

1058/24

I-1055/2024



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

958/5759/24
AP 972628

[Signature]

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

Sri Somnath Biswal

Prem Lata Biswal

Supravat Biswal

JAGANNATH BUILDINFRA PRIVATE LIMITED
Sri Somnath Biswal
Director

Sub-Registrar
Dist-Paschim Bardhaman

09 FEB. 2024

GENERAL POWER OF ATTORNEY
after registered Development Agreement
or Construction Agreement

Q - 8000375912

KNOW ALL MEN BY THESE PRESENTS we 1. SRI SOMNATH BISWAL (PAN : AEDPB6418A) S/o Late Gangadhar Biswal 2. SMT. PREMLATA BISWAL (PAN : AJBPB2426P) W/o Sri Somnath Biswal 3. SRI SUPRAVAT BISWAL (PAN : BEGPB4271K) S/o Sri Somnath Biswal, all by faith Hindu, citizenship Indian, residents of : Flat No. A-3, Hill View Park North, Asansol-4, P.O. Asansol-713304, P.S. Asansol (South), Sub Division & Addl. Dist. Sub Registry Office Asansol, Dist.

Sri Somnath Biswal

✓ श्रीमन्मूर्ति प्रसाद

प्रेमलता बिस्वाल

जयवंत बिस्वाल

JAGANNATH BUILDINFRA
PRIVATE LIMITED
श्रीमन्मूर्ति प्रसाद
Director

(2)

Paschim Bardhaman do hereby appoint, nominate and constitute "JAGANNATH BUILDINFRA PRIVATE LIMITED" (PAN : AAFCJ5571R) a private limited company having its office at Premises No. 234/N, Hotel Priyanka International, Burnpur Road, P.O. Asansol-713304, P.S. Asansol (South), Dist. Paschim Bardhaman and represented by one of its Directors (vide resolution for signatory authority of dated 08/02/2024) Sri Somnath Biswal (PAN : AEDPB6418A) S/o Late Gangadhar Biswal, faith Hindu, citizenship Indian, resident of : Flat No. A-3, Hill View Park North, Asansol-4, P.O. Asansol-713304, P.S. Asansol (South), Dist. Paschim Bardhaman (vide resolution for signatory authority of dated 01/02/2024) ^{AS our Lawful Attorney} to do and perform and/or cause to be done or performed the following acts, deeds and things in respect of the property belonging to us and more fully mentioned in schedule below :-

WHEREAS the land area 0.174 acres equivalent to 10 (ten) cottahs' 14 (fourteen) chhataks standing upon R.S. Plot No. 2583 (two thousand five hundred eighty three) classified as 'Bastu' of Mouza Asansol Municipality, J.L. No. 20, P.S. Asansol (South), Dist. Burdwan at present Paschim Bardhaman along with old structures originally belonged to Smt. Uma Rani Debi (Ganguly) W/o Shyamapada Ganguly of Asansol and her name duly recorded in the R.S. Record of Rights of the State of West Bengal under R.S. Khatian No. 587 of said Mouza.

✓ Prem Nath Biswal

Prem Nath Biswal
(3)

Jagannath Biswal

JAGANNATH BUILDINFRA
PRIVATE LIMITED

✓ Prem Nath Biswal
Director

AND WHEREAS aforesaid Smt. Uma Rani Debi (Ganguly) had been owning and possessing the said property and premises mentioned in the schedule hereunder written without an interruption or intervention, free from all manners of encumbrances and has also been recorded in the Assessment Record and Register of Asansol Municipal Corporation in Holding No. 22/91, Ward No. 03, B.D.G. Path, Asansol.

AND WHEREAS during her lifetime said Smt. Uma Rani Debi (Ganguly) had been paying government rent and also municipal taxes in her name to the State of West Bengal and also the then Asansol Municipality, now Asansol Municipal Corporation.

AND WHEREAS in the circumstances the First Party/Executant are absolutely seized and possessed of or otherwise well and sufficiently entitled to the said landed property as detailed hereinabove and which are more fully mentioned in schedule 'A' below;

AND WHEREAS said Smt. Uma Rani Debi (Ganguly) had died intestate leaving behind her four sons namely Uday Narayan Ganguly, Ujjal Ganguly, Utpal Ganguly and Biplob Ganguly and one daughter Smt. Ruby Paul to inherit the estate left by her including the property and premises mentioned in

✓ Uday Narayan Ganguly
Premkanta Biswal
(4)

Jagannath Biswal

JAGANNATH BUILDINFRA
PRIVATE LIMITED
✓ Uday Narayan Ganguly
Director

schedule hereunder written in accordance to Hindu Succession Act 1956. Be it mentioned that Shyamapada Ganguly husband of aforesaid Smt. Uma Rani Debi (Ganguly) has died prior to the death of his wife, namely Smt. Uma Rani Debi (Ganguly).

AND WHEREAS after demise of Smt. Uma Rani Debi (Ganguly) and her husband Shyamapada Ganguly, the land measuring 0.174 acres equivalent to 10 (ten) cottahs 14 (fourteen) chhataks standing upon R.S. Plot No. 2583 (two thousand five hundred eighty three) now corresponding to L.R. Plot No. 2689 (two thousand six hundred eighty nine) classified as bastu of Mouza Asansol Municipality, J.L. No. 20 duly recorded in the L.R. Record of Rights under L.R. Khatian Nos. 32797, 32798, 32799, 32800, 32801 in the name of said Uday Narayan Ganguly, Ujjal Ganguly, Utpal Ganguly and Biplob Ganguly and one daughter Smt. Ruby Paul respectively.

AND WHEREAS aforesaid Uday Narayan Ganguly, Ujjal Ganguly, Utpal Ganguly and Biplob Ganguly and one daughter Smt. Ruby Paul jointly sold and transferred the above noted property to the present land owners/ Executant namely (i) Somnath Biswal S/o Late Gangadhar Biswal (ii) Smt.

✓ Somnath Biswal

(5)

Premlata Biswal

Supravat Biswal

JAGANNATH BUILDINFRA
PRIVATE LIMITED

✓ Somnath Biswal
Director

Premlata Biswal W/o Somnath Biswal and (iii) Sri Supravat Biswal S/o Somnath Biswal by a Deed of Sale registered in Book No. 1, Volume No. 2305-2022, pages from 192642 to 192669 being Deed No. 230508864 for the year 2022 of Asansol Addl. Dist. Sub Registry Office on receipt of valuable consideration as mentioned in the said Sale Deed and delivered peaceful possession of the said property to the Land Owners/First Party.

AND WHEREAS after such purchase the Executant/Land Owners have become the lawful owners and in possession of the schedule below landed property and the said property duly recorded in the name of the Executant/land owners in the L.R. Record of Rights under L.R. Khatian Nos. 34562, 34563 and 34565 of Mouza Asansol Municipality, J.L. No. 20 which are more fully mentioned in the schedule below;

AND WHEREAS the Executant/Land Owners intend to develop the schedule mentioned land by constructing a multistoried building upon the said land by demolishing old structures and with assistance of an efficient and experienced Promoter/Developer as such the Executant/Land Owners got the building plan vide Building Permit No. SWS-OBPAS/1101/2023/1984, dated

(6)

Sri Somnath Biswal

Premkanta Biswal

Jugranta Biswal

JAGANNATH BUILDINFRA
PRIVATE LIMITED
Sri Somnath Biswal
Director

13/12/2023 sanctioned by the authority of Asansol Municipal Corporation to develop the said property by raising a multistoried pucca building thereon named and styled as "JAGANNATH VATIKA" in the schedule below. And as such the Executant engaged the Attorney/Developer in this regard to promote/develop the said property by raising a multistoried building thereon at Developer's own costs and expenses upon the 'A' schedule land and the Developer firm allot/provide to the Land Owners/Executant as noted below :

Allocation property of the Land Owners/First Party

Entire ground floor of the said proposed multistoried building

AND WHEREAS as per mutual settlement made between the Executant and said Anudeb Construction by a Deed of Development Agreement or Construction Agreement dated 09/02/2024 being Deed No.1049 for the year 2024 of A.D.S.R. Office, Asansol, the attorney firm "JAGANNATH BUILDINFRA PRIVATE LIMITED" represented by its Director Sri Somnath Biswal S/o Late Gangadhar Biswal agreed to erect a multistoried building

✓ Somnath Biswal

(7) Premata Biswal

✓ Somnath Biswal

JAGANNATH BUILDINFRA
PRIVATE LIMITED

✓ Somnath Biswal
Director

upon the schedule mentioned land comprising various self contained flats and parking space/shop/office in the ground floor on the terms and conditions as mentioned in the said Deed of Development Agreement or Construction Agreement.

AND WHEREAS in terms of such mutual agreement, we the executant/land owners have already delivered possession of the schedule mentioned property to the attorney firm "JAGANNATH BUILDINFRA PRIVATE LIMITED" represented by its Director Sri Somnath Biswal authoriting to erect the said multistoried building on the said land.

AND WHEREAS with a view to enabling the attorney to raise the said multistoried building upon the schedule mentioned land it has become necessary for us to execute this document for mutual convenience appointing and constituting Sri Somnath Biswal representing the said firm as sole proprietor as our lawful attorney to exercise the following powers in connection with our said land and property for us and on our behalf in the matter of raising the said multistoried building upon the schedule mentioned lands :-

✓ dom nair Prasad

(8) Premalata Biswal

Jaganath Biswal

JAGANNATH BUILDINFRA
PRIVATE LIMITED

✓ dom nair Prasad
Director

- (i) To look after manage and supervise the schedule mentioned lands and to take all appropriate steps for preserving the right, title and interest of the First Party over the schedule mentioned land for us and on our behalf.
- (ii) To represent the Executant before all officials and departments of the State Govt. and Central Govt. and in all other public and private offices and to submit all petitions, returns, plans and statements for us and on our behalf relating to the schedule mentioned lands.
- (iii) To file all suits, claims and other legal proceedings in all courts, civil, criminal, revenue and other statutory authority and tribunals for us and to pursue all such legal proceedings by executing necessary vokatnamas and other powers for us and on our behalf and to file all motions, revisions, appeals, writ petitions and writ appeals against all judgements, orders and decrees which may be passed by all such court and judicial and quasi judicial authorities in appropriate higher court or courts and in the writ courts and to defend the First Party in like manner against all suits, cases, legal proceedings, revisions, motions, appeals etc. which may be brought against us in connection with the schedule mentioned land belonging to us.

✓ Prem Lata Biswas

(9)

Jagannath Biswas

JAGANNATH BUILDINFRA
PRIVATE LIMITED

✓ Jagannath Biswas
Director

- (iv) To get the site plan and the building plan sanctioned/approved from the authority concerned for us and on our behalf by submitting the same before the said authority and to collect and receive the same after its sanction/approval for the purpose of erecting the said building upon the schedule mentioned land and in this connection to sign the necessary papers and receipts at the said office for us and on our behalf.
- (v) To enter into agreement or contract with any person for selling/transferring the flat/s, parking space, shop/s of the proposed multistoried building (save and except allocated property of the Land Owners/executant) to such party or parties and on such terms as the attorney may deem fit and in this connection the attorney will be competent to sign and execute all agreements relating to such transfer by receiving consideration price and/or advance price for us and on our behalf.
- (vi) To raise/erect a multistoried pucca building upon the schedule mentioned land consisting of various self contained flats/shops and parking space in the ground floor/basement floor in accordance with and in strict compliance with the said site plan and the building plan to be received

Vidyanand Biswal

Premlata Biswal

(10)

Jagannath Biswal

JAGANNATH BUILDINFRA
PRIVATE LIMITED

Jagannath Biswal
Director

and collected by the attorney and shall observe and follow all other directions to be issued by the A.M.C. from time to time under the provisions of Asansol Municipal Corporation Act for us and on our behalf and while performing the said acts, deeds and things the Second Party attorney shall sign and execute all documents, papers, forms, application etc. as and when required for us and on our behalf. The Attorney shall also be competent to submit and to take delivery of the building plan and to take receipt thereof including right to deposit all fees in this regard for us and on our behalf.

- (vii) To sign and execute all forms, application, documents etc. for us and on our behalf for the purpose of taking water connection and electric connection with meters and lines in the proposed multistoried building.
- (viii) To sign and swear all affidavits before the court of law for us and on our behalf as and when required in connection with the said land and/or with the constructional matter or in the matter of taking water connection and electric connection and to submit the same before the appropriate authority for us and on our behalf whenever required.

✓ *Chomani Prasad*
Praylata Biswal

(11)

Jaganath Biswal

JAGANNATH BUILDINFRA
PRIVATE LIMITED

✓ *Jaganath Biswal*
Director

- (ix) To sign and execute all kinds of Deeds i.e. Sale/Lease/Exchange/Rent/transferring and selling the self contained flat/flats/shops parking space [save and except allotted property of the Land Owner/Executant] of the said proposed building in favour of all transferees on receipt of consideration which may be mentioned in all such Sale Deeds for us and on our behalf and to present all such sale Deed or Deeds before the appropriate Registering Authority for getting the same registered for us and on our behalf and in this connection the Attorney shall also be competent to sign all other relevant papers and documents at registration office for us and on our behalf which will be required for the purpose of completing the sale.
- (x) To hand over the original sale receipt after signing the same for us and on our behalf to the transferee/purchaser for enabling him/her/them to procure the Title Deed in original from the Registration Office in due course.
- (xi) And generally to do everything what we could do for us and on our behalf and we do hereby undertake to ratify and confirm all such acts, deeds and things what will be lawfully done by our said attorney in exercise of powers hereby conferred and this Power of Attorney is always revocable.

Indra Nath Biswas

Premalata Biswas
(12)

Jagannath Biswas

JAGANNATH BUILDINFRA
PRIVATE LIMITED
Indra Nath Biswas
Director

SCHEDULE

In the District of Paschim Bardhaman, P.S. and A.D.S.R Office Asansol, within Mouza Asansol Municipality, J.L No. 20 under the limits of Asansol Municipal Corporation, Ward No. 03 (old), 51 (new) all that land measuring 0.174 acres (zero point one seven four acres) comprised in R.S. Plot No. 2583 (two thousand five hundred eighty three) under R.S. Khatian No. 587 corresponding to L.R. Plot No. 2689 under L.R Khatian Nos. 34562, 34563 and 34565.

Butted and Bounded by :

- On the North : By the house of Santosh Sarkar.
- On the South : By the house of Rajendra Jayswal and others.
- On the East : By boundary wall of Upendra Nath High School and property of others.
- On the West : By 17 feet wide B.D.G. Path, presently known as Goutam Roy Choudhury Sarani.

(13)

IN WITNESS WHEREOF we sign and execute this Deed of General Power of Attorney on this 09th day of February in the year 2024 at Asansol.

WITNESSES :

1. Prabir Hazra.
S/O. Lt. Prabhakar Hazra.
Budha Village.
P.O. Asansol
Dist. Paschim Bardhaman.
Pin- 713301

2. Dhrujy Dutta
S/O Banku Behari Dutta
Upper chelidanga
Asansol-4

1. Somnath Misra
2. Premlata Biswal
3. Supravat Biswal

Signature of the Executant

JAGANNATH BUILDINFRA
PRIVATE LIMITED

Somnath Misra
Director

Signature of the Attorney

Prepared by me and
printed in my office

Sourav Mitra

(Sourav Mitra)

Deed Writer

Licence No. 49

ADSR Office, Asansol

Attorney's signature attested by me

1. Somnath Misra
2. Premlata Biswal
3. Supravat Biswal

Signature of the Executant



JAGANNATH BUILDINFRA PVT. LTD.

BUILDERS & DEVELOPERS

OFFICE : Hotel Priyanka International, Opposite Asansol Police Line, Burnpur Road
P.O.-Asansol, Dist. Paschim Bardhaman, PIN-713304
Contact No. : 9051942261, 9083443444

Ref. No.

Date 09/02/2024

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF JAGANNATH BUILDINFRA PRIVATE LIMITED HELD AT THE REGISTERED OFFICE OF THE COMPANY AT BURNPUR ROAD, ASANSOL PASCHIM BARDHAMAN, WEST BENGAL - 713304 (INDIA) ON 08/02/2024 AT 11.00 A.M.

The Director Mr. **Somnath Biswal** informs the board that Company initiating a General Power of Attorney and a Developmental or Construction Agreement for schedule mentioned property and for the smooth and timely execution of this documents, he required to appoint himself as an authorised signatory on behalf of the company. Mr. **Somnath Biswal** as an authorised signatory will represent the company to government and non-government authorities and will sign, submit and execute documents on behalf of the company.

RESOLVED THAT the board hereby authorised Mr. **Somnath Biswal** as an authorised Representative/Signatory of the company.

FURTHER RESOLVED THAT all the acts done or documents executed by Mr. **Somnath Biswal** shall be binding on the company until the authority is withdrawn by the company on this behalf.

For JAGANNATH BUILDINFRA PRIVATE LIMITED

JAGANNATH BUILDINFRA
PRIVATE LIMITED
Supravat Biswal
Director

JAGANNATH BUILDINFRA
PRIVATE LIMITED
Premlata Biswal
Director

JAGANNATH BUILDINFRA
PRIVATE LIMITED
Suchismita Upadhyay
Director

JAGANNATH BUILDINFRA
PRIVATE LIMITED
Somnath Biswal
Director

SUPRAVAT BISWAL
DIRECTOR
DIN-07454675

PREMLATA BISWAL
DIRECTOR
DIN-00615712

SUCHISMITA UPADHYAY
DIRECTOR
DIN: 10223605

SOMNATH BISWAL
DIRECTOR
DIN: 02846954

Schedule of Property : In the District of Paschim Bardhaman, P.S. and A.D.S.R Office Asansol, within Mouza Asansol Municipality, J.L No. 20 under the limits of Asansol Municipal Corporation, Ward No. 03 (old), 51 (new) all that land measuring 0.174 acres (zero point one seven four acres) comprised in R.S. Plot No. 2583 (two thousand five hundred eighty three) under R.S. Khatian No. 587 corresponding to L.R. Plot No. 2689 under L.R Khatian Nos. 34562, 34563 and 34565.



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

Suman Singh



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

Premlata Biswal



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

Jagant Biswal



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

DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম) : PRABIR HAZRA
2. FATHER/ HUSBAND NAME : Lt. Prabhakar Hazra
(পিতা/ স্বামীর নাম)
3. OCCUPATION (পেশা) : Job. others
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)
VILLAGE/TOWN (গ্রাম) Budha
POST OFFICE (পোস্ট অফিস) Asansol
POLICE STATION (থানা) Asansol (S) PIN 713301
DISTRICT(জেলা) Paschim Bardhaman STATE (রাজ্য) W.B.
5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক) Others
6. AADHAR NO 800204642092
PAN _____
EPIC NO _____

আমি (শনাক্তকারী) Prabir Hazra অত্র দলিলের (Query No.)
_____ বিক্রেতা/দাতা গনকে শনাক্ত করিলাম।

I, Prabir Hazra as identifier identifying the executants
of the concerned deed (Query No.) 29058000375912/2024
ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND						
RIGHT HAND						

Prabir Hazra

IDENTIFIER SIGNATURE
(শনাক্তকারীর স্বাক্ষর)

Major Information of the Deed



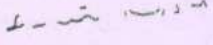


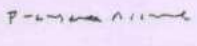



Deed No :	I-2305-01055/2024	Date of Registration	09/02/2024
Query No / Year	2305-8000375912/2024	Office where deed is registered	
Query Date	09/02/2024 3:04:34 PM	A.D.S.R. ASANSOL, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Sourav Mitra Asansol, Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, PIN - 713304, Mobile No. : 9434002130, Status :Deed Writer		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 1,13,89,095/-		
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]:- 230501049/2024 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: B. D. G. Path, Road Zone : (On Road -- On Road) , Mouza: Asansol Municipality, Pin Code : 713304

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2689	LR-34562	Bastu	Bastu	0.058 Acre		37,96,365/-	Width of Approach Road: 17 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-2689	LR-34563	Bastu	Bastu	0.058 Acre		37,96,365/-	Width of Approach Road: 17 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-2689	LR-34565	Bastu	Bastu	0.058 Acre		37,96,365/-	Width of Approach Road: 17 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			17.4Dec	0 /-	113,89,095 /-	
		Grand Total :			17.4Dec	0 /-	113,89,095 /-	



Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SOMNATH BISWAL (Presentant) Son of Late Gangadhar Biswal Executed by: Self, Date of Execution: 09/02/2024 , Admitted by: Self, Date of Admission: 09/02/2024 ,Place : Office		 Captured	
	09/02/2024	09/02/2024	LTI	09/02/2024
Hill View Apartment, Hill View Park North, Flat No: A-3, City:- Not Specified, P.O:- Asansol, P.S:- Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx8A,Aadhaar No*Not Provided, Status :Individual, Executed by: Self, Date of Execution: 09/02/2024 , Admitted by: Self, Date of Admission: 09/02/2024 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Mrs PREMLATA BISWAL Wife of Mr Somenath Biswal Executed by: Self, Date of Execution: 09/02/2024 , Admitted by: Self, Date of Admission: 09/02/2024 ,Place : Office		 Captured	
	09/02/2024	09/02/2024	LTI	09/02/2024
Hill View Apartment, Hill View Park North, Flat No: A-3, City:- Not Specified, P.O:- Asansol, P.S:- Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJxxxxxx6P,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 09/02/2024 , Admitted by: Self, Date of Admission: 09/02/2024 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	Mr SUPRAVAT BISWAL Son of Mr Somnath Biswal Executed by: Self, Date of Execution: 09/02/2024 , Admitted by: Self, Date of Admission: 09/02/2024 ,Place : Office		 Captured	
	09/02/2024	09/02/2024	LTI	09/02/2024
Hill View Apartment, Hill View Park North, Flat No: A-3, City:- Not Specified, P.O:- Asansol, P.S:- Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: bexxxxxx1k,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 09/02/2024 , Admitted by: Self, Date of Admission: 09/02/2024 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	JAGANNATH BUILDINFRA PRIVATE LIMITED Hill View Park Asansol, City:- Not Specified, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304 , PAN No.:: AAxxxxx1R,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Name Photo Finger Print Signature
	<p>Mr SOMNATH BISWAL Son of Late Gangadhar Biswal Date of Execution - 09/02/2024 , Admitted by: Self, Date of Admission: 09/02/2024, Place of Admission of Execution: Office</p>   <p>Feb 9 2024 3:23PM LTI 09/02/2024</p> <p>09/02/2024</p> <p>Hill View Apartment, Hill View Park North, Flat No: A-3, City:- Not Specified, P.O:- ASANSOL, P.S:- Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx8A,Aadhaar No Not Provided Status : Representative, Representative of : JAGANNATH BUILDINFRA PRIVATE LIMITED (as Director)</p>

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mr Prabir Hazra Son of Late Prabhakar Hazra Budha Asansol, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713301</p>   <p>09/02/2024 09/02/2024 09/02/2024</p>			
Identifier Of Mr SOMNATH BISWAL, Mrs PREMLATA BISWAL, Mr SUPRAVAT BISWAL, Mr SOMNATH BISWAL			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SOMNATH BISWAL	JAGANNATH BUILDINFRA PRIVATE LIMITED-5.8 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mrs PREMLATA BISWAL	JAGANNATH BUILDINFRA PRIVATE LIMITED-5.8 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr SUPRAVAT BISWAL	JAGANNATH BUILDINFRA PRIVATE LIMITED-5.8 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: B. D. G. Path, Road Zone : (On Road – On Road), Mouza: Asansol Municipality, Pin Code : 713304

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2689, LR Khatian No:- 34562	Owner:সোমনাথ বিপয়াল, Gurdian:গঙ্গাধর , Address:নিজ , Classification:বাড়, Area:0.05700000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 2689, LR Khatian No:- 34563	Owner:শ্রীমলতা বিপয়াল, Gurdian:সোমনাথ , Address:নিজ , Classification:বাড়, Area:0.05700000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 2689, LR Khatian No:- 34565	Owner:সুপ্রভাত বিপয়াল, Gurdian:সোমনাথ বিপয়াল, Address:আসানসোল , Classification:বাড়, Area:0.05700000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 230501055 / 2024

On 09-02-2024

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

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

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

Presented for registration at 15:20 hrs on 09-02-2024, at the Office of the A.D.S.R. ASANSOL by Mr SOMNATH BISWAL , one of the Executants.

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 1,13,89,095/-

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

Execution is admitted on 09/02/2024 by 1. Mr SOMNATH BISWAL, Son of Late Gangadhar Biswal, Hill View Apartment, Hill View Park North, Flat No: A-3, P.O: Asansol, Thana: Asansol, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, by caste Hindu, by Profession Business, 2. Mrs PREMLATA BISWAL, Wife of Mr Somenath Biswal, Hill View Apartment, Hill View Park North, Flat No: A-3, P.O: Asansol, Thana: Asansol, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, by caste Hindu, by Profession Business, 3. Mr SUPRAVAT BISWAL, Son of Mr Somnath Biswal, Hill View Apartment, Hill View Park North, Flat No: A-3, P.O: Asansol, Thana: Asansol, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, by caste Hindu, by Profession Business

Indetified by Mr Prabir Hazra, , , Son of Late Prabhakar Hazra, Budha Asansol, P.O: Asansol, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713301, by caste Hindu, by profession Others

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

Execution is admitted on 09-02-2024 by Mr SOMNATH BISWAL, Director, JAGANNATH BUILDINFRA PRIVATE LIMITED, Hill View Park Asansol, City:- Not Specified, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304

Indetified by Mr Prabir Hazra, , , Son of Late Prabhakar Hazra, Budha Asansol, P.O: Asansol, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713301, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 7.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 404, Amount: Rs.100.00/-, Date of Purchase: 08/02/2024, Vendor name: P K DAS



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

- Certificate of Registration under section 60 and Rule 69.
- Registered in Book - I
- Volume number 2305-2024, Page from 30659 to 30681
- being No 230501055 for the year 2024.



Digitally signed by MANOJ KUMAR MANDAL
Date: 2024.02.29 12:24:50 +05:30
Reason: Digital Signing of Deed.

(Manoj Kumar Mandal) 29/02/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
West Bengal.