

7189/2

Q. 7239



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AB 868693

SR. 100/- v/sr.no-1297/2021

30/8/2021  
6:32 PM

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

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

04 SEP 2021

Ref :- Query No. 2001602681/2021

DEVELOPMENT/GENERAL POWER OF ATTORNEY

THIS DEVELOPMENT POWER OF ATTORNEY made this the day of 30<sup>th</sup> August in the year 2021 by :-

Contd .....P/2

PRN

1/21

*[Handwritten mark]*

Date of Receipt  
from Asansol Treasury  
- 1 AUG 2019  
L No 1 of 2000-01

ক্রমিক নং 796 তারিখ 31/8/19  
পৃষ্ঠা 102  
নাম Sekhar Keshni - Am  
বিতরণ-  
অতিরিক্ত পুস্তক

*[Signature]*  
বাঁচীপলি, আসানসোল

*[Fingerprint]* ver No - 1972

*[Signature]*  
*[Fingerprint]* ver No - 1973

Rita Keshni

*[Fingerprint]* ver No - 1974

Saigya Kumar Das

30 AUG 2021

*[Fingerprint]* ver No - 1975

Sudipto Chowdhury

For, Hira Panna Construction Pvt. Ltd  
*[Signature]*  
Director



(1) MR. SHEKHAR KESHRI (PAN ABXPK3746R) son of Sri Satish Kumar Keshri (2) SRI SATISH KUMAR KESHRI (PAN ABXPK3726D) son of Late Laxmi Prasad Keshri (3) SMT RITA KESHRI (PAN AJVPK3256K) wife of Sri Satish Kumar Keshri all are by faith Hindu, by occupation Business, Nationality- Indian, resident of 'Keshri House' 154, Patliputra Colony, P.O. & Police Station- Patliputra, Dist- Patna, State -Bihar, Pin 800013 herein after referred to as the EXECUTORS.

WHEREAS the Executors herein being desirous of constructing a multi storied building at the premises mentioned in schedule below in accordance with sanctioned building plan vide memo no. 1185/BP/AMC/HO dated 03.02.2021, before Asansol Municipal Corporation.

AND WHEREAS owing to divers reasons and/or lack of technical knowledge and manpower the Executors are unable to start the construction/development works at the premises and has been in search of a developer who can undertake the responsibility of construction and/or development work at the said premises as more fully and particularly describe in the schedule herein below at its own arrangement and expenses.

AND WHEREAS in view of the above, we the Executors herein have agreed to hand over the schedule mentioned property to HIRA PANNA CONSTRUCTION PVT LTD, (PAN AABCH1635E) company incorporated under the companies Act 1956, having its office at 7, Hira Place, Dak Banglow Road, Patna -800001 (Bihar) represented by its Managing Director MR. SHEKHAR KESHRI (PAN ABXPK3746R) son of Sri Satish Kumar Keshri by faith Hindu, by occupation Business, Nationality -Indian, resident of 'Keshri House' 154, Patliputra Colony, P.O. & Police Station- Patliputra, Dist- Patna, State -Bihar, Pin 800013.

Contd .....P/3

hereinafter called the "DEVELOPER" for the purpose of development of our said property a development or construction made between executor and developer, duly registered before the Dist. Sub. Registrar, Asansol, according to said agreement we have decided to execute a Power of Attorney in favour of the Developer to complete the construction and for other purposes as may be necessary.

AND WHEREAS as agreed upon by the parties we the Executors herein considered it necessary to appoint the said HIRA PANNA CONSTRUCTION PVT LTD, (PAN AABCH1635E) company incorporated under the companies Act 1956, having its office at 7, Hira Place, Dak Banglow Road, Patna -800001 (Bihar) represented by its Managing Director MR. SHEKHAR KESHRI (PAN ABXPK3746R) son of Sri Satish Kumar Keshri by faith Hindu, by occupation Business, Nationality -Indian, resident of 'Keshri House' 154, Patliputra Colony, P.O. & Police Station- Patliputra, Dist- Patna, State -Bihar, Pin 800013, being the concerned Developer as aforesaid in terms of the understanding mentioned in the said development agreement.

AND WHEREAS we the Executors herein do hereby is desirous of appointing the Attorney named hereunder for the purpose hereinafter stated.

NOW KNOW YET BY THESE PRESENTS that we the Executors herein do hereby appoint, engage, nominate and constitute HIRA PANNA CONSTRUCTION PVT LTD, (PAN AABCH1635E) company incorporated under the companies Act 1956, having its office at 7, Hira Place, Dak Banglow Road, Patna -800001 (Bihar) represented by its Managing Director



MR. SHEKHAR KESHRI (PAN ABXPK3746R) son of Sri Satish Kumar Keshri by faith Hindu, by occupation Business, Nationality –Indian, resident of 'Keshri House' 154, Patliputra Colony, P.O. & Police Station- Patliputra, Dist- Patna, State –Bihar, Pin 800013, being the concerned Developer as aforesaid in terms of the understanding between the parties to Act on our behalf in the development and construction work at the premises more fully and particularly described in the schedule below and to develop a multi storied building in accordance with building plan to be sanction, and subject however to construct, flats and other space and units proposed to be constructed thereon and to do inter alia the following acts deeds and things as specified herein below and further for proper discharge of various duties as enumerated herein as our constituted attorney in our name on our behalf to act from time to time and at all time hereinafter to do the following acts, deeds things and matters either severally or jointly:-

1. To take possession of the entire premises as more fully and particularly described in the Schedule below.
2. To prepare the building plan or plans submit the same and/or amendment thereof and/or revised the existing plan/plans before the appropriate authority for obtaining the approval/sanction for such further construction be approved by the said concerned municipal authority.
3. To sign the said modified building plan/plans and all other necessary application/applications and documents on our behalf.
4. To pay and incur all fees, costs, charges and expenses for the said building plan or plans.

Contd ....P/5



5. To enter upon take charge look after manage, hold, possess and occupy the said property/land which is more fully described in the schedule hereunder written by the said Attorney for the said purpose as agreed upon by the parties and to do all act deeds matters and things as the said attorney shall think fit and proper under the prevailing circumstances of the said project.
6. To appoint and engage chartered engineer, architects, valuers, surveyors, overseers, Civil contractors, sub-contractors, engineers, legal advisors, manager, supervisor, darvans, chowkidars, masons, and other employees and staff for the development of the said schedule property and discharge or release or terminate all or any of them and also to pay their salaries, wages, remunerations, fees and other charges as my said attorney may think fit and proper.
7. 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.

Contd .....P/6

8. 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 Developer allocation including owners/executors allocation.
9. 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.
10. 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/shop 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. Contd...P/7



11. To appear and represent the executants 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.
- 12 To apply for and obtain telephone, electricity, water, drainage, sewerage, and other public utility services in or upon the said schedule plot of land and/or the proposed new building to be erected in or upon the said schedule plot as agreed upon between the parties either in the name of the executants or any other person or party as the said attorney/s shall think fit and proper.
13. To erect and/or construct new building and boundary walls in or upon the said schedule plot as the said attorney/s shall from time to time think fit and proper for the said purpose and to do all acts deeds matters and things.
14. To sign and execute all documents, 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 relating to the said schedule plot of land as may from time to time be necessary and required.

Contd.....P/8





15. To negotiate for attending discussion and to obtain necessary permission and/or sanction from the various concerned departments constituted statutory and local bodies or authorities for developing the said scheduled plot of land by raising the construction of the proposed building comprising of flats, apartments, shops, common areas and other spaces as the said attorney shall think fit and proper.

16. To enter into negotiations, agreements, contracts and other transactions to fix and settle the sale price for sale and/or disposal of the residential apartments, flats, shops, office, godown, common areas and other space with the intending purchasers as agreed upon between the parties as developer allocation including owners/executors allocation, as per the plan sanctioned/approved by the concerned authority, mentioned in above.

17. 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 belong to developer allocation including owners allocation.

18. To receive earnest money, advance money, booking money, consideration money, whether in part or in full from sale intending purchasers 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 and to give valid discharge thereof in respect of DEVELOPER'S ALLOCATION including owners allocation. The money so receive by our constituted attorney under these presents will belong to developer under developer allocation of these presents shall have no claim whatsoever under developer allocation and money receive by attorney as the executants allocation, same will be deposit to owners/executors bank account.



19. To bear and pay all costs, charges and expenses for carrying out all or any of the acts, deeds and matters as agreed upon between the parties the and the developer herein.

20. To take all effective steps immediately in the matter of dismantling the existing old and dilapidated structures and construction of multi storied building for residential and commercial purpose and raising on construction in the property mentioned in the schedule below.

21. To invest necessary funds and bear all expenditure whatsoever for all dismantling, constructions, supervision and management of the said multistoried building.

22. For further, better and more effectually doing effecting and performing any of the several matters and things aforesaid we the owners/executants herein give and grant unto our attorney full power and authority from time to time to appoint one or more substitutes as pleasures and to appoint other or others in its or their place for all or any of the matters aforesaid upon such terms and conditions as our attorney shall think proper and expedient generally concerning or relating to the said schedule plot of land and/or development thereof and/or construction of the proposed new building and/or transfer and/or sale and/or assumption of the right in respect thereof as the said attorneys shall think fit and proper.

AND GENERALLY to do and perform all and every such further and other lawful or reasonable acts and things touching and concerning the matters and schedule plot of land aforesaid as fully and eventually to all intents and purposes as we the owners/ executants and/or severally might or could do as if we are personally present.

Be it specifically mentioned here that our said attorney shall be entitled to apply or obtain any kind of loan/project loan by mortgaging my schedule mentioned land /property.

We hereby RATIFY AND CONFIRM and agree to ratify and confirm whatsoever our said attorney to do or cause to be done by virtue of THESE PRESENTS AND we the Executants of these presents, is desirous of and it is hereby expressively and unequivocally provided that this instrument and power of attorney is subsisting till the completion is entirely of the said construction and/or development of the building in or upon the said schedule plot of land comprising of residential apartment/s, flat/s, shop/s, /office/godown/common space and other spaces and sales and/or disposal of the DEVELOPER'S ALLOCATION including owners allocation in the new building as agreed upon by and between the parties.

SCHEDULE OF THE PROPERTY

Within District of Pascim Bardhaman, Police Station- Hirapur, Post. Office Burnpur, Chowki & Addl. Dist. Sub. Registry Office- Asansol, Holding no.1, ward no. 37(106), premises no. 0371316, under Asansol Municipal Corporation, within Mouza- Hirapur, J.L. No. 18, under R.S Khatian No. 3020 & 3033 appertaining to:-

| SL No | R.S.PLOT | L.R.PLOT | L.R. Kh Nos. | AREA (in decimals) |
|-------|----------|----------|--------------|--------------------|
| 01    | 6426     | 6632     | 5706         | 01 (zero one)      |
| 02    | 6422     | 6628     | 5706         | 01 (Zero one)      |
| 03    | 6427     | 6633     | 5703         | 48 (Forty eight)   |
| 04    | 6428     | 6634     | 5703         | 34 (Thirty four)   |
| 05    | 6430     | 6635     | 5702         | 11 (Eleven)        |

land measuring an area 0.95(Zero point nine five) acres with 100 sft asbestos shed room, at Riverside Road, near Nehru Park, Hirapur, Contd ....P/11

*Bokha*

IN WITNESS WHEREOF the above named parties put their  
signature on the day, month, and years above written.


WITNESSES:-

1. Sudipto Chowdhury  
S/O Lt Swapan Chowdhury  
No. 3 Mohishila Colony  
Asansol - 713303.

2. Palas Saha  
S/O Lt C.R. Saha  
of No. Mohishila  
Colony Asansol

Ritika Keshri  
Sahib Keshri  
  
Signatures of Executants

For, Hira Panna Construction Pvt. Ltd.

  
Director

Signatures of Attorney

Drafted and prepared by me  
as per instruction of the parties  
& typed in my office

Palas Saha  
Advocate, Asansol Court.

Enrolment No. WB/178/2002

Note:-A separate sheet containing  
the finger prints of the parties  
is attached herewith

Satish Kumar



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

Satish Kumar

Rita Keshi



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

Rita Keshi

Abhishek



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

Abhishek



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




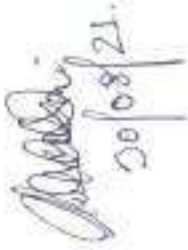


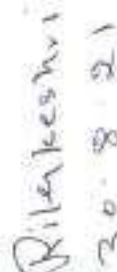


Government of West Bengal

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 23052001602681/2021

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

| Sl No. | Name of the Executant  | Category  | Photo   | Finger Print  | Signature with date  |
|--------|--|-----------|---|---|--|
| 1      | Mr SEKHAR KESHRI<br>RIVERSIDE ROAD,<br>City - Asansol , P.O:-<br>BURNPUR, P.S:-<br>Hirapur, District-<br>Paschim Bardhaman,<br>West Bengal, India,<br>PIN:- 713325       | Principal |    |    | <br>30/08/21    |
| 2      | Mrs RITA KESHRI<br>RIVERSIDE ROAD,<br>City:- Asansol , P.O:-<br>BURNPUR, P.S:-<br>Hirapur, District:-<br>Paschim Bardhaman,<br>West Bengal, India,<br>PIN:- 713325       | Principal |  |  | <br>30-8-21   |
| 3      | Mr SATISH KUMAR<br>KESHRI RIVERSIDE<br>ROAD, City:-Asansol ,<br>P.O:- BURNPUR, P.S:-<br>Hirapur, District:-<br>Paschim Bardhaman,<br>West Bengal, India,<br>PIN:- 713325 | Principal |  |  | <br>30/8/2021 |

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      | Mr SEKHAR KESHRI<br>HOUSE 154<br>PATLIPUTRA COLON,<br>City:- , P.O:-<br>PATLIPUTRA, P.S:-<br>PATLIPUTRA, District:-<br>Patna, Bihar, India, PIN:-<br>800013   | Representative of<br>Attorney<br>[HIRA<br>PANNA<br>CONSTRUCTION<br>PVT LTD]       |   |   |   |
| Sl No. | Name and Address of identifier  | Identifier of:  | Photo  | Finger Print   | Signature with date  |
| 1      | Mr Sudipto<br>Choudhury<br>Son of Late<br>SWAPAN Choudhury<br>NO 3 MOHISHILA<br>COLONY, City:-<br>Asansol, , P.O:-<br>USHAGRAM, P.S:-<br>Asansol, District:-<br>Paschim Bardhaman,<br>West Bengal, India,<br>PIN:- 713303 | Mr SEKHAR KESHRI, Mrs RITA<br>KESHRI, Mr SATISH KUMAR<br>KESHRI, Mr SEKHAR KESHRI |  |  |  |

(Hilal Ghosh)

ADDITIONAL DISTRICT  
SUB-REGISTRAR

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

Paschim Bardhaman, West  
Bengal

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

HIRA PANNA CONSTRUCTION PRIVATE  
LIMITED



16/02/2000

Provisional Account Number

AABCH1635E

24013015

*Handwritten signature*




**भारत सरकार**  
 Government of India


**रिता केशरी**  
 Rita Keshri  
 3994 5196 | DOB: 10/04/1958  
 महिला / Female



**9785 9538 8218**

**आधार - आम आदमी का अधिकार**


**भारतीय पहचान प्राधिकरण**  
 Unique Identification Authority of India

**पता:**  
 अर्पणिका: रीता केशरी, केशरी  
 हाउस-154, रोड नं. 8, पी.एन.डी. कॉलोनी,  
 पटना, पाल्घाटा कालोनी, रौरिंग,  
 बिहार, 800013

**Address:**  
 W/O: Satish Keshri, Keshri  
 House-154, Road no- 8, Near  
 P.N.D. Padayatra Colony, Rouring  
 Road Patna, Patna, 800013,  
 Bihar, 800013

**9785 9538 8218**

 1800 301 1807  
 [uidai@uidai.gov.in](mailto:uidai@uidai.gov.in)  
 [www.uidai.gov.in](http://www.uidai.gov.in)

Rita Keshri

PERMANENT ACCOUNT NUMBER  
AJVPK3256E

MR. NAME  
RITA KESHRI

MR. OR MR. FATHER'S NAME  
RAJENDRA PRASAD SHAH

MR. OR. DATE OF BIRTH  
10-06-1956

MR. SIGNATURE  


MR. SIGNATURE (if not) HERE  


COMMISSIONER OF TAX (COLLECTOR)

Rita Keshri

स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER

ABXPK3726D



नाम /NAME

SATISH KUMAR KESHRI

पिता का नाम /FATHER'S NAME

LAKSHMI PRASAD KESHRI

जन्म तिथि /DATE OF BIRTH

05-06-1950

हस्ताक्षर /SIGNATURE

आयकर अधिकारी, पटना

COMMISSIONER OF INCOME TAX, PATNA

Satish Kumar Keshri

|   |  |
|---|--|
|  <p>सर्वोच्च सरकार<br/>Government of India</p>  <p>नाम: सुनील कुमार<br/>सर्वोच्च आदर्श कार्ड<br/>आधार संख्या: 2753 0551 1051<br/>पुरुष - Male</p>  <p>2753 0551 1051</p> <p>आधार - आम आदमी का अधिकार</p> |  <p>सर्वोच्च आदर्श प्रणाली<br/>Unique Identification Authority of India</p> <p>पता: सर्वोच्च आदर्श प्रणाली कार्ड<br/>सर्वोच्च आदर्श प्रणाली कार्ड<br/>सर्वोच्च आदर्श प्रणाली कार्ड<br/>सर्वोच्च आदर्श प्रणाली कार्ड</p> <p>Address: 20, Jawahar Road,<br/>New Delhi 110001, India<br/>Toll Free: 1800 120 0000<br/>www.uidai.gov.in</p> <p>2753 0551 1051</p> |
|---|--|

*[Handwritten signature]*

Satish Kumar/CSH



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार  
Unique Identification Authority of India  
Government of India

Enrollment No: 2017/85656/09358

24/01/2019

Shekhar Keshri  
Keshri House  
SID: Satish Kumar Keshri  
Keshri House-554  
Road no-8  
Near P.N.B  
Patliputra colony  
Boring Road Patna  
Patliputra, Patna  
Bihar - 800013  
9835038979



KH187988518PT

18798851



आपका आधार क्रमांक / Your Aadhaar No. :

**5531 7277 8044**

आधार - आम आदमी का अधिकार



भारत सरकार  
Government of India



शेखर केशरी  
Shekhar Keshri

आम एन / 005 21411879  
पुरु / Male

**5531 7277 8044**



आधार - आम आदमी का अधिकार

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

SHEKHAR KESHRI  
SATISH KUMAR KESHRI

21/11/1973  
Permanent Account Number

ABXPK3746R



20050314

*for the purpose of Registration.*

## Major Information of the Deed

|   |  |                                 |            |
|---|--|---------------------------------|------------|
| Deed No :   | I-2305-07239/2021  | Date of Registration            | 04/09/2021 |
| Query No / Year   | 2305-2001602681/2021   | Office where deed is registered |            |
| Query Date  | 25/08/2021 4:46:24 PM  | 2305-2001602681/2021            |            |
| Applicant Name, Address & Other Details   | PALAS SAHA<br>ASANSOL,Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, Mobile No. : 7431964289, Status : Advocate |                                 |            |
| Transaction   | Additional Transaction   |                                 |            |
| [1401] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties | [4002] Power of Attorney, General Power of Attorney [Rs : 1/-]   |                                 |            |
| Set Forth value   | Market Value   |                                 |            |
| Rs: 25,11,000/-   | Rs. 2,33,22,600/-  |                                 |            |
| Stampduty Paid(SD)  | Registration Fee Paid  |                                 |            |
| Rs: 100/- (Article:48(d))   | Rs. 14/- (Article:E, E)  |                                 |            |
| Remarks   | Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip.(Urban area)                              |                                 |            |

### Land Details :

District: Paschim Bardhaman, P.S:- Hirapur, Municipality: ASANSOL MC, Road: Riverside Road, Road Zone : (Rly Bridge – Nehru Park(On Road)) , Mouza: Hirapur, JI No: 18, 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-6632<br>(RS :-6426 ) | LR-5706              | Bastu         | Baid    | 1 Dec        | 5,000/-                 | 2,45,025/-            | Property is on Road |
| L2     | LR-6628<br>(RS :-6422 ) | LR-5706              | Bastu         | Kanali  | 1 Dec        | 5,000/-                 | 2,22,750/-            | Property is on Road |
| L3     | LR-6633<br>(RS :-6427 ) | LR-5703              | Bastu         | Kanali  | 48 Dec       | 10,00,000/-             | 1,17,61,200/-         | Property is on Road |
| L4     | LR-6634<br>(RS :-6429 ) | LR-5703              | Bastu         | Kanali  | 34 Dec       | 10,00,000/-             | 83,30,850/-           | Property is on Road |
| L5     | LR-6635<br>(RS :-6430 ) | LR-5702              | Bastu         | Kanali  | 11 Dec       | 5,00,000/-              | 26,95,275/-           | Property is on Road |
|        |                         | <b>TOTAL :</b>       |               |         | <b>95Dec</b> | <b>25,10,000 /-</b>     | <b>232,55,100 /-</b>  |                     |
|        |                         | <b>Grand Total :</b> |               |         | <b>95Dec</b> | <b>25,10,000 /-</b>     | <b>232,55,100 /-</b>  |                     |

### 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, L4, L5 | 100 Sq Ft.        | 1,000/-                 | 67,500/-              | Structure Type: Structure |
| Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete |                            |                   |                         |                       |                           |
|   | <b>Total :</b>             | <b>100 sq ft</b>  | <b>1,000 /-</b>         | <b>67,500 /-</b>      |                           |

**Principal Details :**

| Sl No | Name,Address,Photo,Finger print and Signature  |
|-------|--|
| 1     | <p><b>Mr SEKHAR KESHRI (Presentant )</b><br/>           Son of Mr SATISH KUMAR KESHRI RIVERSIDE ROAD, City:- Asansol , P.O:- BURNPUR, P.S:-Hirapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713325 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ABxxxxxx6R,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 30/08/2021<br/>           , Admitted by: Self, Date of Admission: 30/08/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/08/2021<br/>           , Admitted by: Self, Date of Admission: 30/08/2021 ,Place : Pvt. Residence</p> |
| 2     | <p><b>Mrs RITA KESHRI</b><br/>           Wife of Mr SATISH KUMAR KESHRI RIVERSIDE ROAD, City:- Asansol , P.O:- BURNPUR, P.S:-Hirapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713325 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ABxxxxxx6D,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 30/08/2021<br/>           , Admitted by: Self, Date of Admission: 30/08/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/08/2021<br/>           , Admitted by: Self, Date of Admission: 30/08/2021 ,Place : Pvt. Residence</p>             |
| 3     | <p><b>Mr SATISH KUMAR KESHRI</b><br/>           Son of Late LAXMI PRASAD KESHRI RIVERSIDE ROAD, City:- Asansol , P.O:- BURNPUR, P.S:-Hirapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713325 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ABxxxxxx6D,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 30/08/2021<br/>           , Admitted by: Self, Date of Admission: 30/08/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/08/2021<br/>           , Admitted by: Self, Date of Admission: 30/08/2021 ,Place : Pvt. Residence</p>       |

**Attorney Details :**

| Sl No | Name,Address,Photo,Finger print and Signature  |
|-------|--|
| 1     | <p><b>HIRA PANNA CONSTRUCTION PVT LTD</b><br/>           7 HIRA PLACE DAK BANGLOW ROAD, City:- , P.O:- PATLIPUTRA, P.S:-PATLIPUTRA, District:-Patna, Bihar, India, PIN:- 800001 , PAN No.:: AAxxxxxx5E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p> |

**Representative Details :**

| Sl No | Name,Address,Photo,Finger print and Signature  |
|-------|--|
| 1     | <p><b>Mr SEKHAR KESHRI</b><br/>           Son of Mr SATISH KUMAR KESHRI HOUSE 154 PATLIPUTRA COLON, City:- , P.O:- PATLIPUTRA, P.S:-PATLIPUTRA, District:-Patna, Bihar, India, PIN:- 800013, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: ABxxxxxx6R,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : HIRA PANNA CONSTRUCTION PVT LTD (as M D)</p> |

**Identifier Details :**

| Name  | Photo | Finger Print | Signature |
|---|-------|--------------|-----------|
| <p><b>Mr Sudipto Choudhury</b><br/>           Son of Late SWAPAN Choudhury<br/>           NO 3 MOHISHILA COLONY, City:-<br/>           Asansol , P.O:- USHAGRAM, P.S:-<br/>           Asansol, District:-Paschim Bardhaman,<br/>           West Bengal, India, PIN:- 713303</p> |       |              |           |



## Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Hirapur, Municipality: ASANSOL MC, Road: Riverside Road, Road Zone : (Rly Bridge – Nehru Park(On Road)) , Mouza: Hirapur, JI No: 18, Pin Code : 713325

| Sch No | Plot & Khatian Number                   | Details Of Land   | Owner name in English as selected by Applicant     |
|--------|---|---|--|
| L1     | LR Plot No:- 6632, LR Khatian No:- 5706 |   | Seller is not the recorded Owner as per Applicant. |
| L2     | LR Plot No:- 6628, LR Khatian No:- 5706 |   | Seller is not the recorded Owner as per Applicant. |
| L3     | LR Plot No:- 6633, LR Khatian No:- 5703 | Owner:सतीश कुमार केशरी,<br>Gurdian:लक्ष्मी प्रसाद, Address:बिज ,<br>Classification:कानाली,<br>Area:0.48000000 Acre, | Mr SEKHAR KESHRI                                   |
| L4     | LR Plot No:- 6634, LR Khatian No:- 5703 | Owner:सतीश कुमार केशरी,<br>Gurdian:लक्ष्मी प्रसाद, Address:बिज ,<br>Classification:कानाली,<br>Area:0.34000000 Acre, | Mr SATISH KUMAR KESHRI                             |
| L5     | LR Plot No:- 6635, LR Khatian No:- 5702 | Owner:रीता केशरी, Gurdian:सतीश कुमार, Address:बिज ,<br>Classification:कानाली,<br>Area:0.11000000 Acre,              | Mrs RITA KESHRI                                    |

**On 30-08-2021**

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

Presented for registration at 18:35 hrs on 30-08-2021, at the Private residence by Mr. SEKHAR KESHRI , one of the Executants.

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

Execution is admitted on 30/08/2021 by 1. Mr SEKHAR KESHRI, Son of Mr SATISH KUMAR KESHRI, RIVERSIDE ROAD, P.O: BURNPUR, Thana: Hirapur, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713325, by caste Hindu, by Profession Business, 2. Mrs RITA KESHRI, Wife of Mr SATISH KUMAR KESHRI, RIVERSIDE ROAD, P.O: BURNPUR, Thana: Hirapur, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713325, by caste Hindu, by Profession Business, 3. Mr SATISH KUMAR KESHRI, Son of Late LAXMI PRASAD KESHRI, RIVERSIDE ROAD, P.O: BURNPUR, Thana: Hirapur, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713325, by caste Hindu, by Profession Business

Indetified by Mr Sudipto Choudhury, , , Son of Late SWAPAN Choudhury, NO 3 MOHISHILA COLONY, P.O: USHAGRAM, 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 30-08-2021 by Mr SEKHAR KESHRI, M D, HIRA PANNA CONSTRUCTION PVT LTD (Private Limited Company), 7 HIRA PLACE DAK BANGLOW ROAD, City:- , P.O:- PATLIPUTRA, P.S:-PATLIPUTRA, District:-Patna, Bihar, India, PIN:- 800001

Indetified by Mr Sudipto Choudhury, , , Son of Late SWAPAN Choudhury, NO 3 MOHISHILA COLONY, P.O: USHAGRAM, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by profession Others

*Hilol Ghosh*

Hilol Ghosh

ADDITIONAL DISTRICT SUB-REGISTRAR

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

Paschim Bardhaman, West Bengal

**On 04-09-2021**

**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 (d) of Indian Stamp Act 1899.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 14/- ( E = Rs 14/- ) and Registration Fees paid by Cash Rs 14/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 100/- and Stamp Duty paid by Stamp Rs 100/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 796, Amount: Rs.100/-, Date of Purchase: 03/08/2019, Vendor name: P Ghanty

*Hilol Ghosh*

Hilol Ghosh

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 2305-2021, Page from 201030 to 201056  
being No 230507239 for the year 2021.



Digitally signed by HILLOL GHOSH  
Date: 2021.09.11 13:55:42 +05:30  
Reason: Digital Signing of Deed.

*Hillol*

(Hillol Ghosh) 2021/09/11 01:55:42 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ASANSOL  
West Bengal.

(This document is digitally signed.)

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