

10088/2022

1 10798



पश्चिम बंगाल WEST BENGAL

AC 989307

8:30pm
05/12/22

Certified that the Document is submitted to registration. The endorsement sheet attached with this document are the Part of this document.

1941
Addl. District Sub-Registrar
Assam, Dist-Pachim Bardhaman

22 DEC 2022

Sri Biswanath Roy
Samarendra Nath Roy
Amarendra Nath Roy
Madhabendra Nath Roy
Indrajeendra Nath Roy
Samarendra Nath Roy

Ref : Query No. 8003379890/2022
**GENERAL POWER OF ATTORNEY
FOR DEVELOPMENT AND CONSTRUCTION**

LET ALL MEN NOW BY THESE PRESENTS that by this
GENERAL POWER OF ATTORNEY We, 1) **Sri Biswanath Roy** son of
late Baidyanath Roy, PAN- ACXPR2014G, Aadhaar No.929204124167,
2) **Sri Samarendra Nath Roy** son of late Baidyanath Roy,
PAN- ACQPR3308E, Aadhaar No.468922212354, 3) **Sri Amarendra
Nath Roy** son of late Baidyanath Roy, PAN- ADPPR7544G, Aadhaar
No.463003405428, 4) **Sri Madhabendra Nath Roy** son of late

Baidyanath Roy
Samarendra Nath Roy
Amodin Nath Roy
Madhubendra Nath Roy
Jadavendra Nath Roy
Sumendra Nath Roy

Baidyanath Roy, PAN- AFZPR1750G, Aadhaar No.669334533463,

5) **Sri Jadavendra Nath Roy** son of late Baidyanath Roy, PAN- ACKPR6878B, Aadhaar No.273325382471, 6) **Sri Soumendra Nath Roy** son of late Baidyanath Roy, PAN- ASLPR5791G, Aadhaar No.810516416216, all by faith Hindu, by citizenship Indian, residing at Asansol Village, Upper Para, Asansol, P.O. Asansol, PIN-713301, P.S. Asansol (South), Sub-Division and Addl. Dist. Sub-Registry Office Asansol, Dist. Paschim Bardhaman (hereinafter called the Principals) state as follows:-

WHEREAS The Principals are absolute owner of the land measuring 80 (Eighty) decimals on L.R. Plot No. 745 (Seven hundred forty five) and 747 (Seven hundred forty seven) corresponding to L.R. Plot No. 610 (Six hundred ten) and 612 (Six hundred twelve) within Mouza Asansol, J.L. No. 35, P.S. Asansol, Dist. Paschim Bardhaman and their ownership in respect of the said land have been duly recorded in the L.R. Record of Rights.

AND WHEREAS the Principals are absolute owner of the total land measuring 80 (Eighty) decimals morefully and particularly described in the **SCHEDULE** hereunder written, hereinafter collectively called as the **said plots of land** free from all encumbrances, charges, liens, lispences, attachments, claims and demands in any manner whatsoever;

Prison Nishan Roy
samarandee Naital
Amochan Roy
Mos Tabinda Naital
Tabarendra Naital Roy
Sumendra Naital Roy

AND WHEREAS We have entered into an Agreement for Development dated 24.08.2021 with **M/S M.R. CONSTRUCTION COMPANY**, a Partnership Business having it's office at 1/45, Dr. M.N. Saha Road, Asansol, P.O. Asansol, PIN-713301, P.S. Asansol (South), Dist. Paschim Bardhaman, represented by it's partner **Md. Rafique Ansari** son of late Abdul Jalil Ansari, by faith Muslim, by occupation Business, resident of Usha Apartment, 1/45, Dr. M.N. Saha Road, Asansol, P.O. Asansol, PIN-713301, P.S. Asansol (South), Sub-Division and Addl. Dist. Sub-Registry office Asansol, Dist. Paschim Bardhaman therein referred to as the **DEVELOPER** (hereinafter referred to as "**DEVELOPMENT AGREEMENT**") registered at the office of Addl. Dist. Sub-Registry office Asansol and recorded in Book No. I, being no. 230507/27 for the year 2021 and in terms of the said Development Agreement authorised representative of the Developer shall be granted power to do all acts, deeds and things for effective implementation of the said Development Agreement and as such it is necessary to execute a **Power of Attorney** in favour of **M/S M.R. CONSTRUCTION COMPANY**, a Partnership Business having it's office at 1/45, Dr. M.N. Saha Road, Asansol, P.O. Asansol, PIN-713301, P.S. Asansol (South), Dist. Paschim Bardhaman, represented by it's partner **Md. Rafique Ansari** son of late Abdul Jalil Ansari, by faith Muslim, by occupation Business, resident of Usha Apartment, 1/45, Dr. M.N. Saha Road, Asansol, P.O. Asansol,

Prasenjit Barua
Samarendra Nath Roy
Ananda Nath Roy
Mastabata Nath Roy
Prasenjit Barua
Samarendra Nath Roy

PIN-713301, P.S. Asansol (South), Sub-Division and Addl. Dist. Sub-Registry office Asansol, Dist. Paschim Bardhaman to do acts, things, deeds and to cause, perform, execute and cause to be done, executed and performed the acts, deeds and things on our behalf and in our name as mentioned hereafter.

NOW We, the Owners herein do hereby nominate, constitute and appoint **M/S M.R. CONSTRUCTION COMPANY**, a Partnership Business having it's office at 1/45, Dr. M.N. Saha Road, Asansol, P.O. Asansol, PIN-713301, P.S. Asansol (South), Dist. Paschim Bardhaman, represented by it's partner **Md. Rafique Ansari** son of late Abdul Jalil Ansari, by faith Muslim, by occupation Business, resident of Usha Apartment, 1/45, Dr. M.N. Saha Road, Asansol, P.O. Asansol, PIN-713301, P.S. Asansol (South), Sub-Division and Addl. Dist. Sub-Registry office Asansol, Dist. Paschim Bardhaman hereinafter called as the **ATTORNEY** as our lawfully constituted **ATTORNEY** for us and in our names and on our behalf to do acts, things, deeds in terms of the aforesaid Development Agreement dated **24.08.2021** jointly and/or severally which are follows:-

1. To hold, manage and maintain possession of the **said plots of land**, look after, supervise and administer construction of building to be built on the **said plots of land** in accordance with the terms and conditions as contained in the said agreement.

2. To appoint Engineer(s), Architect(s), Structural Engineer(s), Licensed Building Surveyor(s) and other experts necessary for the purpose of construction of building on the **said plots of land** as our said attorney shall think fit and proper.
3. To take all steps for preparation of the building plan including survey, soil test etc.
4. To take all steps for appointment of labour contractor and other person(s), agent(s) for the purpose of construction building on the **said plots of land**.
5. To get the building plan(s) prepared and apply for and obtain sanction of building plan(s) (including the revisions and modifications thereof) for construction of building(s) on the **said plots of land** before Concerned Authority and for getting clearances and permissions from all the government departments and authorities including Fire Brigade, Concerned Municipality, Police, HIRA and any other Government or Semi Government Authorities as may be necessary for the construction of the new building(s) on the **said plots of land**.
6. To manage and supervise the construction works of building(s) at the **said plots of land**.
7. To apply before the Concerned Authority and/or any other authorities for Variation/alteration and/or modification on the plan or plans sanctioned or to be sanctioned by the Concerned

P. S. V. Dhanraj
 Samarandur N. K. R. G.
 Anandur N. K. R. G.
 M. S. Lakshmi N. K. R. G.
 D. S. V. Dhanraj
 Samarandur N. K. R. G.

- Authority and to sign such applications, maps and documents, bonds and representations as may be necessary as the said attorney shall think fit and proper for the said purpose.
8. To appear on our behalf before any authority including Asansol Durgapur Development Authority, Asansol Municipal Corporation, Fire Brigade, HIRA, concerned Police authority and any other department in connection with the sanction of the plan and/or modification and/or alteration of the same.
 9. To deposit any fee and/or any amount on our behalf which may have to be paid to the Concerned Authority and/or any other authority or authorities before commencing and/or in course of construction of the building or buildings at the said plots of land.
 10. To apply for sanction of drainage plan, internal water line, supply of water, sinking of tube well, permission for lift erection, supply of electricity, installation of transformer (if necessary) and other utilities as may be necessary for the convenience and enjoyment of the unit Owner in the New Buildings to be constructed at the **said plots of land** in terms of the said Development Agreement and to sign all documents on our behalf for the said purposes.
 11. To apply before W.B.S.E.D.C.L. for connection of electricity at the **said plots of land** and to sign all documents on our behalf for the said purpose.

12. To receive registered letters or any other documents in respect of the **said plots of land** and to grant proper receipts for the same.
13. To make payment of all Taxes and other outgoings on our behalf during the period of construction.
14. To complete the building(s) in all respects and to get the construction completion certificate from the Concerned Authority.
15. To obtain loans and finance for construction purpose only by creating charge on the Developer's share from any Bank and/or the Financial Institution and/or Non-Banking Financial Corporation by mortgaging the **said plots of land** and to sign all deeds and/or documents in respect thereto.
16. To institute, commence, prosecute, carry on or defend or resist all suits and other actions and proceedings or be added as a party or be non-suited or withdraw the same concerning our property or any part thereof, or concerning anything in which we may be a party in any court in civil, criminal, revenue or Revisional Jurisdiction, including special jurisdiction of the High Court under Article 226 of the Constitution of India, etc., before Income Tax and Wealth Tax Authorities and to sign and verify all complaints, written statements, accounts, inventories, to affirm affidavit on our behalf, to accept service of all summonses, notices and other judicial processes to execute any judgment, decree or order and to sign Terms Of Settlement, to sign, verify and affirm compromise petition

Biswajit Jais Roy
Samaranendranath Roy
Anuradha Roy
Masthabanath Roy
Jagadeesh Kall Roy
Samaranendranath Roy

to appoint and engage any solicitor, pleader, counsel or advocate and to sign and execute any vokalatnama, warrant of attorney or other authority to act and plead.

17. To negotiate with the intending Purchaser(s) for selling units in the New Building(s) to be constructed on the **said plots of land** in terms of the said Development Agreement.
18. To enter into agreement/agreements for sale with the intending Purchaser(s) and to accept earnest money in respect thereof execute and carry into effect and perform all those agreement/agreements and contract(s) as our own act and deed and/or cancel and/or repudiate the same.
19. To sign, execute and deliver any deed or deeds of Conveyance in our name and on our behalf as our act and deed in favour of such Transferee(s) or his/their nominee or nominees or assignee /assignees and to accept consideration for the same in the name of the Developer.
20. To sign, execute and deliver any deed in our name, on our behalf as our act and deed, inter alia, concerning release and/or relinquishment of our right, title and interest in respect of the saleable/transferable area in the New Buildings to be constructed on the **said plots of land** in terms of the said Development Agreement.

Disa Vah-dy
Somenendra Prasad
Anandha Rao
Mao Kachak
Jadavendra Prasad
Sumanendra Prasad

21. To sign and execute all other deeds, instruments and assurances which the Attorney shall consider necessary and to enter into and/or agree to such covenants and conditions, as may be required for fully and effectually demising our right, title and interest in respect of the saleable/transferable area in the New Buildings to be constructed on the **said plots of land** in terms of the said Development Agreement as we could do ourselves, if we had been a party in the said Deeds of Conveyance.
22. To do every other things whatsoever which may be deemed necessary, proper or expedient in the opinion of our said attorney for fully and effectually vesting and transferring our right, title and interest in respect of the saleable/transferable area in the New Buildings to be constructed on the **said plots of land** in terms of the said Development Agreement and appropriate the rents, issues and profits there of and of all our estate right and title as fully to all intents and purpose whatsoever as ourselves might do if, we had been a party in the said Deeds of Conveyance.
23. To appear before the registering authority and to submit Deed(s) for registration and admit execution thereof.
24. To do every other things whatsoever which may be deemed necessary, proper or expedient in the opinion of our said attorney for fully and effectually vesting and transferring our undivided share in the **said plots of land** and appropriate the rents, issues and

Sri Biswanath Roy
 Samarendra Nath Roy
 Amarendra Nath Roy
 Madhabendra Nath Roy
 Jadavendra Nath Roy
 Guimondra Nath Roy

profits there of and of all our estate right and title to all intents and purpose whatsoever as ourselves might do if personally present.

25. To handover possession of the unit(s) on our behalf to the transferee(s)/Allottee(s) of the units in the New Building to be constructed on the **said plots of land** in terms of the said Development Agreement.

26. To execute and sign all such deeds or documents including issuing NOC, Signing Triparty agreement, issue Demand letters to the Banks and Financial Institutions as may be required in relation to all or any of the matters or purposes aforesaid or to do any other act deed or thing which may be connected with or incidental thereto.

AND GENERALLY to do all that is or may be necessary and proper for the smooth running of development work as well as sell of flats and commercial units in terms of the said Development Agreement dated 24.08.2021. *This Power of Attorney is irrevocable.*

AND we, the said Appointers, do hereby agree to ratify and confirm all and whatsoever as aforesaid shall lawfully do or cause to be done by our said Constituted Attorney by virtue of these present.

IN WITNESS WHEREOF WE, 1) Sri Biswanath Roy, 2) Sri Samarendra Nath Roy, 3) Sri Amarendra Nath Roy, 4) Sri Madhabendra Nath Roy, 5) Sri Jadavendra Nath Roy, 6) Sri

Signature

Biswajit Nath Roy
Soumendra Nath Roy
Amarendra Nath Roy
Madan Nath Roy
Madan Nath Roy
Soumendra Nath Roy

Soumendra Nath Roy have hereunto set and subscribed our hands
on this the 30th day of November 2022.

THE SCHEDULE ABOVE REFERRED TO :

(said plots of land)

In the District of Paschim Bardhaman, Police Station Asansol,
Sub-Division and Addl. Dist. Sub-Registry office Asansol, J.L. No. 35,
Mouza Asansol,

- 1) **ALL THAT** piece and parcel of Kanali land measuring about
05 (five) decimals comprised in R.S. Plot No. 745 (Seven
hundred forty five) corresponding to L.R. Plot No. 610 (Six
hundred ten) under L.R. Khatian No. 5993 (Five thousand nine
hundred ninety three).
- 2) **ALL THAT** piece and parcel of Kanali land measuring about
05 (Five) decimals comprised in R.S. Plot No. 745 (Seven
hundred forty five) corresponding to L.R. Plot No. 610 (Six
hundred ten) under L.R. Khatian No. 5994 (Five thousand nine
hundred ninety four).
- 3) **ALL THAT** piece and parcel of Kanali land measuring about
06 (Six) decimals comprised in R.S. Plot No. 745 (Seven
hundred forty five) corresponding to L.R. Plot No. 610 (Six
hundred ten) under L.R. Khatian No. 5995 (Five thousand nine
hundred ninety five).

For Son Shobh. Roy
Samarundar Mittal Roy
Ananda m. Roy
M. S. Tabachnick Roy
B. S. Roy
B. S. Roy

- 4) **ALL THAT** piece and parcel of Kanali land measuring about 06 (Six) decimals comprised in R.S. Plot No. 745 (Seven hundred forty five) corresponding to L.R. Plot No. 610 (Six hundred ten) under L.R. Khatian No. 5996 (Five thousand nine hundred ninety six).
- 5) **ALL THAT** piece and parcel of Kanali land measuring about 06 (Six) decimals comprised in R.S. Plot No. 745 (Seven hundred forty five) corresponding to L.R. Plot No. 610 (Six hundred ten) under L.R. Khatian No. 5997 (Five thousand nine hundred ninety seven).
- 6) **ALL THAT** piece and parcel of Kanali land measuring about 06 (Six) decimals comprised in R.S. Plot No. 745 (Seven hundred forty five) corresponding to L.R. Plot No. 610 (Six hundred ten) under L.R. Khatian No. 5998 (Five thousand nine hundred ninety eight).
- 7) **ALL THAT** piece and parcel of Kanali land measuring about 08 (Eight) decimals comprised in R.S. Plot No. 747 (Seven hundred forty seven) corresponding to L.R. Plot No. 612 (Six hundred twelve) under L.R. Khatian No. 5993 (Five thousand nine hundred ninety three).
- 8) **ALL THAT** piece and parcel of Kanali land measuring about 08 (Eight) decimals comprised in R.S. Plot No. 747 (Seven hundred forty seven) corresponding to L.R. Plot No. 612 (Six

Prisav Datta Ray
Samarendra Nath Ray
Ananda Das Ray
Neelakrishna Ray
Jagendra Datta Ray
Samarendra Nath Ray

hundred twelve) under L.R. Khatian No. 5994 (Five thousand nine hundred ninety four).

9) **ALL THAT** piece and parcel of Kanali land measuring about 07 (Seven) decimals comprised in R.S. Plot No. 747 (Seven hundred forty seven) corresponding to L.R. Plot No. 612 (Six hundred twelve) under L.R. Khatian No. 5995 (Five thousand nine hundred ninety five).

10) **ALL THAT** piece and parcel of Kanali land measuring about 07 (Seven) decimals comprised in R.S. Plot No. 747 (Seven hundred forty seven) corresponding to L.R. Plot No. 612 (Six hundred twelve) under L.R. Khatian No. 5996 (Five thousand nine hundred ninety six).

11) **ALL THAT** piece and parcel of Kanali land measuring about 08 (Eight) decimals comprised in R.S. Plot No. 747 (Seven hundred forty seven) corresponding to L.R. Plot No. 612 (Six hundred twelve) under L.R. Khatian No. 5997 (Five thousand nine hundred ninety seven).

12) **ALL THAT** piece and parcel of Kanali land measuring about 08 (Eight) decimals comprised in R.S. Plot No. 747 (Seven hundred forty seven) corresponding to L.R. Plot No. 612 (Six hundred twelve) under L.R. Khatian No. 5998 (Five thousand nine hundred ninety eight).

Total measuring 80 (Eighty) decimals of land.

IN WITNESSES whereof the executant do hereby sign and execute this deed of General Power of Attorney on 30th day of November, 2022

Witnesses:

1. MD Ratan Salim Khan
S/O LT MD Salim Khan.
Bastin Bazar, Asansol,
P.O. Asansol, P.S. Asansol (2)
Dist. Paschim Bardhaman
PIN-713301.
2. Asghar Asiri
S/O Md. Asizur Rahman
of Sitaiampur

Riswan Datta

Samarendra Nath Roy

Amarendra Nath Roy

Mastabudh Roy

Jagendra Nath Roy

Samarendra Nath Roy

Signature of the Principals.

For M.R. C. ACTION COMPANY

CR. J. G. P. S.

PARTNER

Signature of Attorney

Drafted and prepared by me and printed in my office.

Majibur Rahman
(Majibur Rahman)

Deed Writer, Licence No. 23,
of A.D.S.R. office, Asansol.

Note : Two sheets containing the finger prints and photographs duly attested by the party concerned is annexed hereto.

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Gissa Nakh Ray



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Samarendra Nath Ray



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Anand Kumar Ray



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Mastabendra Nath Ray



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Baumgardner & Sons Ray



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Jackendore Salt Ray



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Old. Raygun from

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					











Government of West Bengal

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







OFFICE OF THE A.D.S.R. ASANSOL, District Name : Paschim Bardhaman

Signature / LTI Sheet of Query No/Year 23058003379890/2022





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

Sl No.	Name of the Executant	Category	Photo VCT No-2281	Finger Print	Signature with date
1	Shri Biswanath Roy Sansol Village, Upper Para, Asansol, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713301	Principal			Biswanath Roy 05/12/2022
Sl No.	Name of the Executant	Category	Photo VCT No-2283	Finger Print	Signature with date
2	Shri Samarendra Nath Roy Sansol Village, Upper Para, Asansol, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713301	Principal			Samarendra Nath Roy. 05/12/2022
Sl No.	Name of the Executant	Category	Photo VCT No-2285	Finger Print	Signature with date
3	Shri Amarendra Nath Roy Sansol Village, Upper Para, Asansol, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713301	Principal			Amarendra Nath Roy 05/12/2022

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 Madhabendra Nath Roy Sansol Village, Upper Para, Asansol, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713301	Principal	 VET No - 2284		Madhabendra Nath Roy 05/12/2022
5	Shri Jadavendra Nath Roy Sansol Village, Upper Para, Asansol, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713301	Principal	 VET No - 2286		Jadavendra Nath Roy 05/12/2022
6	Shri Soumendra Nath Roy Sansol Village, Upper Para, Asansol, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713301	Principal	 VET No - 2287		Soumendra Nath Roy 05/12/2022

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

SI No.	Name of the Executant	Category	Photo VCTD	Finger Print	Signature with date VCTD No-2287
7	Mohammad Rafique Ansari Usha Apartment, 1/45, Dr. M.N. Saha Road, Asansol, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713301	Representative of Attorney [M R CONSTRUCTION COMPANY]			<i>M.R. Rafique Ansari</i> 05/11/2022
SI No.	Name and Address of Identifier	Identifier of	Photo VCTD No-2288	Finger Print	Signature with date
1	Zafar Kalim Khan Son of Late Md Salim Khan Bastin Bazar, City:- Not Specified, P.O:- Asansol, P.S:- Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713301	Shri Biswanath Roy, Shri Samarendra Nath Roy, Shri Amarendra Nath Roy, Shri Madhabendra Nath Roy, Shri Jadavendra Nath Roy, Shri Soumendra Nath Roy, Mohammad Rafique Ansari			<i>Zafar Kalim Khan</i> 05/12/2022

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

Major Information of the Deed

Deed No :	I-2305-10798/2022	Date of Registration	22/12/2022
Query No / Year	2305-8003379890/2022	Office where deed is registered	
Query Date	29/11/2022 4:29:43 PM	A.D.S.R. ASANSOL, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	M Rahaman Asansol, Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, Mobile No. : 9474539200, Status :Deed Writer		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 4,46,35,222/-		
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]- 230507127/2021 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slp.(Urban area)		

Land Details :

District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: Arya Kanya School Road, Mouza: Asansol, Pin Code : 713303

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	LR-610	LR-5993	Vastu	Bahal	5 Dec		27,89,701/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-610	LR-5994	Vastu	Bahal	5 Dec		27,89,701/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-610	LR-5995	Vastu	Bahal	6 Dec		33,47,642/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-610	LR-5996	Vastu	Bahal	6 Dec		33,47,642/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road, , Project Name :
L5	LR-610	LR-5997	Vastu	Bahal	6 Dec		33,47,642/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road, , Project Name :

	LR-610	LR-5998	Vastu	Bahal	6 Dec		33,47,642/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road, , Project Name :
L7	LR-612	LR-5993	Vastu	Bahal	8 Dec		44,63,522/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road, , Project Name :
L8	LR-612	LR-5994	Vastu	Bahal	8 Dec		44,63,522/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road, , Project Name :
L9	LR-612	LR-5995	Vastu	Bahal	7 Dec		39,05,582/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road, , Project Name :
L10	LR-612	LR-5996	Vastu	Bahal	7 Dec		39,05,582/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road, , Project Name :
L11	LR-612	LR-5997	Vastu	Bahal	8 Dec		44,63,522/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road, , Project Name :
L12	LR-612	LR-5998	Vastu	Bahal	8 Dec		44,63,522/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			80Dec	0 /-	446,35,222 /-	
		Grand Total :			80Dec	0 /-	446,35,222 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Shri Biswanath Roy (Presentant) Son of Late Baidyanath Roy Sansol Village, Upper Para, Asansol, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713301 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx4G, Aadhaar No: 92xxxxxxxx4167, Status :Individual, Executed by: Self, Date of Execution: 30/11/2022 , Admitted by: Self, Date of Admission: 05/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/11/2022 , Admitted by: Self, Date of Admission: 05/12/2022 ,Place : Pvt. Residence</p>
2	<p>Shri Samarendra Nath Roy Son of Late Baidyanath Roy Sansol Village, Upper Para, Asansol, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713301 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx8E, Aadhaar No: 46xxxxxxxx2354, Status :Individual, Executed by: Self, Date of Execution: 30/11/2022 , Admitted by: Self, Date of Admission: 05/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/11/2022 , Admitted by: Self, Date of Admission: 05/12/2022 ,Place : Pvt. Residence</p>
3	<p>Shri Amarendra Nath Roy Son of Late Baidyanath Roy Sansol Village, Upper Para, Asansol, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713301 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx4G, Aadhaar No: 46xxxxxxxx5428, Status :Individual, Executed by: Self, Date of Execution: 30/11/2022 , Admitted by: Self, Date of Admission: 05/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/11/2022 , Admitted by: Self, Date of Admission: 05/12/2022 ,Place : Pvt. Residence</p>
4	<p>Shri Madhabendra Nath Roy Son of Late Baidyanath Roy Sansol Village, Upper Para, Asansol, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713301 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx0G, Aadhaar No: 66xxxxxxxx3463, Status :Individual, Executed by: Self, Date of Execution: 30/11/2022 , Admitted by: Self, Date of Admission: 05/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/11/2022 , Admitted by: Self, Date of Admission: 05/12/2022 ,Place : Pvt. Residence</p>
5	<p>Shri Jadavendra Nath Roy Son of Late Baidyanath Roy Sansol Village, Upper Para, Asansol, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713301 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx8B, Aadhaar No: 27xxxxxxxx2471, Status :Individual, Executed by: Self, Date of Execution: 30/11/2022 , Admitted by: Self, Date of Admission: 05/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/11/2022 , Admitted by: Self, Date of Admission: 05/12/2022 ,Place : Pvt. Residence</p>
6	<p>Shri Soumendra Nath Roy Son of Late Baidyanath Roy Sansol Village, Upper Para, Asansol, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713301 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ASxxxxxx1G, Aadhaar No: 81xxxxxxxx6216, Status :Individual, Executed by: Self, Date of Execution: 30/11/2022 , Admitted by: Self, Date of Admission: 05/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/11/2022 , Admitted by: Self, Date of Admission: 05/12/2022 ,Place : Pvt. Residence</p>

Journey Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	M R CONSTRUCTION COMPANY 1/45, Dr. M.N. Saha Road, Asansol, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713301 , PAN No.:: aaxxxxxx0f,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mohammad Rafique Ansari Son of Late Abdul Jalil Ansari Usha Apartment, 1/45, Dr. M.N. Saha Road, Asansol, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713301, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx0J,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : M R CONSTRUCTION COMPANY (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Zafar Kalim Khan Son of Late Md Salim Khan Bastin Bazar, City:- Not Specified, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713301			
Identifier Of Shri Biswanath Roy, Shri Samarendra Nath Roy, Shri Amarendra Nath Roy, Shri Madhabendra Nath Roy, Shri Jadavendra Nath Roy, Shri Soumendra Nath Roy, Mohammad Rafique Ansari			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri Biswanath Roy	M R CONSTRUCTION COMPANY-5 Dec
Transfer of property for L10		
Sl.No	From	To. with area (Name-Area)
1	Shri Amarendra Nath Roy	M R CONSTRUCTION COMPANY-7 Dec
Transfer of property for L11		
Sl.No	From	To. with area (Name-Area)
1	Shri Jadavendra Nath Roy	M R CONSTRUCTION COMPANY-8 Dec
Transfer of property for L12		
Sl.No	From	To. with area (Name-Area)
1	Shri Soumendra Nath Roy	M R CONSTRUCTION COMPANY-8 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Shri Biswanath Roy	M R CONSTRUCTION COMPANY-5 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Shri Samarendra Nath Roy	M R CONSTRUCTION COMPANY-6 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Shri Amarendra Nath Roy	M R CONSTRUCTION COMPANY-6 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Shri Jadavendra Nath Roy	M R CONSTRUCTION COMPANY-6 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Shri Soumendra Nath Roy	M R CONSTRUCTION COMPANY-8 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Shri Madhabendra Nath Roy	M R CONSTRUCTION COMPANY-8 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Shri Biswanath Roy	M R CONSTRUCTION COMPANY-8 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	Shri Samarendra Nath Roy	M R CONSTRUCTION COMPANY-7 Dec

Details as per Land Record

District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: Arya Kanya School Road, Mouza: Asansol, Pin Code : 713303

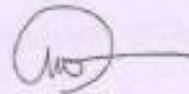
Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 610, LR Khatian No:- 5993	Owner:মাধবেন্দ্র নাথ রায়, Gurdian:বৈদ্যনাথ রায়, Address:নিজ , Classification:বহাল, Area:0.05000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 610, LR Khatian No:- 5994	Owner:বিষ্ণুনাথ রায়, Gurdian:বৈদ্যনাথ রায়, Address:নিজ , Classification:বহাল, Area:0.05000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 610, LR Khatian No:- 5995	Owner:সমরেন্দ্র নাথ রায়, Gurdian:বৈদ্যনাথ রায়, Address:নিজ , Classification:বহাল, Area:0.06000000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 610, LR Khatian No:- 5996	Owner:অমরেন্দ্র নাথ রায়, Gurdian:বৈদ্যনাথ রায়, Address:নিজ , Classification:বহাল, Area:0.06000000 Acre,	Owner Name not selected by applicant.
L5	LR Plot No:- 610, LR Khatian No:- 5997	Owner:হাদবেন্দ্র নাথ রায়, Gurdian:বৈদ্যনাথ রায়, Address:নিজ , Classification:বহাল, Area:0.06000000 Acre,	Owner Name not selected by applicant.
L6	LR Plot No:- 610, LR Khatian No:- 5998	Owner:সৌমেন্দ্র নাথ রায়, Gurdian:বৈদ্যনাথ রায়, Address:নিজ , Classification:বহাল, Area:0.06000000 Acre,	Owner Name not selected by applicant.
L7	LR Plot No:- 612, LR Khatian No:- 5993	Owner:মাধবেন্দ্র নাথ রায়, Gurdian:বৈদ্যনাথ রায়, Address:নিজ , Classification:বহাল, Area:0.08000000 Acre,	Owner Name not selected by applicant.
L8	LR Plot No:- 612, LR Khatian No:- 5994	Owner:বিষ্ণুনাথ রায়, Gurdian:বৈদ্যনাথ রায়, Address:নিজ , Classification:বহাল, Area:0.08000000 Acre,	Owner Name not selected by applicant.
L9	LR Plot No:- 612, LR Khatian No:- 5995	Owner:সমরেন্দ্র নাথ রায়, Gurdian:বৈদ্যনাথ রায়, Address:নিজ , Classification:বহাল, Area:0.07000000 Acre,	Owner Name not selected by applicant.
L10	LR Plot No:- 612, LR Khatian No:- 5996	Owner:অমরেন্দ্র নাথ রায়, Gurdian:বৈদ্যনাথ রায়, Address:নিজ , Classification:বহাল, Area:0.07000000 Acre,	Owner Name not selected by applicant.
L11	LR Plot No:- 612, LR Khatian No:- 5997	Owner:হাদবেন্দ্র নাথ রায়, Gurdian:বৈদ্যনাথ রায়, Address:নিজ , Classification:বহাল, Area:0.08000000 Acre,	Owner Name not selected by applicant.

2	LR Plot No:- 612, LR Khatian No:- 5998	Owner: मोहन नाथ राय, Gurdan: रचनानाथ राय, Address: निज , Classification: वशल, Area: 0.08000000 Acre,	Owner Name not selected by applicant.
---	--	---	---------------------------------------

On 30-11-2022

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 4,46,35,222/-



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

On 05-12-2022

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

Presented for registration at 20:30 hrs on 05-12-2022, at the Private residence by Shri Biswanath Roy, one of the Executants.

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

Execution is admitted on 05/12/2022 by 1. Shri Biswanath Roy, Son of Late Baidyanath Roy, Sansol Village, Upper Para, Asansol, P.O: Asansol, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713301, by caste Hindu, by Profession Business, 2. Shri Samarendra Nath Roy, Son of Late Baidyanath Roy, Sansol Village, Upper Para, Asansol, P.O: Asansol, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713301, by caste Hindu, by Profession Business, 3. Shri Amarendra Nath Roy, Son of Late Baidyanath Roy, Sansol Village, Upper Para, Asansol, P.O: Asansol, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713301, by caste Hindu, by Profession Business, 4. Shri Madhabendra Nath Roy, Son of Late Baidyanath Roy, Sansol Village, Upper Para, Asansol, P.O: Asansol, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713301, by caste Hindu, by Profession Business, 5. Shri Jadavendra Nath Roy, Son of Late Baidyanath Roy, Sansol Village, Upper Para, Asansol, P.O: Asansol, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713301, by caste Hindu, by Profession Business, 6. Shri Soumendra Nath Roy, Son of Late Baidyanath Roy, Sansol Village, Upper Para, Asansol, P.O: Asansol, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713301, by caste Hindu, by Profession Business

Indetified by Zafar Kalim Khan, , Son of Late Md Salim Khan, Bastin Bazar, P.O: Asansol, Thana: Asansol, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713301, by caste Muslim, by profession Others

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

Execution is admitted on 05-12-2022 by Mohammad Rafique Ansari, Partner, M R CONSTRUCTION COMPANY, 1/45 Dr. M.N. Saha Road, Asansol, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713301

Indetified by Zafar Kalim Khan, , Son of Late Md Salim Khan, Bastin Bazar, P.O: Asansol, Thana: Asansol, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713301, by caste Muslim, by profession Others



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

On 22-12-2022

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 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 497, Amount: Rs.100.00/-, Date of Purchase: 15/02/2021, Vendor name: K Dawn



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 2305-2022, Page from 229180 to 229210
being No 230510798 for the year 2022.



Digitally signed by Manoj Kumar Mandal
Date: 2022.12.23 14:56:17 +05:30
Reason: Digital Signing of Deed.

(Manoj Kumar Mandal) 2022/12/23 02:56:17 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
West Bengal.

(This document is digitally signed.)