5415/24 I-5464/2024

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

(NON JUDICIAL)

10/7/24 8/18/3016/24

पश्चिमबंगा पश्चिम बंगाल WEST BENGAL AP 983421

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

10 JUL 2024

Query No. 8001813016/2024.

Power of Attorney after

Development & Construction Agreement

TO ALL TO WHOM THESE PRESENTS SHALL COME, We,

(1) SRI AVIJIT GHANTY (PAN – AEBPG4233Q), Son of Subrata Kumar Ghanty, by faith Hindu, by occupation Business, by citizenship Indian, resident of '443/1, Apcar Garden, P.O. Asansol, P.S Asansol (South) Dist. Paschim Bardhaman,

(2) SRI SUBHOJIT GHANTY (PAN – ACZPG3290R), son of Subrata Kumar Ghanty, by faith Hindu, by occupation Business, by citizenship Indian, resident of '443/1, Apcar Garden,P.O. Asansol, P.S Asansol (South) Dist. Paschim Bardhaman,

(3) SMT. ANWESHA GHANTY (PAN – BGJPC4470Q), Wife of Avijit Ghanty, by faith Hindu, by occupation Business, by citizenship Indian, resident of '443/1, Apcar Garden, P.O. Asansol, P.S Asansol (South) Dist. Paschim Bardhaman,

(which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successors-in-interest and/or assigns) of ONE PART hereafter jointly and severally called the **"Grantors"**,

WHEREAS:

A. The Grantors are jointly the owners of the **"Said Property"**described in the schedule and the Developer is **GHANTY PROPERTIES (PAN – (PAN –AAZFG5845J)**, a partnership firm having its office at 129/20, Hotel Shradhanjali, Room No. 205, G.T.Road, Asansol, Dist.

Paschim Bardhaman, Pin- 713301, being represented by its partners **(1) SRI AVIJIT GHANTY (PAN – AEBPG4233Q)**, Son of Subrata Kumar Ghanty, by faith Hindu, by occupation Business, by citizenship Indian, resident of '443/1, Apcar Garden, P.O. Asansol, P.S Asansol (South) Dist. Paschim Bardhaman (2) **SRI SUBHOJIT GHANTY (PAN – ACZPG3290R)**, son of Subrata Kumar Ghanty, by faith Hindu, by occupation Business, by citizenship Indian, resident of '443/1, Apcar Garden, P.O. Asansol, P.S Asansol (South) Dist. Paschim Bardhaman, **(3) SMT. ANWESHA GHANTY (PAN – BGJPC4470Q)**, Wife of Avijit Ghanty, by faith Hindu, by occupation Business, by citizenship Indian, resident of '443/1, Apcar Garden, P.O. Asansol, P.S Asansol (South) Dist. Paschim Bardhaman, (hereinafter called the **"Developer"**)

B. The Grantor and the Developer have entered into an agreement of even date on 3rd Day of May 2024 vide Deed No. I- 230503487/2024 registered with the Asansol Sub register (hereinafter called the **"Development Agreement"**), to develop the said Property (hereinafter the **"Project"**) under the terms and condition as detailed therein.

Adv

C. In terms of the Development Agreement and/ or is desirous of appointing the developer as its true and lawful attorney for the purposes hereinafter mentioned.

NOW KNOW ALL BY THESE PRESENTS THAT we, the above named Grantor, do hereby nominate, constitute and/or appoint the said **GHANTY PROPERTIES (PAN – (PAN –AAZFG5845J)**, a partnership firm having its office at 129/20, Hotel Shradhanjali, Room No. 205, G.T.Road, Asansol, Dist. Paschim Bardhaman, Pin- 713301, being represented by its partners **(1) SRI AVIJIT GHANTY (PAN – AEBPG4233Q)**, Son of Subrata Kumar Ghanty, by faith Hindu, by occupation Business, by citizenship Indian, resident of '443/1, Apcar Garden, P.O. Asansol, P.S Asansol (South) Dist. Paschim Bardhaman (2) **SRI SUBHOJIT GHANTY (PAN – ACZPG3290R)**, son of Subrata Kumar Ghanty, by faith Hindu, by occupation Business, by citizenship Indian, resident of '443/1, Apcar Garden, P.O. Asansol, P.S Asansol (South) Dist. Paschim Bardhaman, **(3) SMT. ANWESHA GHANTY (PAN – BGJPC4470Q)**, Wife of Avijit Ghanty, by faith Hindu, by occupation Business, by citizenship Indian, resident of '443/1, Apcar Garden, P.O. Asansol, P.S Asansol (South) Dist. Paschim Bardhaman, (hereinafter called the "**Attorney**"), to act as the true and lawful attorney of the Grantors jointly, for in the name of and/or on behalf of the Grantors and the attorney to do, exercise and

perform all or any of the following acts, deed and/or things relating to the Said Property, that is to say:

1. To possess and hold possession of the Said Property and to warm off, prohibit and if necessary, to proceed in due from of law against all or any of the trespasser at the Said Property or any part thereof and also against all defaulters in payment of rent or other considerations or those who have committed any breach of their covenants or obligations and to take appropriate step whether by action or distress or otherwise and to abate all nuisance.

2. To appoint and terminate the appointment of Architects, Engineers and/or Surveyors for surveying and doing Soil testing and also for preparation of plans for construction of a complex of multi-storied building (hereinafter called the "**Complex**") building at the Said property and also for any additions and/or alteration and/or modification thereto and to have such plans prepared and the Soil of the Said Property tested.

3. To apply for and submit the plans for constructions of the Building/Complex to the Asansol Durgapur Development Authority (hereinafter the "**ADDA**") and **A.M.C,** for sanctioning and have the same sanctioned and if so deemed fit and proper, to have the plans submitted

and/or sanctioned and/or, as stated above, to have the same modify and/or altered by the ADDA and A.M.C or other competent authorities and in connection therewith to submit the title deeds and other papers and documents concerning the Said Property to the concerned authorities and take back the same.

4. To pay fees, obtain sanction and such other orders and/or permission from the necessary authorities as be necessary for such sanctioning, modification and/or alteration of the said plans.

5. To appear and represent us before all necessary authorities and/or Government Departments and/or their officers and also all other State Executives, Judicial or Quasi-Judicial authorities, including without limitation the ADDA, A.M.C, Fire Brigade, Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, and if necessary to apply for and obtain all permissions and/or approvals from them or any them in connection with the sanctioning, modification and/or alteration of the said plans including boundary verifications.

6. To execute any Gift Deed in favour of the ADDA and A.M.C if required for obtaining sanction of the said plan and admit such execution before the concerned register.

7. To receive refund of the excess amount or fee, if any paid for any of the purposes state herein or otherwise and to give valid effectual receipts and discharges in respect thereof.

8. To built at the Said Property by constructing the Buildings or otherwise thereon and for that purpose to demolish the existing buildings and/or other structures thereat.

9. To apply for and obtain steel, cement, bricks and all other construction and/or building materials and/or construction equipment's for the purpose of the Project and for such purpose to obtain all such permission to obtain all such permission as be necessary.

10. To submit maps, drawings and designs modifications and amendments and/or revised building plan for the proposed building and receive completion certificate/occupancy certificate from the appropriate authority and/or necessary clearances from the appropriate government authorities fire brigade, health

department if so necessary and other department for the purpose of development of the said schedule property and for construction of the said building consisting of several flats/units/apartments/car parking space etc and also for commercial use of the said property in terms of the Development Agreement as aforesaid and for the said purpose to make affirm verify and submit all necessary application petitions, maps, elevations documents, diagrams, sketches, bonds, declarations, indemnities, securities and other papers and documents as the said attorney shall think fit and proper.

11. To fit and settle the sale price of the respective flats/units/apartments/car parking space etc. invite offers make publicity by way of advertisement or otherwise to promote selling and/or invite to sale said respective flats/ units/ apartment/ shop/ office/ godown/car parking space to the prospective buyers and also to select the prospective buyers either in individual or groups and to enter into agreement for sale with the said respective buyers in respect of the said unit falling under the Developers allocation in terms of the understanding between the parties.

12. To receive collect and realize payments from the intending purchasers sale price of the respective units in terms of the agreement for sale to be entered into between the developer and the intending purchasers.

13. To appear before the concerned officer/s of the Government of West Bengal and other appropriate Government Authorities and/or department and to appear before any Registrar, Sub-Registrar of any deeds or documents after due execution thereof in connection with the flats/units/apartments/car parking space so to be constructed in the said premises and also to sign execute and deliver all necessary documents/ agreements/ indenture/ conveyances/ sale/ lease/ gift/ exchange / rent/applications, petition/s, declaration/s bond/s and other papers and documents as may from time to time be necessary or required.

14. To appear and represent the **Grantors** before the appropriate police authorities and also to make or lodge complaint/s and diaries concerning all matters arising out of the said schedule property or portions thereof as may be from time to time necessary or required.

15. To apply for and electricity, gas, telephone, water, drainage, sewerage, lifts, generators, cable or Dish TV connection and/or any other connections or utilities at the Said Property and/or the Building and to make alterations therein and to close down, surrender and/or have disconnected any of the connections or utilities as also such existing connections for obtaining such new connections.

16. To apply for and obtain permissions and licenses to install, run and operate lifts, generators and/or other utilities at the Said Property and/or the Building(s) / the Complex.

17. To apply for and obtain the necessary completion or occupation or other certificates from the ADDA & A.M.C and/or other concerned authorities in respect of construction and/or occupation of the Building/s.

18. To ask, demand, sue for, receive, recover, realize and collect rents, moneys, consideration, construction costs, mesne profits, deposits, payments, compensation, interests, damages, electricity charges, municipal rates and taxes, service and/or maintenance charges and all other sum or sums which are or may become due,

payable or recoverable from any person or persons or authority or authorities on may account whatsoever and to raise bills and give effectual receipts and discharges for the same.

19. To enforce any covenant in any agreement, sale deeds, lease deeds, declarations and/or licenses or tenancy agreements or any other documents entered into by the Grantor and if any right to re-enter arises in any manner under such covenants or under notice to vacate or quite, then to exercise such right amongst others.

20. To sign and execute all documents, from plans, specifications, affidavits, and all other papers as may be necessary to be submitted before any authority or authorities in connection with the said schedule plot of land or in connection with the development thereof or for construction of building/apartments, flats, and other space/s shop/s thereon and to pay and deposit all fees, levies, fines, penalties, taxes, annual rental, other rates and taxes, other charges and outgoing on account thereof of relating to the said schedule plot of land as may from time to time be necessary and required.

21. To receive collect and realize payments from the intending purchasers the sale prices of the flats, shops apartments common spaces and other spaces either in full or any part thereof save and except the area which would belong to the **Grantors** in terms of the Development/Agreement.

22. To receive earnest money, advance money, booking money, consideration money, whether in part or in full from sale intending purchased to be entered into a final payment against the deed of conveyance/s against the sale of the residential cum commercial apartments/ building to be constructed in or upon the said schedule plot of land in term of the understanding between the parties the parties. The money so receive by our constituted attorney under these presents will belong to them/him and the **Grantors** of these presents shall have no claim whatsoever.

23. That be it mentioned that the above powers can be executed and carried out by the constituted attorneys either severally by any one of them or jointly.

24. To terminate any contact or agreement with any person or persons and to deal with the spaces and/or rights of

such person or persons relating to the project in such manner as the Attorney may deem fit and proper.

25. To prepare, sign, execute, submit, enter into, modify, cancel, confirm, alter, draw, approve and/or register and/or give consent and confirmation to all papers, documents, agreements, supplemental agreements, construction contract, consents, deeds, sale deeds, lease deeds, tenancy agreements, cancellation deeds, surrenders, nominations, rectification deed, declarations, prescribed forms, affidavits, applications, understandings, indemnities, plans and other documents as may in any way be required to be so done.

26. To appear before any NotaryPublic, Register, sub-Register, District Register, Register of Assurances, Metropolitan Magistrate and other officer or officers or authority or authorities having jurisdiction in that behalf and to present for registration and to admit execution of and to acknowledge and register or have registered and perfected all deeds, instruments and/or writings, signed or made by us or by any our Attorney by virtue of powers hereby conferred.

27. To sell, lease out or otherwise transfer, deal with and dispose of the units, car parking spaces, servants quarters, roof or other constructed area or saleable spaces in the Building(s)/complex in accordance with the Development Agreement to the persons interested in purchasing or otherwise acquiring the same at such prices and on such terms and/or conditions as the Attorney may deem fit and proper and to receive and realize the consideration and other amounts payable there for by the intending buyers and grant receipts and discharges there for which shall fully exonerate the person or persons paying the same. To exclusively sign, execute and have registered all deeds for selling, leasing or transferring by any other means all areas in the Building(s)/complex and to admit such execution before the concerned registrar.

28. To have the flats and other constructed area and saleable spaces in the building separately assessed and mutated in the names of the owners thereof in all public records and with all authorities including the ADDA and A.M.C.

29. To accept, receive, sign and acknowledge all notices and/or services of all papers or documents from all Courts, Tribunals, Postal Authorities and/or other

authorities and/or persons and also all registered or insured letters, parcels and/or money orders.

30. To commence, prosecute, enforce, defend, answer and/or oppose all suits, actions and/or other legal proceedings and/or demands, civil, criminal or revenue, concerning the Premises or any of the affairs of the Grantor in connection therewith or any of the matters aforesaid in which the Grantor is now or may hereafter be interested or concerned and also if though fit to compromise, settle, refer to arbitration, abandon, submit to judgment or become non-suited in any actions and/or proceedings as aforesaid.

31. To sign, declare, verify and/or affirm all Vakalatnamas, plaints, written statement, petitions, Consent petitions, Warrants of Attorney, Memorandums of Appeal, Affidavits and all other documents or cause papers as the occasion shall require and/or as the said Attorney may think fit and proper. For better and more effect fully exercising all or any of the powers and authorities aforesaid, to retain, appoint and/or employ advocates, Pleaders, Solicitors and to revoke such appointment.

Adv

32. To receive and/or pay and/or deposit all moneys including without limitation Court fees, stamp and registration fees and to receive refunds thereof and grant valid receipts and discharges in respect thereof.

33. For all or any of the purposes herein-stated to appear and represent the Grantor before all concerned authorities and officials, central and state Government Departments, Income Tax Departments, Revenue Departments, land Departments and/or its officers and also all other State executives, Judicial or Quasi Judicial, Municipal and other authorities and also all Courts and Tribunals, including without limitation officials of Reserve Bank Of India, Income Tax Officers, Commissioner of Income Tax and make Commitments and/or give undertakings.

34. This power is always revocable.

AND GENERALLY to do all such acts, deeds, matters and/or things concerning the authorities hereby granted in respect of the said Property/building/complex and for better exercise of the authorities herein contained which the Grantor could have done lawfully if personally present.

AND the Grantors doth hereby ratify and confirm and agree to ratify and confirm all and whatsoever the Attorney and any of its substitutes shall do or caused to be doneor shall lawfully do or caused to be done in or about the Said Property.

Schedule-A

(Part-I)

(Said Property Sale Deed No. 4710/2023)

Within the District of Paschim Bardhaman, under P.S. Hirapur, ADSR Office Asansol, **Mouza Santa,** JL No. 120,under the Asansol Municipal Corporation vide House No. 0010009, Holding No. 698, ward No. 01/52 under **i)** RS Plot No. 2333 & L.R.Plot No. 2190, L.R Khatian No.5923 measuring an area 1 (one) katha 7 (Seven) chatak, classification of land "Baid" And the property proposed use is Bastu, mutated land area 2(Two) decimal ii) RS Plot No. 2333 & L.R.Plot No. 2190, L.R Khatian No. 5924 measuring an area 2 (two) katha, total area of the schedule mentioned property is 03 (three) katha 7 (Seven) chatak equivalent to 5.6719 decimal, corresponding to L.R.Khatian Nos. 7145 (mutated land measuring 1.2 Decimal), L.R. Khatian No. 7155 (mutated land measuring 1.9 Decimal), L.R. Khatian No. 7146 (mutated land measuring 1.9 Decimal), total mutated land measuring 05 (five) Decimals, classification of land "Baid" And the property proposed use is Bastu.

(Part -II)

(Said Property Sale Deed No. 3391/2023)

Within the District of Paschim Bardhaman, P.S Kulti, **Mouza Santa,** JL No. 120, under the Asansol Municipal Corporation vide Holding No. 375/328/1, Assessment No. 3309302545329, ward No. 01/52, All that land measuring an area 3 (three) katha 8 (Eight) chatak, equivalent to 5.775 decimal, comprised in RS Plot No. 2319 under R.S.Khatian No.1968, L.R.Plot No. 2132, L.R Khatian No.7109 corresponding to L.R. Khatian Nos. 7145 (mutated land measuring 02 Decimals), L.R. Khatian No. 7155 (mutated land measuring 02 Decimals), L.R. Khatian No. 7146 (mutated land measuring 02 Decimals) i.e. total mutated land area 06 Decimals, classification of land "Baid" And the property proposed use is Bastu,

i.e. total land area of the schedule mentioned property (Part -I and Part II) is 11 (eleven) decimal

The property situated at Radhanagar Road-Santa

The aforesaid property butted and bounded as follows :

On the North : Property of Sujit Mukherjee and Property of Partha Majumdar

On the South : 17 feet Road

On the East :24 Feet Road

On the West :Property of Prosun Bose

IN WITNESS WHEREOF both the parties of these presents do hereby put their respective signatures, in the free, fair state of mind, after gone through all the terms and conditions and expressions of these presents on this10th Day of July, 2024 at Asansol Court.

WITNESSES :-

1) Bapi Paul
S/o – Shantimoy Paul
Nuni, Chinchuria
Asansol
Dist:– Paschim Bardhaman
Pin – 713341

2) Rabindra Gupta
S/o- B.B. Gupta
Ex clerk at Asansol Court

Anijit Ghanty

Subhojit Ghanty

Anwesha Ghanty

Signature of the Landowners/Party

FOR GHANTY PROPERTIES

Anijit Ghanty

PARTNER(S)
FOR GHANTY PROPERTIES

Subhojit Ghanty

PARTNER(S)
FOR GHANTY PROPERTIES

Anwesha Ghanty

PARTNER(S)

Signature of the Developer

Drafted and typed by me & read over and explained to all parties of these presents and all of them admit the same has been correctly written as per their instructions and also Identified by me

Debashree Mazumdar

DEBASHREE MAZUMDAR (ADVOCATE)
ASANSOL COURT
Enl. No. WB/1550/2010

Thumb | Littlefinger to forefinger

Left Hand

Thumb | Forefinger to Lettlefinger

Right Hand

Finger Print attested by me: Sujit Ghanty

Thumb | Littlefinger to forefinger

Left Hand

Thumb | Forefinger to Lettlefinger

Right Hand

Finger Print attested by me: Subhajit Ghanty

Thumb | Littlefinger to forefinger

Left Hand

Thumb | Forefinger to Lettlefinger

Right Hand

Finger Print attested by me: Anwesha Ghanty

Thumb | Littlefinger to forefinger

Left Hand

Thumb | Forefinger to Lettlefinger

Right Hand

Photo

Finger Print attested by me:

DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম) BAPI PAUL
2. FATHER / HUSBAND NAME (পিতা / স্বামীর নাম) Santimoy Paul
3. OCCUPATION (পেশা) others.
4. PARMANENT ADDRESS (স্থায়ী ঠিকানা) Nuri

   VILLAGE / TOWN (গ্রাম) Nuri chinchuria, Asansol.

   POST OFFICE (পোস্ট অফিস) Nuri

   POLICE STATION (থানা) Asansol PIN 713341

   DISTRICT (জেলা) Paschim Bardhaman STATE (রাজ্য) W.B
5. RELATIONSHIP WITH SELLER / BUYER (দলিলের বিক্রেতা / দাতাগণের সহিত সম্পর্ক) Friend.
6. AADHAR NO. 6987 1889 4893.

   PAN

   EPIC NO.

আমি (শনাক্তকারী) ..... অত্র দলিলের (Query No.)

..... বিক্রেতা / দাতা গণকে শনাক্ত করিলাম।

I, Bapi Paul as identifier identifying the executants of the concerned deed

(Query No.) 8001813016/2024.

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND						
RIGHT HAND						

Bapi Paul

Identifier Signature

(শনাক্তকারীর স্বাক্ষর)

Mob. No.:

Major Information of the Deed

Deed No :	I-2305-05464/2024	Date of Registration	10/07/2024
Query No / Year	2305-8001813016/2024	Office where deed is registered	
Query Date	10/07/2024 11:15:42 AM	A.D.S.R. ASANSOL, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Debashree Mazumdar Asansol Court,Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, PIN - 713304, Mobile No. : 9475940194, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
Rs. 90,00,000/-		Rs. 1,06,69,998/-	
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]:- 230503487/2024 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: Radhanagar Road-Santa, Road Zone : (On Road -- On Road) , 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-2132	LR-7145	Bastu	Baid	2 Dec	28,75,000/-	28,75,000/-	Width of Approach Road: 41 Ft., , Project Name :
L2	LR-2190	LR-7145	Bastu	Baid	1.6469 Dec	20,75,000/-	20,75,000/-	Width of Approach Road: 41 Ft., , Project Name :
L3	LR-2132	LR-7155	Bastu	Baid	2 Dec	11,50,000/-	14,66,666/-	Width of Approach Road: 41 Ft., , Project Name :
L4	LR-2190	LR-7155	Bastu	Baid	1.9 Dec	11,00,000/-	13,93,333/-	Width of Approach Road: 41 Ft., , Project Name :
L5	LR-2132	LR-7146	Bastu	Baid	2 Dec	10,00,000/-	14,66,666/-	Width of Approach Road: 41 Ft., , Project Name :
L6	LR-2190	LR-7146	Bastu	Baid	1.9 Dec	8,00,000/-	13,93,333/-	Width of Approach Road: 41 Ft., , Project Name :
		TOTAL :			11.4469Dec	90,00,000 /-	106,69,998 /-	
	Grand Total :				11.4469Dec	90,00,000 /-	106,69,998 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr AVIJIT GHANTY (Presentant) Son of Mr SUBRATA KUMAR GHANTY Executed by: Self, Date of Execution: 10/07/2024 , Admitted by: Self, Date of Admission: 10/07/2024 ,Place : Office	 10/07/2024	Captured LTI 10/07/2024	10/07/2024
	443/1, Apcar Garden, 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.:: AExxxxxx3Q,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 10/07/2024 , Admitted by: Self, Date of Admission: 10/07/2024 ,Place : Office			
2	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr SUBHOJIT GHNATY Son of Mr SUBRATA KUMAR GHANTY Executed by: Self, Date of Execution: 10/07/2024 , Admitted by: Self, Date of Admission: 10/07/2024 ,Place : Office	 10/07/2024	Captured LTI 10/07/2024	10/07/2024
	443/1, Apcar Garden, 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.:: ACxxxxxx0R,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 10/07/2024 , Admitted by: Self, Date of Admission: 10/07/2024 ,Place : Office			
3	**Name**	**Photo**	**Finger Print**	**Signature**
	Mrs ANWESHA GHANTY Wife of Mr AVIJIT GHANTY Executed by: Self, Date of Execution: 10/07/2024 , Admitted by: Self, Date of Admission: 10/07/2024 ,Place : Office	 10/07/2024	Captured LTI 10/07/2024	10/07/2024
	443/1, APCAR GARDEN, ASANSOL, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: BGxxxxxx0Q,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 10/07/2024 , Admitted by: Self, Date of Admission: 10/07/2024 ,Place : Office			

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**GHANTY PROPERTIES** 129/20, HOTEL SHRADHANJALI, ROOM NO. 205, G.T. ROAD, ASANSOL, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713301 , PAN No.:: AAxxxxxx5J,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr AVIJIT GHANTY Son of Mr SUBRATA KUMAR GHANTY Date of Execution - 10/07/2024, , Admitted by: Self, Date of Admission: 10/07/2024, Place of Admission of Execution: Office	 Jul 10 2024 5:06PM	Captured LTI 10/07/2024	10/07/2024
	443/1, APCAR GARDEN, 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.:: AExxxxxx3Q,Aadhaar No Not Provided Status : Representative, Representative of : GHANTY PROPERTIES (as PARTNER)			
2	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr SUBHOJIT GHANTY Son of Mr SUBRATA KUMAR GHANTY Date of Execution - 10/07/2024, , Admitted by: Self, Date of Admission: 10/07/2024, Place of Admission of Execution: Office	 Jul 10 2024 5:08PM	Captured LTI 10/07/2024	10/07/2024
	443/1, APCAR GARDEN, 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.:: ACxxxxxx0R,Aadhaar No Not Provided Status : Representative, Representative of : GHANTY PROPERTIES (as PARTNER)			
3	**Name**	**Photo**	**Finger Print**	**Signature**
	Mrs ANWESHA GHANTY Wife of AVIJIT GHANTY Date of Execution - 10/07/2024, , Admitted by: Self, Date of Admission: 10/07/2024, Place of Admission of Execution: Office	 Jul 10 2024 5:09PM	Captured LTI 10/07/2024	10/07/2024
	443/1, APCAR GARDEN, ASANSOL, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BGxxxxxx0Q,Aadhaar No Not Provided Status : Representative, Representative of : GHANTY PROPERTIES (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Bapi Paul Son of Mr Santimoy Paul Nuni Chinchuria, City:- Asansol, P.O:- Nuni, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713341		Captured	
	10/07/2024	10/07/2024	10/07/2024
Identifier Of Mr AVIJIT GHANTY, Mr SUBHOJIT GHNATY, Mrs ANWESHA GHANTY, Mr AVIJIT GHANTY, Mr SUBHOJIT GHANTY, Mrs ANWESHA GHANTY			

Transfer of property for L1		
Sl.No	**From**	**To. with area (Name-Area)**
1	Mr AVIJIT GHANTY	GHANTY PROPERTIES-2 Dec
Transfer of property for L2		
Sl.No	**From**	**To. with area (Name-Area)**
1	Mr AVIJIT GHANTY	GHANTY PROPERTIES-1.6469 Dec
Transfer of property for L3		
Sl.No	**From**	**To. with area (Name-Area)**
1	Mr SUBHOJIT GHNATY	GHANTY PROPERTIES-2 Dec
Transfer of property for L4		
Sl.No	**From**	**To. with area (Name-Area)**
1	Mr SUBHOJIT GHNATY	GHANTY PROPERTIES-1.9 Dec
Transfer of property for L5		
Sl.No	**From**	**To. with area (Name-Area)**
1	Mrs ANWESHA GHANTY	GHANTY PROPERTIES-2 Dec
Transfer of property for L6		
Sl.No	**From**	**To. with area (Name-Area)**
1	Mrs ANWESHA GHANTY	GHANTY PROPERTIES-1.9 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Hirapur, Municipality: ASANSOL MC, Road: Radhanagar Road-Santa, Road Zone : (On Road -- On Road) , 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:- 2132, LR Khatian No:- 7145	Owner:অভিজিত ঘাঁটি, Gurdian:সুব্রত কুমার, Address:নিজ , Classification:বাইদ, Area:0.02000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 2190, LR Khatian No:- 7145	Owner:অভিজিত ঘাঁটি, Gurdian:সুব্রত কুমার, Address:নিজ , Classification:বাইদ, Area:0.01200000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 2132, LR Khatian No:- 7155	Owner:শুভজিত ঘাঁটি , Gurdian:সুব্রত , Address:নিজ , Classification:বাইদ, Area:0.02000000 Acre,	Owner Name not selected by applicant.

L4	LR Plot No:- 2190, LR Khatian No:- 7155	Owner:শুভজিত ঘাঁটি , Gurdian:সুব্রত , Address:নিজ , Classification:বাইদ, Area:0.01900000 Acre,	Owner Name not selected by applicant.
L5	LR Plot No:- 2132, LR Khatian No:- 7146	Owner:অন্বেষা ঘাঁটি, Gurdian:অভিজিত , Address:নিজ , Classification:বাইদ, Area:0.02000000 Acre,	Owner Name not selected by applicant.
L6	LR Plot No:- 2190, LR Khatian No:- 7146	Owner:অন্বেষা ঘাঁটি, Gurdian:অভিজিত , Address:নিজ , Classification:বাইদ, Area:0.01900000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 230505464 / 2024

On 10-07-2024

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 16:46 hrs on 10-07-2024, at the Office of the A.D.S.R. ASANSOL by Mr AVIJIT GHANTY , 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 1,06,69,998/-

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

Execution is admitted on 10/07/2024 by 1. Mr AVIJIT GHANTY, Son of Mr SUBRATA KUMAR GHANTY, 443/1, Apcar Garden, P.O: Asansol, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, by caste Hindu, by Profession Business, 2. Mr SUBHOJIT GHNATY, Son of Mr SUBRATA KUMAR GHANTY, 443/1, Apcar Garden, P.O: Asansol, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, by caste Hindu, by Profession Business, 3. Mrs ANWESHA GHANTY, Wife of Mr AVIJIT GHANTY, 443/1, APCAR GARDEN, ASANSOL, P.O: ASANSOL, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, by caste Hindu, by Profession Business

Indetified by Mr Bapi Paul, , , Son of Mr Santimoy Paul, Nuni Chinchuria, P.O: Nuni, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713341, by caste Hindu, by profession Others

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

Execution is admitted on 10-07-2024 by Mr AVIJIT GHANTY, PARTNER, GHANTY PROPERTIES, 129/20, HOTEL SHRADHANJALI, ROOM NO. 205, G.T. ROAD, ASANSOL, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713301

Indetified by Mr Bapi Paul, , , Son of Mr Santimoy Paul, Nuni Chinchuria, P.O: Nuni, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713341, by caste Hindu, by profession Others

Execution is admitted on 10-07-2024 by Mr SUBHOJIT GHANTY, PARTNER, GHANTY PROPERTIES, 129/20, HOTEL SHRADHANJALI, ROOM NO. 205, G.T. ROAD, ASANSOL, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713301

Indetified by Mr Bapi Paul, , , Son of Mr Santimoy Paul, Nuni Chinchuria, P.O: Nuni, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713341, by caste Hindu, by profession Others

Execution is admitted on 10-07-2024 by Mrs ANWESHA GHANTY, PARTNER, GHANTY PROPERTIES, 129/20, HOTEL SHRADHANJALI, ROOM NO. 205, G.T. ROAD, ASANSOL, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713301

Indetified by Mr Bapi Paul, , , Son of Mr Santimoy Paul, Nuni Chinchuria, P.O: Nuni, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713341, by caste Hindu, by profession Others

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 2905, Amount: Rs.100.00/-, Date of Purchase: 10/07/2024, Vendor name: P K PANJA

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 120564 to 120593

being No 230505464 for the year 2024.

Digitally signed by MANOJ KUMAR MANDAL
Date: 2024.07.18 17:44:17 +05:30
Reason: Digital Signing of Deed.

(Manoj Kumar Mandal) 18/07/2024

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.