2024 ,Place : Office				
3	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr Nirmalendu Biswas</b> Son of Late Nikhil Ranjan Biswas Executed by: Self, Date of Execution: 16/07/2024 , Admitted by: Self, Date of Admission: 16/07/2024 ,Place : Office		 Captured	
	16/07/2024	16/07/2024	LTI	16/07/2024
Near Subhas Bakery Vivekananda Road Santinagar Burnpur, City:- Not Specified, P.O:- Burnpur, P.S:-Hirapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713325 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India , PAN No.:: ajxxxxxx2l,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 16/07/2024 , Admitted by: Self, Date of Admission: 16/07/2024 ,Place : Office				

4	Name	Photo	Finger Print	Signature
	<b>Mr Suwendu Biswas</b> Son of Late Nikhil Ranjan Biswas Executed by: Self, Date of Execution: 16/07/2024 , Admitted by: Self, Date of Admission: 16/07/2024 ,Place : Office		 Captured	
		16/07/2024	LTI 16/07/2024	16/07/2024
Near Subhas Bakery Vivekananda Road Santinagar Burnpur, City:- Not Specified, P.O:- Burnpur, P.S:-Hirapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713325 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India , PAN No.:: ajxxxxx5n,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 16/07/2024 , Admitted by: Self, Date of Admission: 16/07/2024 ,Place : Office				

**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>JAGANNATH BUILDINFRA PRIVATE LIMITED</b> 234/N HOTEL PRIYANKA INTERNATIONAL BURNPUR ROAD ASANSOL, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304 , PAN No.:: AAxxxxx1R,Aadhaar No Not Provided, 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> <b>Mr SOMNATH BISWAL</b>            Son of Late GANGADHAR BISWAL            Date of Execution - 16/07/2024, , Admitted by: Self, Date of Admission: 16/07/2024, Place of Admission of Execution: Office         </td> <td></td> <td>             Captured         </td> <td></td> </tr> <tr> <td></td> <td>Jul 16 2024 1:12PM</td> <td>LTI 16/07/2024</td> <td>16/07/2024</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mr SOMNATH BISWAL</b> Son of Late GANGADHAR BISWAL Date of Execution - 16/07/2024, , Admitted by: Self, Date of Admission: 16/07/2024, Place of Admission of Execution: Office		 Captured			Jul 16 2024 1:12PM	LTI 16/07/2024	16/07/2024
Name	Photo	Finger Print	Signature										
<b>Mr SOMNATH BISWAL</b> Son of Late GANGADHAR BISWAL Date of Execution - 16/07/2024, , Admitted by: Self, Date of Admission: 16/07/2024, Place of Admission of Execution: Office		 Captured											
	Jul 16 2024 1:12PM	LTI 16/07/2024	16/07/2024										
FLAT NO. A3 HILL VIEW APARTMENT HILL VIEW PARK NORTH ASANSOL, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxx8A,Aadhaar No Not Provided Status : Representative, Representative of : JAGANNATH BUILDINFRA PRIVATE LIMITED (as DIRECTOR)													

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Partha Sarathi Mozumder</b> Son of Late Jitendra Nath Mozumder Asansol Court, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304		 Captured	
	16/07/2024	16/07/2024	16/07/2024



Identifier Of Mr Subhashis Choudhury, Mr Somashis Choudhury, Mr Nirmalendu Biswas, Mr Suvendu Biswas, Mr SOMNATH BISWAL

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Subhashis Choudhury	JAGANNATH BUILDINFRA PRIVATE LIMITED-2.35 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Somashis Choudhury	JAGANNATH BUILDINFRA PRIVATE LIMITED-2.35 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr Nirmalendu Biswas	JAGANNATH BUILDINFRA PRIVATE LIMITED-4.23 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr Suvendu Biswas	JAGANNATH BUILDINFRA PRIVATE LIMITED-4.23 Dec

### Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Hirapur, Municipality: ASANSOL MC, Road: Burnpur Road Bye Lane, Mouza: Santa, Pin Code : 713325

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1625, LR Khatian No:- 3436	Owner:সুভাষীষ চৌধুরী, Gurdian:সুনীল বরন, Address:নিজ, Classification:বাস্ত, Area:0.05000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 1625, LR Khatian No:- 3437	Owner:সোমশীষ চৌধুরী, Gurdian:সুনীল বরন, Address:নিজ, Classification:বাস্ত, Area:0.04000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 1625, LR Khatian No:- 3793	Owner:নির্মালেন্দু বিহাস, Gurdian:নিখিল রঞ্জন, Address:নিজ, Classification:বাস্ত, Area:0.02000000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 1625, LR Khatian No:- 3794	Owner:সুভেন্দু বিহাস, Gurdian:নিখিল রঞ্জন বিহাস, Address:নিজ, Classification:বাস্ত, Area:0.03000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 230505657 / 2024

On 16-07-2024

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 13:09 hrs on 16-07-2024, at the Office of the A.D.S.R. ASANSOL by Mr Subhashis Choudhury , one of the Executants.

**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 95,70,914/-

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

Execution is admitted on 16/07/2024 by 1. Mr Subhashis Choudhury, Son of Late Sunil Baran Choudhury, Qtr No. Dt-2830 Tanki Side Dhurwa Ranchi, P.O: Dhurwa, Thana: DHURWA (HATIA), , Ranchi, JHARKHAND, India, PIN - 834004, by caste Hindu, by Profession Service, 2. Mr Somashis Choudhury, Son of Late Sunil Baran Choudhury, Qtr No. Dt-2830 Tanki Road Dhurwa Ranchi, P.O: Dhurwa, Thana: DHURWA (HATIA), , Ranchi, JHARKHAND, India, PIN - 834004, by caste Hindu, by Profession Service, 3. Mr Nirmalendu Biswas, Son of Late Nikhil Ranjan Biswas, Near Subhas Bakery Vivekananda Road Santinagar Burnpur, P.O: Burnpur, Thana: Hirapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713325, by caste Hindu, by Profession Service, 4. Mr Suvendu Biswas, Son of Late Nikhil Ranjan Biswas, Near Subhas Bakery Vivekananda Road Santinagar Burnpur, P.O: Burnpur, Thana: Hirapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713325, by caste Hindu, by Profession Service

Identified by Mr Partha Sarathi Mozumder, , , Son of Late Jitendra Nath Mozumder, Asansol Court, P.O: Asansol, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, by caste Hindu, by profession Advocate

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

Execution is admitted on 16-07-2024 by Mr SOMNATH BISWAL, DIRECTOR, JAGANNATH BUILDINFRA PRIVATE LIMITED, 234/N HOTEL PRIYANKA INTERNATIONAL BURNPUR ROAD ASANSOL, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304

Identified by Mr Partha Sarathi Mozumder, , , Son of Late Jitendra Nath Mozumder, Asansol Court, P.O: Asansol, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 7.00/- ( E = Rs 7.00/- ) and Registration Fees paid by Cash Rs 7.00/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 1080, Amount: Rs.100.00/-, Date of Purchase: 15/07/2024, Vendor name: P K Das



Manoj Kumar Mandal  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ASANSOL  
Paschim Bardhaman, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2305-2024, Page from 121296 to 121316

being No 230505657 for the year 2024.



Digitally signed by MANOJ KUMAR MANDAL  
Date: 2024.07.19 13:09:53 +05:30  
Reason: Digital Signing of Deed.

(Manoj Kumar Mandal) 19/07/2024  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ASANSOL  
West Bengal.