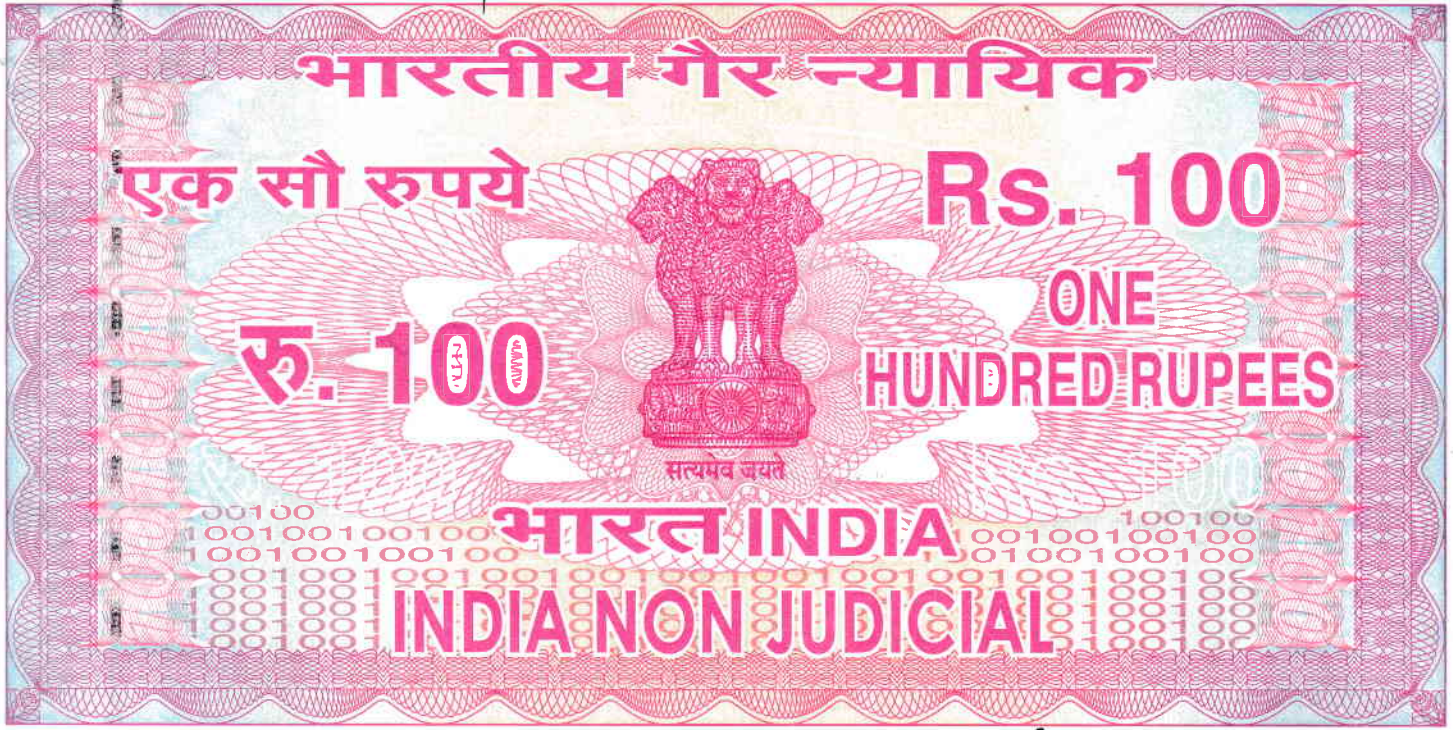


SL No - 0536/2023

I-529/2023



03.02.2023
09.02.2023

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

8 58028 346 2/2023

AM 192267

Notarized that the document is admitted to Registration. The signature sheet and the endorsement sheets attached with this document are the part of this document.

[Signature]
Adm. District Sub-Registrar
Purulia

Tara Gorai

ASTHA CONSTRUCTION
Anur Ratan Karmakar
Rabi Ranjan Jena. PARTNER
Mukherjee Banerjee.

DEVELOPERS POWER OF ATTORNEY

(After Registered Development Agreement)

TARA GORAI(UID-3586 3381 3238, PAN-AGLPG0369B) wife of Sri Satyaban Gorai, Hindu by faith, Service etc. by Occupation, resident of Vidyasagar Pally Ranchi Road Bye Lane, Purulia, P.O. - Purulia, P.S. - Purulia (T), Dist.-Purulia, PIN-723101 **LAND LORD/ OWNER/PRINCIPAL**

WHEREAS the property situated in Mouza Nadiha J. L. No. 291/3 under Purulia Municipality Ward no. 6, being holding no. 77, R.S. Khata No. 165, being the R.S. Plot No. 2462 measuring an area 03 Katha 03 Chhatak & R.S. Plot No. 2463 measuring area 07 Chhatak, total area 03 Katha 10 Chhatak land situated at Chaibasa Road, Purulia, have been owned and possessed by the present aforesaid **LANDLORD/ OWNER** and she has acquired the same by way of a registered deed of sale being no 5302 dated 05/10/2012 Registered in the Office of the District Sub-Registrar Purulia, entered in Book I, CD Volume 20 page no. 1364 to 1395 for the year 2012 by a valuable consideration.

Taxa Goyal

ASTHA CONSTRUCTION
Amarnath Karmakar
Rabi Rosan Verma
PARTNER
Mallika Banerjee

2

AND

WHEREAS the Landlord/Owner mutated her name in the concerned B. L. & L. R Office vide mutation case no. 622/2014 and converted the character of land from Agricultural Land to Residential Land by conversion case no. 445/2014 and also obtained a separate holding no. in her name being holding no. 77 ward no. 6 having paid all the municipal taxes and other Govt. taxes and accordingly after the said purchase the present owner/landlord have been in peaceful possession over the aforementioned property which will be mentioned in the schedule herein below.

AND WHEREAS for the benefit of myself and also for the development of the property, I, the landlord/owner/Principal have decided to erect and/or construct a multi-storied building thereon over the aforesaid property mentioned in the schedule herein below but due to insufficient fund and other sufficient reasons and lack of technical expertise, I could not construct building on the said plots.

AND WHEREAS I have entered into an agreement dated 31/01/2023 with **ASTHA CONSTRUCTION(PAN-ABUFA3191R)** a construction firm having its office at West Lake Road, Ashram Pally, Saheb Bandh, Ward No. 03, P.O. – Purulia, P.S. – Purulia (T), Dist. – Purulia, PIN – 723101, West Bengal herein after called and referred to as the **DEVELOPERS** represented through it's partners **(a) Sri Amarnath Karmakar**(UID-2992 7777 2902, PAN-CMHPK2504A) S/o Late Shiblal Karmakar, by faith hindu, Indian Citizen, by occupation Business, resident of Sonu Tower, Namopara, Rathtala, Purulia, P.O. – Namopara, P.S. – Purulia (T), Dist. – Purulia, West Bengal, PIN – 723103, (First Partner) **(b) Sri Rabi Rosan Verma**(UID-9028 2280 0281PAN- AUQPV5891C.) S/o Manup Kumar Verma resident of H.P. Dan Road, Station Para, Purulia, PIN – 723103, West Bengal(Second Partner). **(c) Smt. Mallika Banerjee** (UID-2771 2537 6554, PAN-AOAPB8498K) wife of Sri Jyotirmoy Banerjee by faith Hindu, Indian Citizen, by occupation Business, resident of Rampada Colony, Purulia, Ward no. 12, P.O. Namopara, P.S. Purulia(Town) Dist. Purulia, West Bengal, Pin 723103(Third Partner).(hereinafter called as "Developers" which was duly registered on 31/01/2023, registered in the office of the A D S R, Purulia and recorded as Deed No.00370 Book I, Volume 1402-2023, Page no. 5744 to 5768, for development of the said land by constructing multi-storied building thereon on the terms and condition and stipulations contained in the said Agreement.

AND WHEREAS one of the conditions contained in the said agreement is that I shall grant Development Power of Attorney in favour of the Developer(s) to carry out the Development work and also for transfer the flats/ Garage/units to the intending Purchaser/s from the Developer's Allocation as mentioned in the said Development Agreement and also for execution and registration of the other Registered Deeds and documents for completion of the Development work. I, therefore appoint the said **Developer(s)**, described in this deed above, as my true and lawful Attorney(s) for the purpose hereinafter mentioned and vesting them with the power and authorities to act and to perform as herein contained.

Taxa Goyal

ASTHA CONSTRUCTION
Anur Rathi Karimkhan
Kadai Rohan Verma.
PARTNER
Hollisa Banerjee.

3

Terms and Conditions of Development Power:

1. To look after, manage, control, supervise and protect the said property in such manner as my said Attorney(s) shall think fit and proper.
2. To cause necessary drafting work, preparing Building plan, site plan, floor plans, Completion Plan, Amalgamation Plan, specifications of structure, construction of multi-storied building in the said property as well as revised or new plans in respect of such construction and to sign all such building plans, site plan, floor plans, Completion Plan, specifications including revised or new plans or Addition Plan, Alteration Plan and to submit the same before the concerned Municipal Authority for sanction and to observe and perform all the formalities and obligations in connection of the sanction of the said building plan, site plan, floor plans, Completion Plan, specifications, Amalgamation Plan and also to sign Deed of Rectification, Deed of Declaration, Deed of Amalgamation and also with regard to specification and to receive all Plans including sanctioned Building plan, Addition Plan, Alteration Plan, Completion Plan, Completion certificate etc., from the concerned Municipal Authority upon giving proper acknowledgement and or receipts for the same.
3. To appear before and represent me/us at the office of the B.L. & L.R.O., S.D.L. R.O., A.D.M.(L.R.), District Collector, Revenue Inspector, Urban Land (Ceiling and Regulations) Authority, Service Tax and Income Tax Authority in respect of land and Tax matter and all other acts, statutes, laws, rules and bye-laws in any way in connection with the development of the said property.
4. To negotiate for sale or disposal of the Developer's Allocation as specified in the reference **Development Agreement(Deed No. 00370 of 2023)** and also for development work in respect of entire Scheduled property, described fully herein below, which includes the Owners' Allocation, and Developer's Allocation, fully described in the reference **Development Agreement(Deed no. 00370 of 2023)** and also in respect of the proportionate share in the land in the said property, on which the said multi-storied building will be constructed together with all easement and other rights and appurtenances therein with any person or persons at the choice of my said Attorney(s) and/or in respect of the said multi-storied building to be constructed in the said property at such price and on such terms and condition as my said Attorney(s) shall think fit and proper and for that purpose, to sign, execute and perfect all easement and other rights and appurtenances therein with any person or persons at the choice of my said Attorney(s) and in respect of the said multi-storied building to be constructed in the said property at such price and on such terms and conditions as my said Attorney(s) shall think fit and proper and for that purpose, to sign, execute and perfect all agreement, contracts and other writings and papers relating to the sale lease or disposal as aforesaid containing such covenants and conditions as my said Attorney(s) shall think fit and proper.
5. To receive all moneys by way of earnest money or initial payment or payments or installments or full payment of consideration money in connection with sale, lease or disposal of flats or units or part of the said multi-storied building, which belongs to the Developer's Allocation as per said Development Agreement as well as proportionate share in the land in the said property and to grant valid and effectual receipts and discharges thereof.

Taxa Goyal

ASTHA CONSTRUCTION
Ajmer Rahn Kamran
Rishi Astha Kamran
PARTNER

Kuldeep Banerjee

4

6. To appoint engineers, architects, surveyors, supervisors, caretaker, masons, carpenters, electricians, plumbers, mistries, collies, labourers, durwans and all other persons required for the construction supervision and all other works in connection with the said multistoried building in the said property at such wages, remuneration fees or other payments and no such terms and conditions as my/our said Attorneys shall think fit and proper and to dismiss and discharge all or any of them and to re-appoint any of them.
7. To apply to appropriate authorities for cement, iron, steel and other materials required for construction of the said multi-storied building and to purchase the same at such price and no such terms and conditions as my said Attorney(s) shall think fit and proper.
8. To apply to appropriate authorities for electric connections sanitary, connections, water supply connections, drainage and sewerage connections, temporary or permanently for the said multistoried building in the said property .
9. To pay or cause to be paid all Municipal rates, taxes and other outgoing and impositions payable in respect of the said property during the construction of the said multistoried building.
10. In terms of the said reference **Development Agreement**(Deed no. 00370 of 2023) and to sign and execute all conveyance, deeds or lease or any type of Deed of transfer, Deed of Tenancy, and all other documents and writings in respect of the newly constructed building or any portion thereof or the flats or units in the said multi-storied building, which relates to the Developer's Allocation as mentioned in the Development Agreement stated above as well as the proportionate share of the land in the said property, for sale, lease, mortgage, transfer or disposal of Developer's Allocation on such terms and conditions as our said Attorney(s) shall think fit and proper to admit receipts of consideration and to execute and to register the same according to the provisions of law.
11. In case of acquisition or requisitions either by State Government or Central Government of the said land in the said property as well as the multi-storied building therein or any portions thereof, to file objections and to apply for compensations and such authorities and to receive all compensation and statutory allowance and to grant proper receipts and for the said purpose, to appoint Advocates, solicitors and lawyers and to sign retainers warrants of Attorneys and Vakalatnama.
12. To make representations to Government, Military Railways public bodies and any other bodies, authorities and persons concerned relating to the said property and/or the said multistoried building and all matters relating thereto.
13. To ask, demand sue for recover and receive all moneys, securities for money and things of whatsoever in nature and description now belonging or hereafter to belong to use whether solely or jointly with any other person or persons in connection with the Developer's Allocation in the said property, fully described in reference Development Agreement(Deed no.00370 of 202), and to give valid and effectual receipts and discharges for the same.

Taxa Goyal

ASTHA CONSTRUCTION
Ajmer Path Karanika
Rishi Rajan Verma
PARTNER

Mallikar Bhanu

5

14. To commence, prosecute, defend and continue all actions suits, appeals and other legal proceeding or which may hereafter be commenced by or against us individual or joint capacity in and outside the union or India in any court of justice, civil criminal or Revenue, both appellate and original, in respect of the said property and to appear before all Magistrates and other officers for the recovery of any debt or other sum of money, right, title interest property matter or thing whatsoever now due or payable or deliverable or in anywise belonging to me in respect of the said property by any means or on any means or any account whatsoever to prosecute, defend or discontinue or become non-suited therein to settle, compromise and refer to arbitration any suits, appeal, actions or proceeding to appoint solicitors, council, advocates, pleaders or other legal agents and to sign Vakalatnama and to sign and verify plaints, written statement, petitions and other pleadings and documents to prefer appeals and to apply for reviews and revisions, to apply for execution of decrees and orders to draw money from any court, Accountant General, official receiver or other authorities and to give effectual receipts and discharge for the same and to accept service of writs of summons and other legal process and generally to do and represent me before all courts, Magistrates, and other judicial criminal and revenue authorities in and outside the union of India.
15. To adjust, settle, compromise all disputes, accounts or any other matter regarding my property building or documents, which may arise hereafter between me and any other person, firm or company on such terms as my said Attorney(s) may think fit and proper.
16. To execute and registrar necessary Deed of Conveyance in favour of the intending purchaser or purchasers on my/our behalf and to present any such conveyance or conveyances for registration to admit, execute before the registering authority for and to have the said Deed of Conveyance registered in respect of the Developer's Allocation in the said property as per Development Agreement stated above and to do all acts, deeds and things which our said Attorney(s) shall consider necessary for conveying the said property or newly constructed multi-storied building and/or any part thereof on the basis of the aforesaid Development Agreement and other things, which my/our said Attorney(s) shall consider necessary for conveying the said Developer's Allocation in favour of the intending purchaser or purchasers, fully and effectually in all respect as I, could do the same by me personally.
17. Generally, to do all other acts, deeds, matters and things whatsoever in and about the said property and the affairs relating thereto as effectually as I, myself could do personally.
18. I do hereby ratify and confirm and agree and covenant with our said Attorney(s) shall lawfully do or execute or purport to do or execute or about the premises by virtue hereof and hereby declare that every such act deed matter or things lawfully done or execute or purporting to be lawfully done or executed by my said Attorney(s).
19. I, do hereby agree and confirm that my Attorney(s) in every respect if he/she/they wanted to do so and vice-versa in respect of every affair of the below mentioned scheduled property including having authority to sign solely as developer(s).

Taxa Goyal

ASTHA CONSTRUCTION
Amir Rishi Gannu Khan
Rishi Roshan Gannu Khan
PARTNER

Mallika Banerjee

5

And generally to do all other acts, deeds and things which in the opinion of the owners ought to be done and all acts, deeds and things lawfully done by the developer shall be construed as the acts, deeds and things done by the owner as the owner is personally present and do the same himself.

And the owner does hereby ratify and confirm and agrees to ratify and confirm all the lawful acts of the developer which will be done by virtue of this development agreement and general power of Attorney hereby conferred and on the strength of this deed.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on this the 3rd day of January 2023.

SCHEDULE

All that a landed property within District Purulia, P.S. Purulia (Town), Mouza: Nadiha being J.L. No. 291/3 Pargana Chharrah, situated at Chaibasa Road, Purulia under Purulia Municipality Ward No. 6, being Holding No. 77, R.S. Khatian No. 165, R.S. Plot no. **2463** measuring an area of 07 Chhatak & R.S. Plot no. **2462** measuring an area of 03 Katha 03 Chhatak, in two R.S. Plots under one R. S. Khatian Total area **03 Katha 10 Chhatak** which is on the Northern side from East to West 82.6 Feet, on the Southern side from East to West 87.00 Feet, on the Eastern side from North to South 29.3 Feet and on the Western side from North to South 35.3 Feet total area 03 Katha 10 Chhatak land for which I appoint the developer as my constituted attorney of developer allocation portion after completion of construction work as described in the aforesaid deed of development agreement.

Bounded by:

North- Land of the Rama Chatterjee and others

South- House of N. Sinha

East- Existing Road.

West- House of Chittaranjan Dey

Note:- Signature with photo and fingers' print of the owner and the developers are affixed on the specimen copy annexed with this Deed.

Witnesses

1. Saikat Ghosal
S/o Subhayan Ghosal
midgagan Palli,
Pancha Road by lane
Purulia
2468 9885 7083
2. Kailash Ch. Bandyopadhyay
S/o Sri Ramanath Sanyal,
Dorshakuni

Taxa Ghosal

ASTHA CONSTRUCTION
Arun Datta Karmakar
Rabi Rosan Verma
PARTNER
Mallika Banerjee.

Taxa Ghosal

Signature of the landowner/Principal

1. Arun Datta Karmakar

2. Rabi Rosan Verma.

3. Mallika Banerjee.

Signature of the Developer/Attorneys











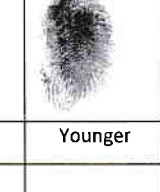





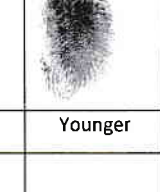















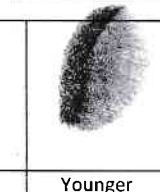





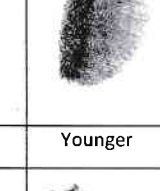

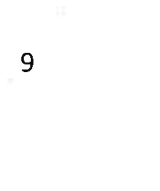



Scribe – The Deed has been drafted as per the instruction of the Parties and the writings of this deed read over and explained to the Parties who having been fully understood the meaning and purport of this writing of this Deed, put their respective signature and Fingers impression by their own hand and fingers.

Saroj Panda

Saroj Panda (Advocate)
District Judges Court Purulia
Enrollment No. F-500/425/2000

Printed by Ranjit Mahanta

Photo with Ten Finger's Impression of the Principal & Attorney

 <p>Tanya Gosai</p>	 <p>Left Hand</p>	 <p>Fore Finger</p>	 <p>Middle Finger</p>	 <p>Ring Finger</p>	 <p>Younger</p>
	 <p>Right Hand</p>	 <p>Fore Finger</p>	 <p>Middle Finger</p>	 <p>Ring Finger</p>	 <p>Younger</p>
 <p>Anand Ratan Karmarkar</p>	 <p>Left Hand</p>	 <p>Fore Finger</p>	 <p>Middle Finger</p>	 <p>Ring Finger</p>	 <p>Younger</p>
	 <p>Right Hand</p>	 <p>Fore Finger</p>	 <p>Middle Finger</p>	 <p>Ring Finger</p>	 <p>Younger</p>
 <p>Rabi Ratan Vama</p>	 <p>Left Hand</p>	 <p>Fore Finger</p>	 <p>Middle Finger</p>	 <p>Ring Finger</p>	 <p>Younger</p>
	 <p>Right Hand</p>	 <p>Fore Finger</p>	 <p>Middle Finger</p>	 <p>Ring Finger</p>	 <p>Younger</p>
 <p>Mallika Bhatnagar</p>	 <p>Left Hand</p>	 <p>Fore Finger</p>	 <p>Middle Finger</p>	 <p>Ring Finger</p>	 <p>Younger</p>
	 <p>Right Hand</p>	 <p>Fore Finger</p>	 <p>Middle Finger</p>	 <p>Ring Finger</p>	 <p>Younger</p>












Government of West Bengal

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







OFFICE OF THE A.D.S.R. PURULIA, District Name :Purulia

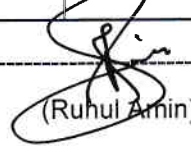
Signature / LTI Sheet of Query No/Year 14028000283463/2023

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt Tara Gorai Vidyasagar Pally Ranchi Road Bye Lane Purulia, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101	Principal			
2	Shri Amarnath Karmakar Sonu Tower Namopara Rathtala Purulia, City:- Purulia, P.O:- Namopara, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723103	Representative of Attorney [ASTHA CONSTRUCTION]			
3	Shri Rabi Rosan Verma H P Dan Road Station Para Purulia, City:- Purulia, P.O:- Namopara, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723103	Representative of Attorney [ASTHA CONSTRUCTION]			

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Smt Mallika Banerjee Rampada Colony Purulia Ward No 12, City:- Purulia, P.O:- Namopara, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723103	Representative of Attorney [ASTHA CONSTRUCTION]			
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Saikat Gorai Son of Mr Satyaban Gorai Vidyasagar Pally Ranchi Road Bye Lane Purulia, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:- Purulia, West Bengal, India, PIN:- 723101	Smt Tara Gorai, Shri Amarnath Karmakar, Shri Rabi Rosan Verma, Smt Mallika Banerjee			


(Ruhul Amin)

ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
PURULIA
Purulia, West Bengal

Major Information of the Deed

Deed No :	I-1402-00529/2023	Date of Registration	07/02/2023
Query No / Year	1402-8000283463/2023	Office where deed is registered	
Query Date	02/02/2023 4:39:01 PM	A.D.S.R. PURULIA, District: Purulia	
Applicant Name, Address & Other Details	Saroj Panda D B Road Purulia,Thana : Purulia Town, District : Purulia, WEST BENGAL, PIN -723101, Mobile No. : 9932262327, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
		Rs. 30,99,376/-	
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]:- 140200370/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Purulia, P.S:- Purulia Town, Municipality: PURULIA, Road: Chaibasa Road, Road Zone : (Nadiha Post Office -- Dulmi More) , Mouza: Nadiha, , Ward No: 6, Holding No:77 Pin Code : 723102

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	RS-2463	RS-165	Bastu	Bastu	7 Chatak		3,74,062/-	Property is on Road Adjacent to Metal Road, , Project Name :
L2	RS-2462	RS-165	Bastu	Bastu	3 Katha 3 Chatak		27,25,314/-	Property is on Road Adjacent to Metal Road, , Project Name :
		TOTAL :			5.9813Dec	0 /-	30,99,376 /-	
		Grand Total :			5.9813Dec	0 /-	30,99,376 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Smt Tara Gorai (Presentant) Wife of Shri Satyaban Gorai Vidyasagar Pally Ranchi Road Bye Lane Purulia, City:- Purulia, P.O:- Purulia, P.S:- Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: agxxxxxx9b,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 03/02/2023 , Admitted by: Self, Date of Admission: 03/02/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 03/02/2023 , Admitted by: Self, Date of Admission: 03/02/2023 ,Place : Pvt. Residence</p>

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>ASTHA CONSTRUCTION West Lake Road Purulia, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101 , PAN No.:: ABxxxxxx1R,Aadhaar No Not Provided, Status :Organization, Executed by: Representative</p>

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Shri Amarnath Karmakar Son of Late Shiblal Karmakar Sonu Tower Namopara Rathala Purulia, City:- Purulia, P.O:- Namopara, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723103, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: cmxxxxxx4a,Aadhaar No Not Provided Status : Representative, Representative of : ASTHA CONSTRUCTION (as PARTNER)</p>
2	<p>Shri Rabi Rosan Verma Son of Shri Manup Kumar Verma H P Dan Road Station Para Purulia, City:- Purulia, P.O:- Namopara, P.S:- Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723103, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: auxxxxxx1c,Aadhaar No Not Provided Status : Representative, Representative of : ASTHA CONSTRUCTION (as partner)</p>
3	<p>Smt Mallika Banerjee Wife of Shri Jyotirmoy Banerjee Rampada Colony Purulia Ward No 12, City:- Purulia, P.O:- Namopara, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723103, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: aoxxxxxx8k,Aadhaar No Not Provided Status : Representative, Representative of : ASTHA CONSTRUCTION</p>

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mr Saikat Gorai Son of Mr Satyaban Gorai Vidyasagar Pally Ranchi Road Bye Lane Purulia, City:- Purulia, P.O:- Purulia, P.S:- Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101</p>			
Identifier Of Smt Tara Gorai, Shri Amarnath Karmakar, Shri Rabi Rosan Verma, Smt Mallika Banerjee			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt Tara Gorai	ASTHA CONSTRUCTION-0.721875 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Smt Tara Gorai	ASTHA CONSTRUCTION-5.25938 Dec

Land Details as per Land Record

District: Purulia, P.S:- Purulia Town, Municipality: PURULIA, Road: Chaibasa Road, Road Zone : (Nadiha Post Office -- Dulmi More) , Mouza: Nadiha, , Ward No: 6, Holding No:77 Pin Code : 723102

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	RS Plot No:- 2463, RS Khatian No:- 165		
L2	RS Plot No:- 2462, RS Khatian No:- 165		

On 02-02-2023

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 30,99,376/-



Ruhul Amin
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. PURULIA
Purulia, West Bengal

On 03-02-2023

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

Presented for registration at 21:00 hrs on 03-02-2023, at the Private residence by Smt Tara Gorai ,Executant.

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

Execution is admitted on 03/02/2023 by Smt Tara Gorai, Wife of Shri Satyaban Gorai, Vidyasagar Pally Ranchi Road Bye Lane Purulia, P.O: Purulia, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by Profession House wife

Indetified by Mr Saikat Gorai, , , Son of Mr Satyaban Gorai, Vidyasagar Pally Ranchi Road Bye Lane Purulia, P.O: Purulia, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by profession Business

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

Execution is admitted on 03-02-2023 by Shri Amarnath Karmakar, PARTNER, ASTHA CONSTRUCTION, West Lake Road Purulia, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101

Indetified by Mr Saikat Gorai, , , Son of Mr Satyaban Gorai, Vidyasagar Pally Ranchi Road Bye Lane Purulia, P.O: Purulia, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by profession Business

Execution is admitted on 03-02-2023 by Shri Rabi Rosan Verma, partner, ASTHA CONSTRUCTION, West Lake Road Purulia, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101

Indetified by Mr Saikat Gorai, , , Son of Mr Satyaban Gorai, Vidyasagar Pally Ranchi Road Bye Lane Purulia, P.O: Purulia, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by profession Business

Execution is admitted on 03-02-2023 by Smt Mallika Banerjee,

Indetified by Mr Saikat Gorai, , , Son of Mr Satyaban Gorai, Vidyasagar Pally Ranchi Road Bye Lane Purulia, P.O: Purulia, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by profession Business



Ruhul Amin
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. PURULIA
Purulia, West Bengal

On 07-02-2023

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.

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 36525, Amount: Rs.100.00/-, Date of Purchase: 02/02/2023, Vendor name: DEBDAS BHATTACHARYA



Ruhul Amin
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. PURULIA
Purulia, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1402-2023, Page from 8384 to 8400
being No 140200529 for the year 2023.



Digitally signed by RUHUL AMIN
Date: 2023.02.09 16:12:10 +05:30
Reason: Digital Signing of Deed.

Ruhul

(Ruhul Amin) 2023/02/09 04:12:10 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. PURULIA
West Bengal.

(This document is digitally signed.)