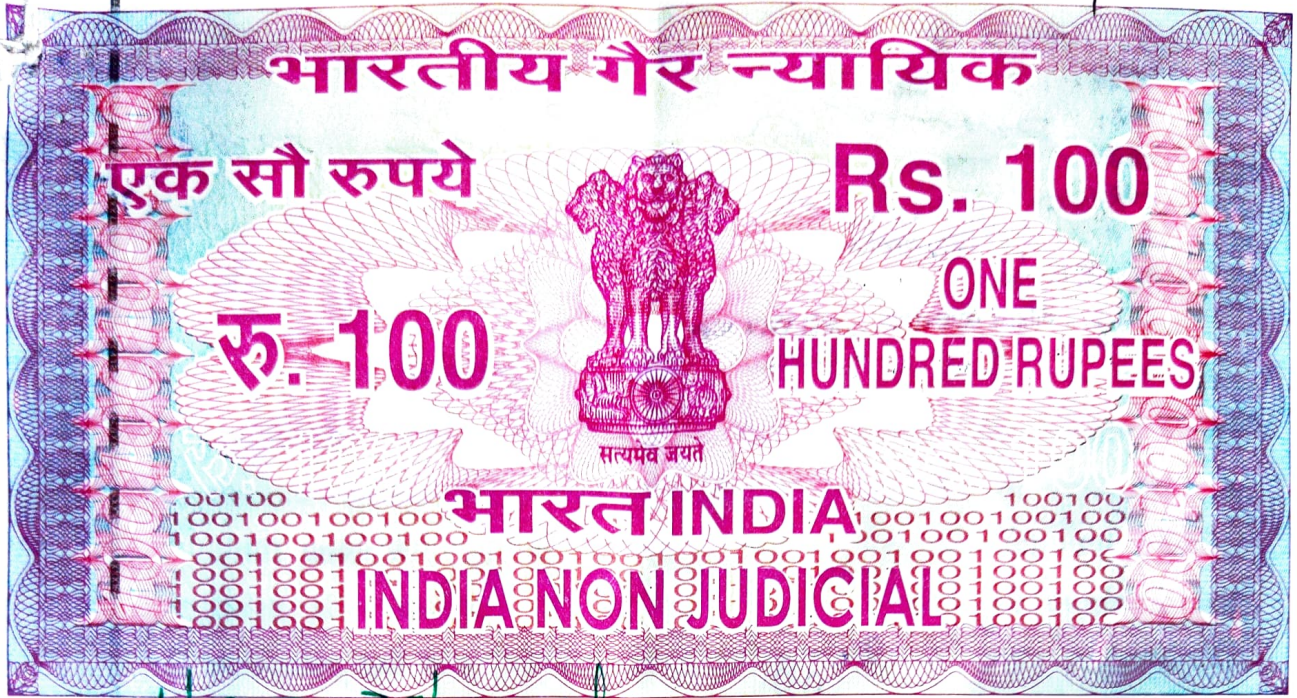


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I-230/2023



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6:55pm
09/01/2023

9/1/23 → 8/3571523/22
पश्चिम बंगाल WEST BENGAL

82-100- v/cwsew-16/2023

AH 152896

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

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

13 JAN 2023

e-Query No. 8003571523/2022.

GENERAL POWER OF ATTORNEY

(AFTER REGISTERED DEVELOPMENT AGREEMENT)

KNOW ALL MEN BY THESE PRESENTS, I, SMT. JHARNA RUDRA, (P.A.N. AVZPR0837L), Wife of Late Chandidas Rudra, by faith Hindu, Citizenship Indian, by occupation Housewife, resident of Nabaghanty, 22 Pally, near Kirtan Math, P.O. Burnpur, P.S. Hirapur, District Paschim Bardhaman, PIN-713325, hereinafter referred to as the **PRINCIPAL / EXECUTANT** send greetings :-

Contd.....P/2.

1/16

Jharna
(Adv)

:2:

WHEREAS, out of the total schedule mentioned land, the raiyati land situated within the District of Paschim Bardhaman, P.S. Asansol, Mouza Asansol Municipality, J.L. No. 20, comprised in R.S. Plot No. 9953, 10470 & 10471 under R.S. Khatian No. 175 originally belonged to one Fatik Chandra Dawn, since deceased, Son of Rajani Kanta Dawn whose ownership and possession had been correctly recorded as per his 1/4th share in the finally published R.S. Records of Rights.

AND WHEREAS aforesaid Fatik Chandra Dawn while owning and possessing the aforesaid properties expired leaving behind his only daughter Smt. Rina Roy as his only legal heir and successor to inherit the said properties and aforesaid Smt. Rina Roy while owning and possessing the aforesaid properties along with other landed properties sold and transferred 06 Chhatak of land in R.S. Plot No. 10470 in favour of Sri Sakti Pada Hazra, Son of Late Gokul Chandra Hazra of Rohinardihi by virtue of the Deed of Sale executed on 20/05/2013 duly registered in Book-I, CD Volume number 40, Page from 1763 to 1802, being No. 05854 for the year 2013 of A.D.S.R. Office, Asansol for the consideration price mentioned in the said Deed of Sale.

AND WHEREAS moreover aforesaid Smt. Rina Roy sold and transferred 02 Katha 04.50 Chhatak of land in R.S. Plot No. 9953 and 01 Katha 10.50 Chhatak of land in R.S. Plot No. 10471 in favour of Smt. Gouri Hazra, Wife of Sri Sakti Pada Hazra of Rohinardihi by virtue of the Deed of Sale executed on 20/05/2013 duly registered in Book-I, CD Volume number 40, Page from 1803 to 1837, being No. 05855 for the year 2013 of A.D.S.R. Office, Asansol for the consideration price mentioned in the said Deed of Sale.

Contd.....P/3.

Shri
(Ach)

:3:

AND WHEREAS aforesaid Sri Sakti Pada Hazra and Smt. Gouri Hazra while owning and possessing their aforesaid purchased properties jointly sold and transferred their entire 04 Katha 05 Chhatak of land in favour of the Principal herein Smt. Jharna Rudra by virtue of the Deed of Sale registered on 12/03/2021 duly registered in Book-I, Volume number 2305-2021, Pages 84109 to 84126, being No. 230502616 for the year 2021 of A.D.S.R. Office, Asansol for the consideration price mentioned in the said Deed of Sale.

AND WHEREAS, moreover, out of the total schedule mentioned raiyati land, the land situated within the District of Paschim Bardhaman, P.S. Asansol, Mouza Asansol Municipality, J.L. No. 20, comprised in R.S. Plot No. 9953, 10470 & 10471 under R.S. Khatian No. 175 originally belonged to one Sagar Chandra Dawn, since deceased, Son of Rajani Kanta Dawn whose ownership and possession had been correctly recorded as per his 1/4th share in the finally published R.S. Records of Rights.

AND WHEREAS aforesaid Sagar Chandra Dawn while owning and possessing the same expired leaving behind his five sons, namely, Sri Manick Chandra Dawn, Sri Ranjit Kumar Dawn, Sri Tapan Chandra Dawn, Sri Sentu Chandra Dawn, and Sri Swapan Dawn as his only legal heirs and successors to inherit the said properties in accordance with the provisions of the Hindu Succession Act, 1956.

AND WHEREAS aforesaid Sri Manick Chandra Dawn, Sri Ranjit Kumar Dawn, Sri Tapan Chandra Dawn, Sri Sentu Chandra Dawn, and Sri Swapan Dawn while owning and possessing their aforesaid inherited properties jointly sold and transferred 04 Katha 05 Chhatak of land in R.S. Plot No. 9953, 10470 & 10471 in favour of the Principal herein Smt. Jharna Rudra by virtue of the Deed of

Contd.....P/4.


(Rudra)

:4:

Sale registered on 12/03/2021 duly registered in Book-I, Volume number 2305-2021, Pages 84335 to 84357, being No. 230502628 for the year 2021 of A.D.S.R. Office, Asansol for the consideration price mentioned in the said Deed of Sale.

AND WHEREAS, moreover, out of the total schedule mentioned land, the raiyati land situated within the District of Paschim Bardhaman, P.S. Asansol, Mouza Asansol Municipality, J.L. No. 20, comprised in R.S. Plot No. 9953, 10470 & 10471 under R.S. Khatian No. 175, corresponding L.R. Plot No. 14203, 14624 & 14625 under L.R. Khatian No. 15792, originally belonged to one Sasthi Charan Dawn, since deceased, Son of Ram Hari Dawn alias Rakha Hari Dawn whose ownership and possession had been correctly recorded as per his share in the finally published R.S. Records of Rights.

AND WHEREAS aforesaid Sasthi Charan Dawn while owning and possessing the same expired leaving behind his three sons, viz., Pranab Kumar Dawn, Nagen Dawn and Achinta Dawn and three daughters, viz. Smt. Niyati Roy, Smt. Chhanda Samanto and Smt. Annapurna Samanta as his only legal heirs and successors to inherit the said properties in accordance with the provisions of the Hindu Succession Act, 1956.

AND WHEREAS aforesaid Smt. Niyati Roy, Smt. Chhanda Samanto and Smt. Annapurna Samanta while owning and possessing their undivided half share in the aforesaid inherited properties transferred their share in the schedule mentioned properties along with other properties in favour of their aforesaid natural brothers, i.e., Pranab Kumar Dawn, Nagen Dawn and Achinta Dawn, by virtue of the Deed of Gift dated 26/04/2019 duly registered in Book-I, Volume number 0205-2019, Page from 67955 to 67981, being No. 020503526 for the year 2019 of A.D.S.R. Office, Asansol in consideration of the natural love and affection mentioned in the said Deed of Gift.


(Adv)

Contd.....P/5.

:5:

AND WHEREAS said Pranab Kumar Dawn, Nagen Dawn and Achinta Dawn since after their inheritance and by virtue of the Deed of Gift as aforesaid and while owning and possessing their aforesaid properties jointly sold and transferred 08 Katha 10 Chhatak of land in R.S. Plot No. 9953, 10470 & 10471 in favour of the Principal herein Smt. Jharna Rudra by virtue of the Deed of Sale registered on 26/11/2021 duly registered in Book-I, Volume number 2305-2021, Page from 280249 to 280270, being No. 230510599 for the year 2021 of A.D.S.R. Office, Asansol for the consideration price mentioned in the said Deed of Sale.

AND WHEREAS the Principal since after her purchases as aforesaid duly recorded her name in the finally published L.R. Records of Rights in L.R. Khatian No. 31993 and is in peaceful and uninterrupted ownership and possession of the schedule mentioned property having indefeasible title thereto which is free from all encumbrances, charges and/or mortgages.

AND WHEREAS the Principal/Executant intending to develop her said property but owing to personal problems could not undertake development of the said land herself and in consequence thereto she invited offers from prospective Developer/s who are financially sound to undertake construction of a multi-storied building and the Developer "AASTHA FINANCE & INVESTMENT LIMITED" agreed to the proposal and offered to undertake the construction of a multi-storied building/apartment at their own costs and the Principal and the Developer have entered into a Development Agreement executed on 14/12/2022 and registered on 19/12/2022 with the Developer, i.e., the Attorney herein, which was duly registered before the A.D.S.R. Office, Asansol and recorded in Book-I, Volume number 2305-2022, Page from 226728 to 226753, being No. 230510685 for the year 2022 upon the terms and conditions more fully averred in the said Development Agreement.


(Adv)

Contd.....P/6.

:6:

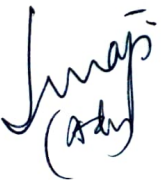
AND WHEREAS I the Principal/Executant herein, duly appoint, nominate, authorise and constitute “**AASTHA FINANCE & INVESTMENT LIMITED**”, (P.A.N. AAICA6151B), a Public Limited Company, registered under the Companies Act, 1956 (no. 1 of 1956), having its Registered Office at ‘Akash Apartment’, First Floor, Gopalpur, P.O. Asansol-4, P.S. Asansol (South), District Paschim Bardhaman, and represented by its authorised **Director :- Sri Santanu Sarkar**, (P.A.N. BLTPS3251E), Son of Sri Bishnu Pada Sarkar, by faith Hindu, Citizenship Indian, by occupation Business, resident of Kalyanpur Housing Estate, House No. AS-1/4, P.O. Asansol-5, P.S. Asansol (North), District Paschim Bardhaman, **as my true and lawful Attorney** to do and perform or cause to be done or performed all the following acts, deeds and things for me and on my behalf in regard to the land mentioned in the Schedule below including maintaining, managing, looking after, controlling the Schedule mentioned properties as well as for the purpose of transfer/sale/lease out/let out the schedule property either in part or full of the Developers/Attorney allocated portion more fully described in the said Development Agreement.

AND WHEREAS in the circumstances and on the basis of the said understanding as settled and agreed between me and my said Attorney I think it proper to execute this Deed of General Power of Attorney authorizing my said Attorney to carry out the constructions of the said multi-storied building upon my said land in exercise of the following powers conferred upon my said Attorney by me.

NOW THIS DEED WITNESSETH AS FOLLOWS:-

1. To look after, manage and supervise the said land and property for me and on my behalf and to take all appropriate steps for preserving my right, title, interest and possession over the said land.

Contd.....P/7.


(Sd/-)

:7:

2. To raise/erect a multi-storied building consisting of self contained flats, parking spaces and/or garages, etc. upon the schedule mentioned land with the help of good quality building materials and by taking assistance of engineering expert for me and on my behalf in accordance with the Site Plan and Building Plan as will be sanctioned by the authorities of Asansol Municipal Corporation.
3. To submit site plan and building plan duly prepared through competent person/planner/Civil Engineer before the authority of Asansol Municipal Corporation or such other competent authorities after signing the same for me and on my behalf for the purpose of construction / erection of such multi storied building / apartment upon the schedule mentioned land and to deposit the requisite fees for getting the said plan sanctioned in my name and to collect the receipts for me and on my behalf. In this connection my said Attorney shall be able to sign and execute all other papers, documents, applications, forms, affidavits, etc. for me and on my behalf.
4. To spend money for such construction of the building according to the Developer's / Attorney's discretion and at their own costs and expenses.
5. To pay various deposits to the Asansol Municipal Corporation and other concerned Authorities as may be necessary for the purpose of carrying out the development work on the said land and construction of the structures thereon and to claim refund of such deposits so paid by my said Attorney and to give valid and effectual receipts in my name and on my behalf in connection with the refund of such deposits.
6. To submit any other building plan for addition, revision, modification, alteration/ extension and/or conversion into a commercial space as and when required after signing the same for me and on my behalf in connection with the

Contd.....P/8.

Imran
(Adv)

:8:

said proposed building before the office of Asansol Municipal Corporation or such other competent authorities and to get it sanctioned/approved from the said authorities concerned by taking all necessary steps in this regard for me and on my behalf and to raise all further overhead structure on the top roof of the proposed building in accordance with law and in strict compliance of the building plan if so sanctioned/approved by the authorities concerned.

7. To take all measures for obtaining water connections and electric connections/line and meter in the proposed building from Asansol Municipal Corporation and West Bengal State Electricity Distribution Company Limited or any other concerned authorities by signing all necessary papers, documents, applications, forms, affidavit with the right to submit the same before the authority concerned for me and on my behalf and to pay/deposit all amounts of money towards costs, fees, etc.

8. To enter into any agreement or contract with any person for selling the said flat/flats, etc. (except the allotted share in the said building/flats allotted in my favour as detailed in the Development Agreement) in the proposed multi-storied building/apartment to such party or parties and on such terms as my said Attorney thinks fit and proper and will also be competent to execute all agreements/contracts relating to such transfers by receiving advance money or consideration price.

9. To sign and execute all agreement for sale and sale deeds for me and on my behalf transferring all my right, title and interest in respect of the said property/flats, etc. (excepting my allocations as detailed in the Development Agreement) in favour of all transferees on receipt of considerations by the Developer/Power of Attorney holder which may be mentioned in all such conveyances and to present the said agreement for sale and sale deed/s before the appropriate registering authority for getting the same registered on my behalf and to sign my name therein.


(Adv)

Contd.....P/9.

:9:

10. In connection with such registration my said Attorney shall be competent to sign and execute all other relevant papers, documents, forms, notices, etc. at the Registration Office which shall be found essential in this regard for me and on my behalf.

11. To hand over possession of the property/flat/flats, etc. so sold to the transferee for me and on my behalf.

12. To represent me before all the offices, authorities and departments of the State Govt./Central Govt. and in other private and public offices and to submit all petitions, returns, complaints and statements, forms, affidavits, including the office of the S.D.L. & L.R.O., Asansol, A.D.D.A, Asansol Municipal Corporation for conversion, mutation, etc. as and when required by executing the same for me and on my behalf.

13. To file suits, claims, and other legal proceedings in all Courts such as Civil, Criminal, Revenue and other Statutory Authority and Tribunals for me and on my behalf by signing all Plaints, Caveats, Written Statements, Petitions, Verifications, Affidavits, etc. and to pursue all such legal proceedings by appointing Lawyers, Advocates, Counsels, and Solicitors by executing necessary Vokatnama and other powers for me and on my behalf and to file all Motions, Revisions, Appeals, Writ petitions, etc. against all Judgements, Orders and Decrees which may be passed by any Court and/or Judicial and Quasi Judicial Authorities in appropriate Higher Court or Courts including the Writ Court and to defend me in like manner against all Suits, Cases, Legal Proceedings, Revisions, Motions, Appeals, etc. which may be brought against me in connection with my said property at their costs.

Contd.....P/10.

Muraji
(Advs)

:10:

14. To pay all taxes, rates, rents, charges, etc. in connection with the schedule mentioned properties from the date of execution of this General Power of Attorney and bear all the necessary costs and expenditures for the construction of the said multi-storied apartment and the costs and expenses for the sanction of the building plan, site plan, electric connection, water connection, etc.

15. The Developer will be entitled to carry out the work of development in all respect, including obtaining the sanction of the building plans and all necessary permission and sanction from different authorities including securing loans from any Financial Institutions, Organizations, NBFC's, all types of Banks (including Private, Public and Commercial), etc. in connection with the construction of the said multi-storied building and also for sale and transfer concerning the flats falling in Developer's allocation i.e. except the Landowner's allotted share and the common portions.

16. To sell, transfer, mortgage, lease, gift, exchange, or allot and transfer the flat/s or any other structures or portion thereof in the said proposed multi-storied building (excepting my allotted share of the property as detailed in the Development Agreement) including proportionate undivided land share / interest in the said land to any person including mortgaging any of the property by any prospective buyers before any Private or Public or Commercial Banks, financial institutions, organisations, NBFC's, etc. at such price and on such terms and conditions as the Attorney/Developer may think fit and proper subject to any terms that may be imposed by any authority.

17. And generally to do everything what I could do legally for me and on my behalf and I undertake to ratify and confirm all such acts, deeds and things what will be lawfully done by my said Attorney in exercise of the General Power of Attorney hereby conferred.


(Adv)

Contd.....P/11.

:11:

18. It is also stated that this Deed of General Power of Attorney is only for the purpose of development and construction and promotion of the multi-storied building, transfer of the flats, etc. (excepting my allotted share of the property as detailed in the Development Agreement) to the intending buyers/purchasers and administration for development works as well as formation of the Society to manage the flat owners/occupiers.

19. AND I HEREBY AGREE to ratify and confirm whatsoever the said Attorney shall do in the schedule mentioned landed properties by virtue of these presents.

20. THAT be it expressly stated that this deed does not constitute/create/assume at all any kind of transfer and enjoyment of the schedule mentioned land in favour of my said Attorney and this General Power of Attorney is revocable.

: THE SCHEDULE ABOVE REFERRED TO :

In the District of Paschim Bardhaman, P.S. Asansol, Chowki & Adl. Dist. Sub-Registry Office Asansol within **Mouza Asansol Municipality**, J.L. No. 20, under Asansol Municipal Corporation, all that raiyati Bastu land, comprised under **R.S. Khatian No. 175**, corresponding **L.R. Khatian No. 31993**, measuring as follows :

(1) **L.R. Plot No. 14203**, corresponding R.S. Plot No. 9953, measuring **09 (nine) Katha 02 (two) Chhatak**.

Contd.....P/12.

Shri
(Adv)

:12:

(2) **L.R. Plot No. 14625**, corresponding R.S. Plot No. 10471, measuring **06 (six) Katha 10 (ten) Chhatak**.

(3) **L.R. Plot No. 14624**, corresponding R.S. Plot No. 10470, measuring **01 (one) Katha 08 (eight) Chhatak**.

Total land in the aforesaid three plots measuring **17 (seventeen) Katha 04 (four) Chhatak** equivalent to more or less 28.20 Decimal with all easement rights attached therewith is hereby handed over for development.

Butted and bounded by :-

On the North : R.S. Plot No. 10450.
On the South : 11 feet wide Chandmari Road.
On the East : Property of others.
On the West : R.S. Plot No. 9954, 9952.

Contd.....P/13.

Mapi
(Adv)

:13:

IN WITNESS WHEREOF the parties hereto sign and execute this Deed of General Power of Attorney on this the 09th day of January, 2023 at Asansol in presence of the following witnesses.

WITNESSES :-

1. Prasanta Kant
S/O Lt. Gagan Chandra
Rambandh (S)
PO Blempr 713325



SIGNATURE OF THE EXECUTANT

2. Poojanjeet Pandit
S/O - Kamal Pandit
Add - Jumbura

Aastha Finance & Investment Ltd.



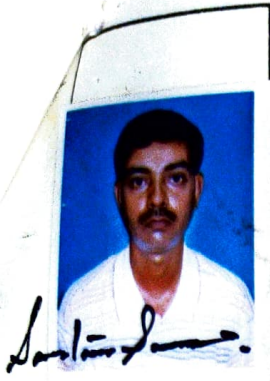
Director

SIGNATURE OF THE ATTORNEY

Drafted and prepared by me
as per the instructions of the Executant.


Advocate, Asansol Court.

Enrol. No. WB/1116/1999.



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



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



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



	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 23058003571523/2022

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 Jhama Rudra Nabaghanty, 22 Pally, Near Kirtan Math, City:- Asansol, P.O:- Bumpur, P.S:-Hirapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713325	Principal		 VET No-25	 9/1/2023
2	Mr Santanu Sarkar Kalyanpur Housing Estate, House No. AS-1/4, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713305	Representative of Attorney [Aastha Finance & Investment Limited]		 VET No-26	 9/1/2023
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Prasanta Rout Son of Late Gagan Chandra Rout Rambandh, City:- Not Specified, P.O:- Bumpur, P.S:- Hirapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713325	Smt Jhama Rudra, Mr Santanu Sarkar		 VET No-27	 9/1/2023

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

Major Information of the Deed

Deed No :	I-2305-00230/2023	Date of Registration	13/01/2023
Query No / Year	2305-8003571523/2022	Office where deed is registered	
Query Date	19/12/2022 4:20:28 PM	A.D.S.R. ASANSOL, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Subrata Maji Asansol, Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, Mobile No. : 7001243660, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 10,10,000/-	Rs. 70,10,205/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 14/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 230510685/2022 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: Chandmari, Mouza: Asansol Municipality, Pin Code : 713305

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-14203	LR-31993	Bastu	Bastu	9 Katha 2 Chatak	5,00,000/-	36,95,621/-	Width of Approach Road: 11 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-14625	LR-31993	Bastu	Bastu	6 Katha 10 Chatak	4,00,000/-	26,83,122/-	Width of Approach Road: 11 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-14624	LR-31993	Bastu	Bastu	1 Katha 8 Chatak	1,00,000/-	6,07,499/-	Width of Approach Road: 11 Ft., Adjacent to Metal Road, , Project Name :
TOTAL :					28.4625Dec	10,00,000 /-	69,86,242 /-	
Grand Total :					28.4625Dec	10,00,000 /-	69,86,242 /-	

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	100 Sq Ft.	10,000/-	23,963/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 25 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	10,000 /-	23,963 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Smt Jharna Rudra (Presentant) Wife of Late Chandidas Rudra Nabaghanty, 22 Pally, Near Kirtan Math, City:- Asansol, P.O:- Burnpur, P.S:- Hirapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713325 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: avxxxxxx7l,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 09/01/2023 , Admitted by: Self, Date of Admission: 09/01/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/01/2023 , Admitted by: Self, Date of Admission: 09/01/2023 ,Place : Pvt. Residence

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Aastha Finance & Investment Limited Akash Apartment, First Floor, Gopalpur, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304 , PAN No.:: aaxxxxxx1b,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Santanu Sarkar Son of Mr Bishnu Pada Sarkar Kalyanpur Housing Estate, House No. AS-1/4, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713305, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: blxxxxxx1e,Aadhaar No Not Provided Status : Representative, Representative of : Aastha Finance & Investment Limited (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Prasanta Rout Son of Late Gagan Chandra Rout Rambandh, City:- Not Specified, P.O:- Burnpur, P.S:-Hirapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713325			

Identifier Of Smt Jharna Rudra, Mr Santanu Sarkar

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Smt Jharna Rudra	Aastha Finance & Investment Limited-15.0562 Dec
Transfer of property for L2		
SI.No	From	To. with area (Name-Area)
1	Smt Jharna Rudra	Aastha Finance & Investment Limited-10.9312 Dec
Transfer of property for L3		
SI.No	From	To. with area (Name-Area)
1	Smt Jharna Rudra	Aastha Finance & Investment Limited-2.475 Dec
Transfer of property for S1		
SI.No	From	To. with area (Name-Area)
1	Smt Jharna Rudra	Aastha Finance & Investment Limited-100.0000000 Sq Ft

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: Chandmari, Mouza: Asansol
Municipality, Pin Code : 713305

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 14203, LR Khatian No:- 31993	Owner:ঝর্ণা রুদ্র, Gurdian:চন্ডিদাস রুদ্র, Address:বার্ণপুর , Classification:বাইদ, Area:0.15000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 14625, LR Khatian No:- 31993	Owner:ঝর্ণা রুদ্র, Gurdian:চন্ডিদাস রুদ্র, Address:বার্ণপুর , Classification:বাইদ, Area:0.10800000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 14624, LR Khatian No:- 31993	Owner:ঝর্ণা রুদ্র, Gurdian:চন্ডিদাস রুদ্র, Address:বার্ণপুর , Classification:ডাঙ্গা, Area:0.02400000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 230500230 / 2023

On 09-01-2023

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

Presented for registration at 14:42 hrs on 09-01-2023, at the Private residence by Smt Jharna Rudra ,Executant.

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 70,10,205/-

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

Execution is admitted on 09/01/2023 by Smt Jharna Rudra, Wife of Late Chandidas Rudra, Nabaghanty, 22 Pally, Near Kirtan Math, P.O: Burnpur, Thana: Hirapur, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713325, by caste Hindu, by Profession House wife

Indetified by Mr Prasanta Rout, , Son of Late Gagan Chandra Rout, Rambandh, P.O: Burnpur, Thana: Hirapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713325, by caste Hindu, by profession Others

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

Execution is admitted on 09-01-2023 by Mr Santanu Sarkar, Director, Aastha Finance & Investment Limited, Akash Apartment, First Floor, Gopalpur, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304

Indetified by Mr Prasanta Rout, , Son of Late Gagan Chandra Rout, Rambandh, P.O: Burnpur, Thana: Hirapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713325, by caste Hindu, by profession Others



Manoj Kumar Mandal

ADDITIONAL DISTRICT SUB-REGISTRAR

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

Paschim Bardhaman, West Bengal

On 13-01-2023

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 14.00/- (E = Rs 14.00/-) and Registration Fees paid by Cash Rs 14.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 60/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 925, Amount: Rs.100.00/-, Date of Purchase: 14/12/2022, Vendor name: P K Das



Manoj Kumar Mandal

ADDITIONAL DISTRICT SUB-REGISTRAR

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

Paschim Bardhaman, West Bengal

Attestate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 2305-2023, Page from 5131 to 5152
being No 230500230 for the year 2023.



Digitally signed by Manoj Kumar Mandal
Date: 2023.01.16 14:41:36 +05:30
Reason: Digital Signing of Deed.

(Manoj Kumar Mandal) 2023/01/16 02:41:36 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
West Bengal.

(This document is digitally signed.)