

6747/23

I-6747/2023



28/8/23 8001974468/23
 पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AN 606352

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

[Signature]
 Addl. District Sub-Registrar
 Assesal, Dist-Paschim Bardhaman

02 AUG 2023

Query No. 8001974468/2023

DEVELOPMENT POWER OF ATTORNEY
FOR DEVELOPMENT
AND CONSTRUCTION OF PROPERTY

KNOWN ALL MEN BY THESE PRESENTS THAT

Contd....p/2.

[Signature]
 ©

21

Sl. No. 157 Date 01/8/23 Value Rs. _____
Purchaser's Name Mani Narayan Chatterjee
Address _____
Purchased from Asansol Treasury on 27 JUL 2023
Stamp Vendor _____

(Sri Joy Prakash Shaw
A.D.S.R. Office: Asansol
Dist. - Paschim Bardhaman (W.B.)
Licence No. - 3/1989



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

02 AUG 2023

We, (1) SRI HARI NARAYAN CHATTERJEE (PAN: AYIPC9844Q), (2) SRI HARI KINKAR CHATTERJEE (PAN: AVJPC2435P) and (3) SRI HARI BHUSAN CHATTERJEE (PAN: AVJPC6347G) all sons of Late Haran Chandra Chatterjee, all by faith Hindu, citizens of India, all by occupation business, residents of 1 No. Mohishila Colony, Simultala, P.O. Asansol, P.S. Asansol (South), Sub-Division Asansol Sadar, Dist. Paschim Bardhaman, PIN - 713303, do hereby appoint, nominate, authorise and constitute "SHRISTY CONSTRUCTION" (PAN: ACZFS4651C) a Partnership Firm, having its principal office at 1 No. Mohishila Colony, P.O. Asansol, P.S. Asansol (South), Dist. Paschim Bardhaman, PIN - 713303, represented by its partners (1) **Mr. SUPRIYA DAS (PAN: BBJPD3238G) S/o Mr. Rabi Das, resident of 1 No. Mohishila Colony, Dakshin Para, P.O. Asansol, P.S. Asansol (South), Dist. Paschim Bardhaman, PIN - 713303, (2) **Mrs. MOUSUMI GORAI** (PAN: AIDPG3886F) W/o Mr. Bharat Gorai, resident of 2 No. Mohishila Colony, Sunview Park, P.O. Asansol, P.S. Asansol (South), Dist. Paschim Bardhaman, PIN - 713303, (3) **Mrs. CHITRA BURMAN** (PAN: BRGPB9951F) W/o Mr. Subhasis Burman, resident of 2 No. Mohishila Colony, Sunview Park, P.O. Asansol, P.S. Asansol (South), Dist. Paschim**

:: 3 ::


Bardhaman, PIN - 713303 and **(4) Mr. SUBIR CHATTERJEE** (PAN: AFLPC1115Q) S/o Late Amiya Kumar Chatterjee, resident of Mansaravar Apartment, near Budha Water Tank, Kalajharia Road, P.O. Asansol, P.S. Hirapur, Dist. Paschim Bardhaman, PIN - 713301, all by faith Hindu, citizens of India, all by occupation business, as our true and lawful attorney to do and perform or cause to be done or performed all the following acts, deeds and things for us and on our behalf in regard to the property mentioned in the schedule below.

WHEREAS after the partition of India a large number of residents of former East Pakistan (now Bangladesh) crossed over and came to the state of West Bengal from time to time due to force of circumstances beyond their control.

AND WHEREAS the Government of West Bengal offered all reasonable facilities to such persons being a "REFUGEE" for residence in West Bengal.

AND WHEREAS state of West Bengal through their Refugee Relief & Rehabilitation department allotted a homestead land measuring 6 (six) cottahs 14 (fourteen) chhittacks bearing

Contd....p/4.



:: 4 ::

L.O.P. No.223 appertaining to C.S. Plot No.125 (P) within Mouza: Asansol, J.L. No.24 (present J.L. No.35), P.S. Asansol South, Dist. Burdwan (now Paschim Bardhaman) in favour of Haran Chandra Chatterjee (since deceased) S/o Late Jogesh Chandra Chatterjee and he constructed a house on a portion of the said land and accordingly on 30th day of March, 1988 the Government of the state of West Bengal has been executed a Indenture of Gift vide Deed No.89 (Book No.1, Volume No.1, Pages from 353 to 356) for the year 1988 registered before the Addl. Dist. Registrar of Burdwan at Asansol office in favour of the above noted person and said Haren Chandra Chatterjee accepted the same.

AND WHEREAS by virtue of such gift, aforesaid Haren Chandra Chatterjee became absolute owner of the schedule mentioned property and while he was exercising his ownership and possession over the said property, he died intestate leaving behind his three sons namely (1) Hari Narayan Chatterjee, (2) Hari Kinkar Chatterjee and (3) Hari Bhusan Chatterjee (i.e. the executants herein) as his legal heirs and successors to inherit the properties left by him.

Contd....p/5.

:: 5 ::

AND WHEREAS by virtue of such inheritance we, the executants above named have become absolute owners of the schedule mentioned property having each 1/3rd share therein and we have got recorded our names in finally published L.R. record of rights in L.R. Khatian Nos.5141, 5142 & 5143 respectively within Mouza: Asansol, J.L. No.35, P.S. Asansol (South), Dist. Paschim Bardhaman and we have also converted classification of the schedule mentioned land from 'bastu' to 'commercial bastu' vide Memo No.4364/ADM & DLRO/PAB/2022 dt: 04.11.2022 and 4363/ADM & DLRO/PAB/2022 dt: 04.11.2022 and 4362/ADM & DLRO/PAB/2022 dt: 04.11.2022 and we have also obtain Building Plan from the concerned authority of Asansol Municipal Corporation vide Building Permit No.SWS-OBPAS/1101/2023/0042 dated: 11.04.2023 and we have been owning and possessing the schedule mentioned property in peaceful and uninterrupted manner free from all encumbrances.

AND WHEREAS we, being the absolute owners of the schedule 'A' mentioned property, have authorized and/or engaged "SHRISTY CONSTRUCTION" (PAN: ACZFS4651C) a Partnership Firm, having its principal office at 1 No. Mohishila Colony, P.O. Asansol, P.S. Asansol (South), Dist. Paschim

Contd....p/6.



:: 6 ::

Bardhaman, PIN - 713303, represented by its partners (1) **Mr. SUPRIYA DAS** (PAN: BBJPD3238G) S/o Mr. Rabi Das, resident of 1 No. Mohishila Colony, Dakshin Para, P.O. Asansol, P.S. Asansol (South), Dist. Paschim Bardhaman, PIN - 713303, (2) **Mrs. MOUSUMI GORAI** (PAN: AIDPG3886F) W/o Mr. Bharat Gorai, resident of 2 No. Mohishila Colony, Sunview Park, P.O. Asansol, P.S. Asansol (South), Dist. Paschim Bardhaman, PIN - 713303, (3) **Mrs. CHITRA BURMAN** (PAN: BRGPB9951F) W/o Mr. Subhasis Burman, resident of 2 No. Mohishila Colony, Sunview Park, P.O. Asansol, P.S. Asansol (South), Dist. Paschim Bardhaman, PIN - 713303 and (4) **Mr. SUBIR CHATTERJEE** (PAN: AFLPC1115Q) S/o Late Amiya Kumar Chatterjee, resident of Mansaravar Apartment, near Budha Water Tank, Kalajharia Road, P.O. Asansol, P.S. Hirapur, Dist. Paschim Bardhaman, PIN - 713301, all by faith Hindu, citizens of India, all by occupation business, as our ATTORNEY to promote and to develop as promoter and developer to construct flat, apartment/garage on or upon our said schedule 'A' mentioned land by demolishing the existing structure standing thereon.

AND WHEREAS accordingly to enable our ATTORNEY to take all effective steps and measures and to represent us in all

Contd....p/7.

:: 7 ::

affairs in the matter of construction of the flat/apartment/garage on or upon our schedule 'A' mentioned land either on the plan sanctioned in our names or to be sanctioned in our ATTORNEY's name, we do hereby authorise and/or empower our ATTORNEY to do any or all of the following acts, deeds and things i.e. to say:-

1. To prepare the schedule mentioned landed property for development and for raising construction of multi-storied building containing self-contained flats, residential units, shop rooms, parking spaces, garages etc. and to submit the same to appropriate/ concerned authority / authorities for obtaining approval, sanction of the same from the concerned appropriate authority / authorities and to submit application for renewal, to submit revise plan / plans of the approved / sanctioned plan if required.

2. To submit application and to approach before all concerned authority / authorities in writing, undertaking as may be required having domain, control superintending authority in the matter of construction of multi-storied building.

3. To enter upon the said property particulars of which mentioned in the schedule hereunder along with others for the

Contd....p/8.



:: 8 ::

purpose of commencing construction work on the said property and for said purpose dig and remove earth for foundation, erecting of R.C.C. columns, brick walls and all other pucca construction and to raise structure thereon.

4. To supervise the development work in respect of the building on schedule mentioned property and to carry out and/or to get carried out said work through contractors, sub-contractors and/or in such manner as may be determined by said attorney and said attorney shall carry on construction of the structures on said property in accordance with the plans, specifications to be sanctioned and given by the concerned authority / authorities and in accordance with the applicable rules, regulations and restrictions to be made or to be made by the Government, concerned authority, planning and development authority, police authority, fire brigade department and other concerned authorities, in that behalf for the time being.

5. To keep contact and carry on correspondence with all concerned authorities and bodies whatsoever required for the purpose of development / construction of multi-storied building on the schedule mentioned land.

Contd....p/9.



:: 9 ::

6. To appear and represent us before all concerned authority and parties as may be necessary in connection with the development and construction on said property as mentioned above.

7. To appoint from time to time architect, civil engineer, consultants, contractors and other personnel and workmen for carrying out development of said property as also construction of multi-storied building thereon and shall pay their fees, consideration moneys, salaries or wages.

8. To pay charges to fees, charges to concerned authorities as may be necessary for the purpose of carrying out development work on said property and for raising construction of the structure thereon and to pay penalties, levy, cesses etc. if any imposed by the authorities concerned for said work and to claim refund of such deposits so paid by the said Attorney and to give valid and effectual receipts in our names and on our behalf in connection with the refund of said deposits.

9. To approach and to submit applications before appropriate authorities for the purpose of obtaining water connection, electric

Contd....p/10.

:: 10 ::

connection and for all other permissions for carrying out said development and construction of said building on the said property and for Electric Service Connection and Water Connection in the said building after completion of construction work.

10. To make necessary representations including filing of complaints and appeal before assessors, taxing authorities in the matter of fixation, assessment of ratable value, rent, tax of the building.

11. To apply from time to time for modifications of the building plan in respect of the building to be constructed on the said property.

12. To give such letters, writing, undertakings as may be required from time to time to the concerned department, authority/authorities for the purpose of carrying out the development work on the said property as also in respect of construction work of building thereon.

13. To give necessary letters, writings and undertakings to the concerned authorities and shall obtain "No Objection Certificate" from them regarding construction of the said building.

Contd....p/11.



:: 11 ::

14. To obtain Completion Certificate of construction work from the concerned & appropriate authority / authorities after completion of construction of said building and shall obtain occupancy certificate from said authorities for the purpose of use & occupancy of said building.

15. To enter into Sale Agreement and to execute the same with the purchaser / purchasers of developer's allocation of flats, residential units, shops, parking space of the said building to be constructed on the schedule mentioned property.

16. To let out part or parts of building to be constructed on lease and to retain and appropriate rent / rents for themselves.

17. To give license / permission in respect of any part or parts of the building to be constructed and retain and appropriate license fees, premium for themselves.

18. To sell or dispose of the flats, shop or shops and parking space (except the schedule 'B' mentioned owners' allocation portion) that may be constructed on said property at such price, consideration money as settled by said Attorney and to collect,

Contd....p/12.



:: 12 ::

demand and receive price, consideration money, rent, fees, premium payable by such purchaser, tenant, lease, licensee of the building to be constructed by the Attorney on the schedule mentioned property.

19. To execute, sign, conveyance or conveyances, transfer sale, surrender, exchange, mortgage, lease, gift or otherwise the flats, shop or shops and parking space (except the schedule 'B' mentioned owners' allocation portion) of said building and present such document / documents in the office for the concerned A.D.S.R. and Registration Office for registration and admission of execution of such document / documents before the concerned Registrar.

20. To give advertisement in the name of Developer / Promoter for sale, to let-out on lease, license of any part of the building (excluding the schedule 'B' mentioned owners' allocation portions) to be constructed by the Attorney above named.

21. To deliver possession to any person / persons, acquire, purchaser / purchasers, lease, licensee in respect of the building (except the schedule 'B' mentioned owners' allocation portions) to be constructed on schedule mentioned land.

Contd....p/13.



:: 13 ::

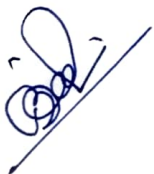
22. To file suit/suits, proceedings, complaints in the Court of Law having jurisdiction, if required and deemed fit to the said Attorney for due execution, performance of development work and for carrying on construction of development work and for carrying on construction of building on scheduled property and to appoint advocate, to sign, verify and to swear oath and affidavit in the pleading, complainant, petition and application required to be filed in the Court.

23. To defend, appose, to show cause, to admit, to give consent and to enter into compromise, to withdraw, to abandon and suit, proceedings, case, appeal, revision, review application in any arise in connection with said development and in the matter of carrying on construction on the scheduled property.

24. To depose before any court of law, to verify, to swear affidavit for and on behalf of me in plaint, written statement, counter claim, application for review, writ petition and papers of every description that may be necessary to be signed.

25. To receive from any court or any officer thereof writ of Summon, process and to receive any amounts whatsoever due

Contd....p/14.



:: 14 ::

and payable under any Deed, Mortgage, lease, licensee, charge, or any other instrument in respect of value / price, rents, fees premium for any part of the developed property and investment or otherwise however to be made by the Authority for development and for carrying on construction on the scheduled property and to give, sign, execute, register all papers, receipts, release and discharges for same.

26. To do all other acts, Deeds, matters and things which may be necessary to be done for better doing, performing and executing all matters and things aforesaid we hereby further grant unto the said Attorney full powers and absolute authority for development and for carrying on construction of multi-storied building comprising of self-contained flats, residential units, shop rooms, parking space on scheduled property at their own costs with all powers and authority to sell, transfer, let on lease, license, mortgage any part or parts of property to be developed and constructed by the said Attorney and to return and appropriate price/consideration money, rents, fees premium, mortgage value thereof to the executants.

27. That the attorney and/or the proposed purchaser/s of the flat/s shall have the right to raise loan from any Bank or Financial

Contd....p/15.



:: 15 ::

Institution in respect of the schedule mentioned property and/or the multi-storied building to be constructed thereon by mortgaging the same (except the schedule 'B' mentioned owners' allocation portion).

28. And generally to do everything what we could do legally for us and on our behalf and we undertake to ratify and confirm all such acts, deeds and things what will be lawfully done by our said attorney in exercise of the Power of Attorney hereby conferred.

29. That the developer/attorney hereby undertake to promise to deliver possession of the 'B' scheduled mentioned flats & parking space to owners within 36 (Thirty Six) months from the date of sanctioned of building plan by the concerned authority of Asansol Municipal Corporation.

30. AND WE HEREBY DECLARE THAT the powers and authorities hereby granted pursuant to the Development Agreement dated: 02.08.2023 registered before the A.D.S.R. Office: Asansol vide Deed No. 6742 for the year 2023 and we further confirm that save and except said development agreement no manner of rights, title at all created, conferred upon said attorney by these presents

Contd....p/16.

:: 16 ::

and by these presents above named attorney shall be under obligation for due performance and discharge of his duties. This power of attorney is always revocable.

SCHEDULE 'A' ABOVE REFERRED TO:

Within the District of Paschim Bardhaman, P.S. Asansol (South), Sub-Division Asansol Sadar and Addl. Dist. Sub-Registry Office: Asansol within Mouza: Asansol, J.L. No.35, L.O.P. No.223, C.S. Plot No.125, R.S. Plot No.248 (Two hundred Forty Eight),

- (i) L.R. Khatian No.5141, L.R. Plot No.242 (Two hundred Forty Two), Area: 2 (Two) cottahs 4 (Four) chhittacks 30 (Thirty) sq.ft.;
- (ii) L.R. Khatian No.5142, L.R. Plot No.242 (Two hundred Forty Two), Area: 2 (Two) cottahs 4 (Four) chhittacks 30 (Thirty) sq.ft.;
- (iii) L.R. Khatian No.5143, L.R. Plot No.242 (Two hundred Forty Two), Area: 2 (Two) cottahs 4 (Four) chhittacks 30 (Thirty) sq.ft.;

Total Measuring = 6 (Six) cottahs 14 (Fourteen) chhittacks of land with a twenty years old and dilapidated condition house having covered area 200 sq.ft. The said property is situated at 1 No.

Contd....p/17.

:: 17 ::

Mohishila Colony, Simultala under Ward No.86 of Asansol
Municipal Corporation.

Butted and bounded as under:-

On the North : House of Swapan Ganguly;
On the South : House of Bapi Das;
On the East : 30'-0" wide Road;
On the West : House of Kanchan Chatterjee;

SCHEDULE 'B' ABOVE REFERRED TO:
(Owners' Allocation)

ALL THAT three numbers of residential flat having super built up area 750 sq.ft. each (i.e. one no. of flat in each floor in finished conditions having Flat Nos. 1/C, 2/C & 3/C) and three numbers of two wheeler parking space having an area 25 sq.ft. each on the Ground Floor of the said proposed apartment to be constructed on and upon the 'A' schedule land with proportionate land share of the land mentioned in the schedule 'A' below.

A sheet containing photos and finger prints of both hands duly attested by the parties concern is also annexed hereto which do form a part of this deed.

Contd....p/18.

IN WITNESSES WHEREOF we have signed and executed this Deed of Development Power of Attorney on this the 2nd day of August, 2023 in presence of the following witnesses.

WITNESSES:-

1. Abhirup Das
s/o Swapan Das
+ No, Mohisica Colony,
Buxtin Pore,
Asansol - 3

2. Ashis Ghosh
s/o-Banshi Char Ghosh
Kashipur, Sahabganj
Bhatar, Purba Burdwan
713121, (WB)

- 1 Hari narayan Chatterjee
- 2 Hari Kon Kon Chatterjee
- 3 Hari Bhushan Ghosh

Signature of the Executants

Shristi Construction
Supriya Das
Partner

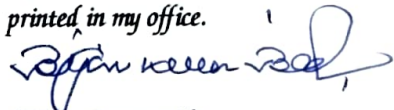
Shristi Construction
Chitra Berman
Partner

Shristi Construction
Mousumi Ghosal
Partner

Shristi Construction
Subir Chatterjee
Partner

Signature of the Attorney

Drafted and prepared by me as per instructions of the executants and read over and explained the contents of this deed before the executants in vernacular and printed in my office.



(Bijan Kumar Bid)

Advocate / Asansol Court

Enrolment No. WB/1925/2001

Left Hand
Thumb



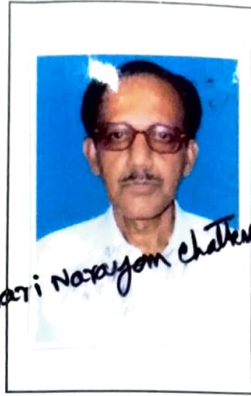
Littlefinger to forefinger



Right Hand
Thumb



forefinger to littlefinger



Hari Narayan Chatterjee

Finger Print attested by me : *Hari narayan chatterjee*

Left Hand
Thumb



Littlefinger to forefinger



Right Hand
Thumb



forefinger to littlefinger



Harikumar Chatterjee

Finger Print attested by me : *Harikumar Chatterjee*

Left Hand
Thumb



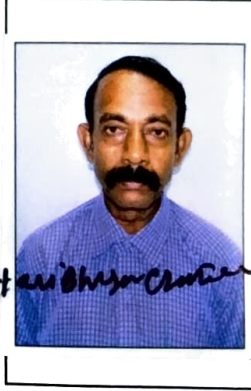
Littlefinger to forefinger



Right Hand
Thumb



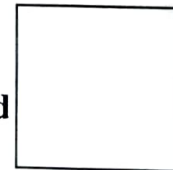
forefinger to littlefinger



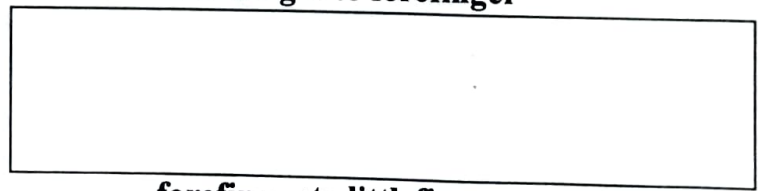
Hari Bhushan Chatterjee

Finger Print attested by me : *Hari Bhushan Chatterjee*

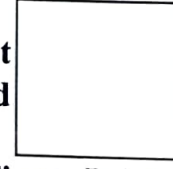
Left Hand
Thumb



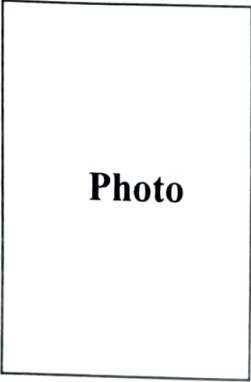
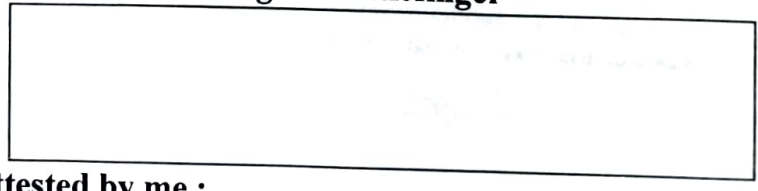
Littlefinger to forefinger



Right Hand
Thumb





forefinger to littlefinger




Photo

Finger Print attested by me :

Thumb Littlefinger to forefinger

Left Hand  

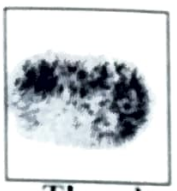

Thumb forefinger to littlefinger

Right Hand  



Finger Print attested by me : Supriya Das




Thumb Littlefinger to forefinger

Left Hand  



Thumb forefinger to littlefinger

Right Hand  



Finger Print attested by me : Mousumi Gorai




Thumb Littlefinger to forefinger

Left Hand  

Thumb forefinger to littlefinger

Right Hand  

Finger Print attested by me : Chitra Burman



Thumb Littlefinger to forefinger

Left Hand  

Thumb forefinger to littlefinger

Right Hand  

Finger Print attested by me : Sudipta Chatterjee



DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম) : ABHIRUP DAS
2. ✓ FATHER/ HUSBAND NAME : SWAPAN DAS
(পিতা/ স্বামীর নাম)
3. OCCUPATION (পেশা) : Service
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)
VILLAGE/TOWN (গ্রাম) 1 NO, Mohishila Colony, Dakshin para
POST OFFICE (পোস্ট অফিস) Asansol - 3
POLICE STATION (থানা) Asansol (South) PIN 713303
DISTRICT(জেলা) Paschim Prasidhan STATE (রাজ্য) West Bengal
5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক) Relative
6. AADHAR NO 2499 5622 8494
PAN CBEPD6043H
EPIC NO B095319223

আমি (শনাক্তকারী) ABHIRUP DAS অএ দলিলের (Query No.)
_____ বিক্রেতা/দাতা গনকে শনাক্ত করিলাম।

I, _____ as identifier identifying the executants
of the concerned deed (Query No.) _____.

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

| | | | | | | |
|------------|--|--|--|--|--|--|
| LEFT HAND | | | | | | |
| RIGHT HAND | | | | | | |

✓ Abhirup Das
IDENTIFIER SIGNATURE
(শনাক্তকারীর স্বাক্ষর)

Major Information of the Deed

| | | | |
|---|--|---|------------|
| Deed No : | I-2305-06747/2023 | Date of Registration | 02/08/2023 |
| Query No / Year | 2305-8001974468/2023 | Office where deed is registered | |
| Query Date | 02/08/2023 12:48:20 PM | A.D.S.R. ASANSOL, District: Paschim Bardhaman | |
| Applicant Name, Address & Other Details | Bijan Kumar Bid Asansol Court, Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, PIN - 713304, Mobile No. : 9332246744, Status : Advocate | | |
| Transaction | Additional Transaction | | |
| [0138] Sale, Development Power of Attorney after Registered Development Agreement | | | |
| Set Forth value | Market Value | | |
| Rs. 4/- | Rs. 59,72,061/- | | |
| 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]:- 230506742/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area) | | |

Land Details :






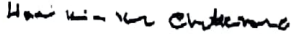


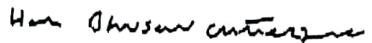
District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: Mohisila Colony No 1, Road Zone : (Road Width (20-30) -- Road Width (20-30)) , Mouza: Asansol, Pin Code : 713303

| Sch No | Plot Number | Khatian Number | Land Use Proposed ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|----------------------|-------------|----------------|-----------------------|---------------------------|-------------------------|-----------------------|--|
| L1 | LR-242 | LR-5141 | Bastu Bastu | 2 Katha 4 Chatak 30 Sq Ft | 1/- | 19,49,062/- | Width of Approach Road: 30 Ft., , Project Name : |
| L2 | LR-242 | LR-5142 | Bastu Bastu | 2 Katha 4 Chatak 30 Sq Ft | 1/- | 19,49,062/- | Width of Approach Road: 30 Ft., , Project Name : |
| L3 | LR-242 | LR-5143 | Bastu Bastu | 2 Katha 4 Chatak 30 Sq Ft | 1/- | 19,49,062/- | Width of Approach Road: 30 Ft., , Project Name : |
| TOTAL : | | | | 11.3438Dec | 3 /- | 58,47,186 /- | |
| Grand Total : | | | | 11.3438Dec | 3 /- | 58,47,186 /- | |

Structure Details :

| Sch No | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details |
|--|--------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1 | On Land L1, L2, L3 | 200 Sq Ft. | 1/- | 1,24,875/- | Structure Type: Structure |
| Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete | | | | | |
| Total : | | 200 sq ft | 1 /- | 1,24,875 /- | |









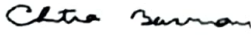
Principal Details :




| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|---|--|---|---|--|
| 1 | Name Shri HARI NARAYAN CHATTERJEE Son of Late HARAN CHANDRA CHATTERJEE Executed by: Self, Date of Execution: 02/08/2023 , Admitted by: Self, Date of Admission: 02/08/2023 ,Place : Office |  |  |  |
| | 02/08/2023 | LTI 02/08/2023 | 02/08/2023 | |
| 1 NO MOHISHILA COLONY SIMULTALA, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AYxxxxxx4Q,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 02/08/2023 , Admitted by: Self, Date of Admission: 02/08/2023 ,Place : Office | | | | |
| 2 | Name Shri HARI KINKAR CHATTERJEE Son of Late HARAN CHANDRA CHATTERJEE Executed by: Self, Date of Execution: 02/08/2023 , Admitted by: Self, Date of Admission: 02/08/2023 ,Place : Office |  |  |  |
| | 02/08/2023 | LTI 02/08/2023 | 02/08/2023 | |
| 1 NO MOHISHILA COLONY SIMULTALA, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AVxxxxxx5P,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 02/08/2023 , Admitted by: Self, Date of Admission: 02/08/2023 ,Place : Office | | | | |
| 3 | Name Shri HARI BHUSAN CHATTERJEE Son of Late HARAN CHANDRA CHATTERJEE Executed by: Self, Date of Execution: 02/08/2023 , Admitted by: Self, Date of Admission: 02/08/2023 ,Place : Office |  |  |  |
| | 02/08/2023 | LTI 02/08/2023 | 02/08/2023 | |
| 1 NO MOHISHILA COLONY SIMULTALA, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AVxxxxxx7G,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 02/08/2023 , Admitted by: Self, Date of Admission: 02/08/2023 ,Place : Office | | | | |

Attorney Details :

| SI No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | <p>SHRISTY CONSTRUCTION 1 NO MOHISHILA COLONY, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303 , PAN No.:: ACxxxxxx1C,Aadhaar No Not Provided, Status :Organization, Executed by: Representative</p> |

Representative Details :

| SI No | Name,Address,Photo,Finger print and Signature | | | |
|-------|--|--|--|---|
| 1 | <p>Name</p> <p>Mr SUPRIYA DAS Son of Shri RABI DAS Date of Execution - 02/08/2023, , Admitted by: Self, Date of Admission: 02/08/2023, Place of Admission of Execution: Office</p> | <p>Photo</p>  <p>Aug 2 2023 1:22PM</p> | <p>Finger Print</p>  <p>LTI 02/08/2023</p> | <p>Signature</p>  <p>02/08/2023</p> |
| | <p>1 NO MOHISHILA COLONY DAKSHIN PARA, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713303, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, ,Aadhaar No Not Provided Status : Representative, Representative of : SHRISTY CONSTRUCTION (as PARTNER)</p> | | | |
| 2 | <p>Name</p> <p>Mrs MOUSUMI GORAI Wife of Mr BHARAT GORAI Date of Execution - 02/08/2023, , Admitted by: Self, Date of Admission: 02/08/2023, Place of Admission of Execution: Office</p> | <p>Photo</p>  <p>Aug 2 2023 1:23PM</p> | <p>Finger Print</p>  <p>LTI 02/08/2023</p> | <p>Signature</p>  <p>02/08/2023</p> |
| | <p>2 NO MOHISHILA COLONY SUNVIEW PARK, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713303, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, ,Aadhaar No Not Provided Status : Representative, Representative of : SHRISTY CONSTRUCTION (as PARTNER)</p> | | | |
| 3 | <p>Name</p> <p>Mrs CHITRA BURMAN Wife of Mr SUBHASIS BURMAN Date of Execution - 02/08/2023, , Admitted by: Self, Date of Admission: 02/08/2023, Place of Admission of Execution: Office</p> | <p>Photo</p>  <p>Aug 2 2023 1:24PM</p> | <p>Finger Print</p>  <p>LTI 02/08/2023</p> | <p>Signature</p>  <p>02/08/2023</p> |
| | <p>2 NO MOHISHILA COLONY SUNVIEW PARK, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713303, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BRxxxxxx1F,Aadhaar No Not Provided Status : Representative, Representative of : SHRISTY CONSTRUCTION (as PARTNER)</p> | | | |

| Name | Photo | Finger Print | Signature |
|---|--|--|--|
| Mr SUBIR CHATTERJEE (Presentant) Son of Late AMIYA KUMAR CHATTERJEE Date of Execution - 02/08/2023, , Admitted by: Self, Date of Admission: 02/08/2023, Place of Admission of Execution: Office |  Aug 2 2023 1:24PM |  LTI 02/08/2023 |  02/08/2023 |
| MANSARAVAR APARTMENT NEAR BUDHA WATER TANK KALAJHARIA ROAD, City:- Asansol, P.O:- ASANSOL, P.S:-Hirapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713301, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx5Q,Aadhaar No Not Provided Status : Representative, Representative of : SHRISTY CONSTRUCTION (as PARTNER) | | | |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|---|---|---|---|
| Abhirup Das Son of Swapan Das 1 No Mohishila Colony Dakshinpara., City:- Asansol, P.O:- ASANSOL, P.S:- Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303 |  02/08/2023 |  02/08/2023 |  02/08/2023 |
| Identifier Of Shri HARI NARAYAN CHATTERJEE, Shri HARI KINKAR CHATTERJEE, Shri HARI BHUSAN CHATTERJEE, Mr SUPRIYA DAS, Mrs MOUSUMI GORAI, Mrs CHITRA BURMAN, Mr SUBIR CHATTERJEE | | | |

Transfer of property for L1

| SI.No | From | To. with area (Name-Area) |
|-------|------------------------------|--|
| 1 | Shri HARI NARAYAN CHATTERJEE | SHRISTY CONSTRUCTION-2 Katha 4 Chatak 30 Sq Ft |

Transfer of property for L2

| SI.No | From | To. with area (Name-Area) |
|-------|-----------------------------|--|
| 1 | Shri HARI KINKAR CHATTERJEE | SHRISTY CONSTRUCTION-2 Katha 4 Chatak 30 Sq Ft |

Transfer of property for L3

| SI.No | From | To. with area (Name-Area) |
|-------|-----------------------------|--|
| 1 | Shri HARI BHUSAN CHATTERJEE | SHRISTY CONSTRUCTION-2 Katha 4 Chatak 30 Sq Ft |

Transfer of property for S1

| SI.No | From | To. with area (Name-Area) |
|-------|------------------------------|--|
| 1 | Shri HARI NARAYAN CHATTERJEE | SHRISTY CONSTRUCTION-66.66666700 Sq Ft |
| 2 | Shri HARI KINKAR CHATTERJEE | SHRISTY CONSTRUCTION-66.66666700 Sq Ft |
| 3 | Shri HARI BHUSAN CHATTERJEE | SHRISTY CONSTRUCTION-66.66666700 Sq Ft |

Land Details as per Land Record

District: Paschim Bardhaman, P.S.- Asansol, Municipality: ASANSOL MC, Road: Mohisila Colony No 1, Road Zone
Road Width (20-30) -- Road Width (20-30)), 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 - 242, LR Khatian No - 5141 | Owner: হরিনারায়ন চ্যাটার্জী, Gurdian: হারান , Address: নিজ , Classification: বাস, Area: 0.04000000 Acre. | Owner Name not selected by applicant. |
| L2 | LR Plot No:- 242, LR Khatian No:- 5142 | Owner: হরিকিশোর চ্যাটার্জী, Gurdian: হারান , Address: নিজ , Classification: বাস, Area: 0.04000000 Acre. | Owner Name not selected by applicant. |
| L3 | LR Plot No:- 242, LR Khatian No:- 5143 | Owner: হরিভূষণ চ্যাটার্জী, Gurdian: হারান , Address: নিজ , Classification: বাস, Area: 0.03000000 Acre. | Owner Name not selected by applicant. |

Endorsement For Deed Number : I - 230506747 / 2023

On 02-08-2023

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

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

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

Presented for registration at 13:13 hrs on 02-08-2023, at the Office of the A.D.S.R. ASANSOL by Mr SUBIR CHATTERJEE .

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 59,72,061/-

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

Execution is admitted on 02/08/2023 by 1. Shri HARI NARAYAN CHATTERJEE, Son of Late HARAN CHANDRA CHATTERJEE, 1 NO MOHISHILA COLONY SIMULTALA, P.O: ASANSOL, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession Business, 2. Shri HARI KINKAR CHATTERJEE, Son of Late HARAN CHANDRA CHATTERJEE, 1 NO MOHISHILA COLONY SIMULTALA, P.O: ASANSOL, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession Business, 3. Shri HARI BHUSAN CHATTERJEE, Son of Late HARAN CHANDRA CHATTERJEE, 1 NO MOHISHILA COLONY SIMULTALA, P.O: ASANSOL, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession Business

Indetified by Abhirup Das, , Son of Swapan Das, 1 No Mohishila Colony Dakshinpara,, P.O: ASANSOL, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by profession Others

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

Execution is admitted on 02-08-2023 by Mr SUPRIYA DAS, PARTNER, SHRISTY CONSTRUCTION, 1 NO MOHISHILA COLONY, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303

Indetified by Abhirup Das, , Son of Swapan Das, 1 No Mohishila Colony Dakshinpara,, P.O: ASANSOL, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by profession Others

Execution is admitted on 02-08-2023 by Mrs MOUSUMI GORAI, PARTNER, SHRISTY CONSTRUCTION, 1 NO MOHISHILA COLONY, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303

Indetified by Abhirup Das, , Son of Swapan Das, 1 No Mohishila Colony Dakshinpara,, P.O: ASANSOL, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by profession Others

Execution is admitted on 02-08-2023 by Mrs CHITRA BURMAN, PARTNER, SHRISTY CONSTRUCTION, 1 NO MOHISHILA COLONY, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303

Indetified by Abhirup Das, , Son of Swapan Das, 1 No Mohishila Colony Dakshinpara,, P.O: ASANSOL, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by profession Others

Execution is admitted on 02-08-2023 by Mr SUBIR CHATTERJEE, PARTNER, SHRISTY CONSTRUCTION, 1 NO MOHISHILA COLONY, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303

Indetified by Abhirup Das, , Son of Swapan Das, 1 No Mohishila Colony Dakshinpara,, P.O: ASANSOL, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, 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 157, Amount: Rs.100.00/-, Date of Purchase: 01/08/2023, Vendor name: J P SHAW



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 2305-2023, Page from 130405 to 130434

being No 230506747 for the year 2023.



Digitally signed by MANOJ KUMAR
MANDAL

Date: 2023.08.04 15:03:17 +05:30

Reason: Digital Signing of Deed.

(Manoj Kumar Mandal) 2023/08/04 03:03:17 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)