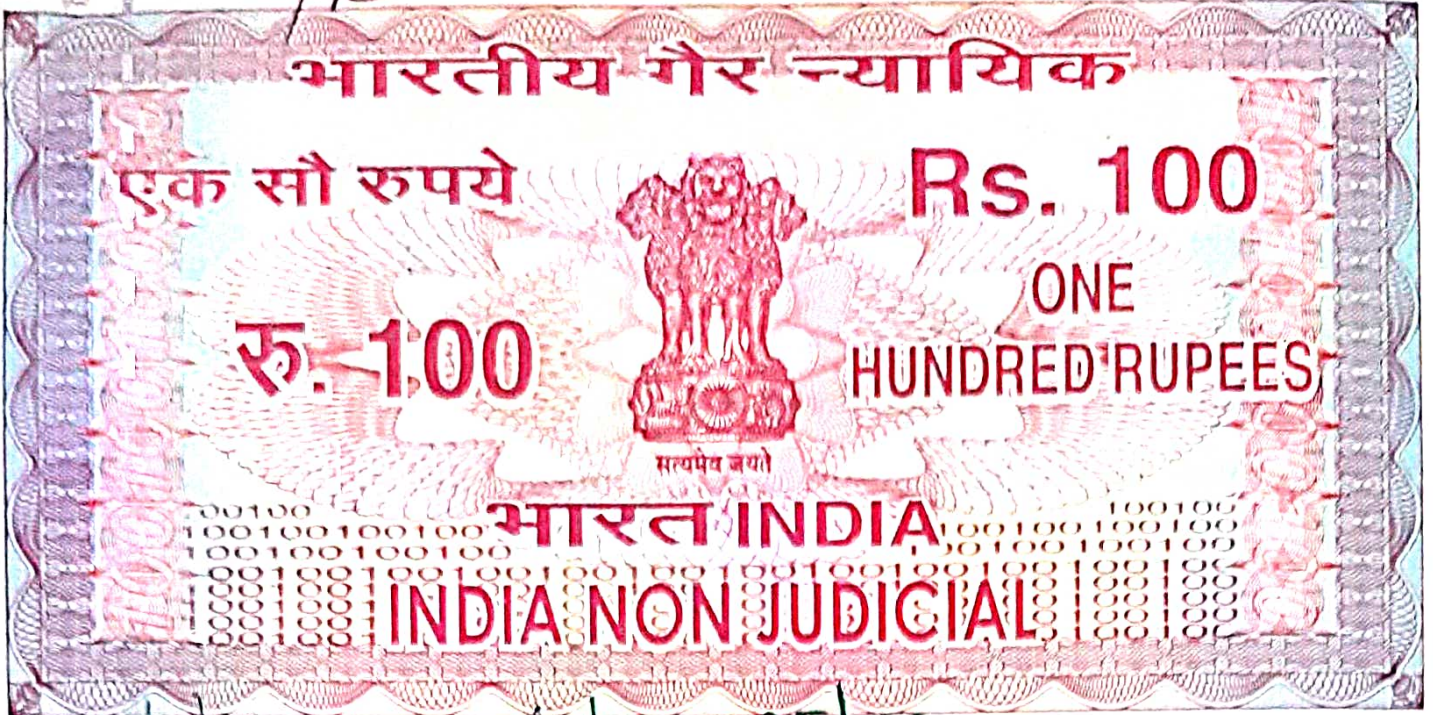


10457/2

I-10495



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AH 151374

Q : 23058003530005 | 2022

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

GENERAL POWER OF ATTORNEY
after registered Development Agreement
or Construction Agreement

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

14 DEC 2022

KNOW ALL MEN BY THESE PRESENTS we 1. SRI ANUP GHOSAL (PAN : AFHPG1010J) S/o Sri Nandalal Ghosal, by faith Hindu, citizenship Indian, by occupation business, resident of : Amarnath Apartment, Plot No. 6, Kalyanpur Housing Estate, P.O. Ramkrishna Mission, Asansol-713305, P.S. Asansol (North), Dist. Paschim Bardhaman 2. SRI TAPAN MAJHI (PAN : BACPM5093G) S/o Sanatan Majhi, by faith Hindu, citizenship Indian, resident of : Plot No. 6, Kalyanpur Housing Estate, P.O.

Smriti
And
writen

২০০৯
তার ২০ ১১ ২০২২
স্বাক্ষর: [Signature]
তারিখ: ২০-১১-২০২২
স্মারকসংখ্যা নং ২/১৬

কামাল হোসেন

২৪ ১১ ২০২২ তারিখে স্বাক্ষরিত।



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

14 DEC 2022

(2)

Asansol-713305, Dist. Paschim Bardhaman do hereby appoint, nominate and constitute "ANUDEB CONSTRUCTION" (PAN : AFHPG1010J) a proprietorship firm having its office at 'Amarnath Apartment', Plot No. 6, Kalyanpur Housing Estate, P.O. Asansol-713305, Dist. Paschim Bardhaman and represented by its sole Proprietor Sri Anup Ghosal S/o Sri Nandalal Ghosal of Amarnath Apartment, Plot No. 6, Kalyanpur Housing Estate, P.O. Asansol-713305, Dist. Paschim Bardhaman 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 one Saibal Kumar Samaddar S/o Late Deva Prasad Samaddar was a member of 'Muktadhara Co-Operative Housing Society Limited' acquired 4 cottahs of land being Residential Plot No. 8 at Kalyanpur Housing Estate within Mouza Sitla/Gobindapur, P.S. Asansol through the said Society from the West Bengal Housing Board by an Indenture of Lease being Deed No. 5184 for the year 1985 of Asansol Sub Registry Office on certain terms and conditions as mentioned in the said Deed. In the said Deed aforesaid Saibal Kumar Samaddar was an allottee in respect of the said land.

*Saibal Kumar
Deed No. 5184*

(3)

AND WHEREAS on the same day said Saibal Kumar Samaddar through the said Mukta Dhara Co Operative Housing Society Ltd. kept the said land allotted to him mortgaged in favour of West Bengal Housing Board by a registered Deed of Mortgage being Deed No. 5185 for the year 1985 of Asansol Sub Registry Office.

AND WHEREAS all outstanding dues which was payable by aforesaid Saibal Kumar Samaddar in terms of the above noted Deeds having been fully paid with legal interest by said Saibal Kumar Samaddar through the said Co-Operative Society the West Bengal Housing Board discharged the said mortgage in regard to the said land.

AND WHEREAS in pursuance of the said discharge of mortgage the aforesaid Co-Operative Housing Society Ltd. re-conveyed the said land to said Saibal Kumar Samaddar by a registered Deed of Release being Deed No. 5700 for the year 1991 of Asansol Addl. Dist. Sub Registry Office by virtue of which aforesaid Saibal Kumar Samaddar became absolute owner of the said land;

AND WHEREAS said Saibal Kumar Samaddar while owning and possessing the said land he raised and constructed a single storied pucca building upon the said land in accordance with a building plan sanctioned by the authority

*Saibal
Deed 5700*

(4)

of Asansol Municipality and also A.D.D.A vide Memo No. 246/CEO/ADDA, dated 08/03/1989. Details of the said property mentioned in the schedule below.

AND WHEREAS aforesaid Saibal Kumar Samaddar while owning and possessing the said property, he sold and transferred the same to (i) Sri Anup Ghosal i.e. the Land Owner/Executant No. 1 herein and (ii) Smt. Mithu Ghosal (since deceased) W/o Sri Anup Ghosal by virtue of a registered Deed of Sale being Deed No. 00219 for the year 2010 of Asansol A.D.S.R. Office on receipt of valuable consideration as mentioned in the said Sale Deed and delivered peaceful possession of the schedule below property to Sri Anup Ghosal and Smt. Mithu Ghosal.

AND WHEREAS while owning and possessing her undivided 1/2 share of the said property aforesaid Smt. Mithu Ghosal died intestate leaving his husband Sri Anup Ghosal and only son Sri Akash Ghosal as her only legal heirs and successors who inherited the said property in undivided 1/2 share left by deceased Mithu Ghosal in equal 1/4 share each under the provisions of Hindu Succession Act 1956. And by the way of purchase and by the way of inheritance the Land Owner/Executant No. 1 Sri Anup Ghosal being the lawful and rightful owner of 3/4th share and Sri Akash Ghosal became the lawful and rightful owner of 1/4th share of the above noted property.

*Smt. Mithu Ghosal
and writer*

(5)

AND WHEREAS Sri Akash Ghosal gifted his undivided 1/4th share over the above noted property to the Land Owner/Executant No. 1 Sri Anup Ghosal by a registered Deed of Gift being Deed No. 8235 for the year 2019 of Asansol Addl. Dist. Sub Registry Office and delivered peaceful possession to the Land Owner/Executant No. 1 Sri Anup Ghosal.

AND WHEREAS in the circumstances the Land Owner/Executant No. 1 is absolutely seized and possessed of or otherwise well and sufficiently entitled to the land area 4 cottahs bearing residential Plot No. 8 at Kalyanpur Housing Estate as detailed hereinabove and which are more fully mentioned in schedule 'A' below;

AND WHEREAS one Keshorilal Goel was the allottee/member of Mukta Dhara Co Operative Housing Society Limited and through the said society he acquired 4 cottahs of land being residential plot No. 9 at Kalyanpur Housing Estate situated within Mouza Gobindapur & Sitla, P.S. Asansol by virtue of a registered Deed of Lease being Deed No. I-6459 for the year 1985 of Asansol Addl. Dist. Sub Registry Office executed by West Bengal Housing Board for a period of 999 years subject to terms and conditions mentioned therein;

*Smita
Deed writer*

Contd. Page 6

(6)

AND WHEREAS aforesaid Keshorilal Goel mortgaged the said property to West Bengal Housing Board for securing loan through the said Co-operative Society by a Deed of Mortgage dated 01/11/1985 being Deed No. I-7071 for the year 1985 of Asansol Addl. Dist. Sub Registry Office;

AND WHEREAS aforesaid Keshorilal Goel had paid unto and in favour of the Mukta Dhara Co Operative Housing Society Limited the entire loan amount which the said Mukta Dhara Co-operative Society Limited paid on behalf of aforesaid Keshorilal Goel to West Bengal Housing Board.

AND WHEREAS aforesaid Keshorilal Goel resigned from his membership dated 28/01/1990 and requested the Releasor Society Mukta Dhara Co-operative Housing Society Ltd. to transfer his interest and share in favour of the Second Lessee namely Rajendra Kumar Chatterjee (since deceased) S/o Late Khagendra Nath Chatterjee and thereafter the membership of said Rajendra Kumar Chatterjee accepted in the Meeting of the Board of Directors held on 10/02/1990 in place of aforesaid Keshorilal Goel, the original allottee of the above noted plot of land, subsequently whose membership approved by the A.R.C.S., Burdwan Range-III vide his office Memo No. 198, dated 03/04/1990.

AND WHEREAS aforesaid Keshorilal Goel and Rajendra Kumar Chatterjee agreed and settled as per then market value of the above noted plot

*Smriti
Deed writer*

(7)

of land a lumpsum amount as per agreement made between them dated 10/09/1989 in presence of the Secretary of the Releasor Society Mukta Dhara Co-operative Housing Society Ltd.

AND WHEREAS aforesaid Rajendra Kumar Chatterjee i.e. the Second Lessee in pursuance of the payment of above noted lumpsum amount to the Releasor society requested to release the above noted plot of lands in favour of Rajendra Kumar Chatterjee.

AND WHEREAS the Releasor Society Mukta Dhara Co-operative Housing Society Ltd. had paid entire amount to the resigned member Keshorilal Goel and by a Deed of Re-Lease dated 10/04/1990 being Deed No. 2654 for the year 1990 of Asansol Addl. Dist. Sub Registry Office was executed in favour of Rajendra Kumar Chatterjee and by virtue of the said documents aforesaid Rajendra Kumar Chatterjee became full and absolute owner of the said lands;

AND WHEREAS while owning and possessing the said land aforesaid Rajendra Kumar Chatterjee died on 18/11/1994 leaving his widow Smt. Dipali Chatterjee and two sons namely Sandipan Chatterjee and Soumyadeep Chatterjee as his only legal heirs who inherited the said lands left by deceased Rajendra Kumar Chatterjee in equal 1/3rd share each under the provisions of Hindu

*Smt.
Deed written*

(8)

Succession Act 1956. Subsequently aforesaid Smt. Dipali Chatterjee died on 08/11/2014 leaving her above named two sons and thus Sandipan Chatterjee and Soumyadeep Chatterjee became the lawful and rightful owners of the above noted plot of land area 4 cottahs with katcha tile shed structures in their equal 1/2 share which is more fully mentioned in schedule 'A' below.

AND WHEREAS said Sandipan Chatterjee and Soumyadeep Chatterjee jointly sold and transferred the land area 4 cottahs bearing residential Plot No. 9 at Kalyanpur Housing Estate as detailed hereinabove and which are more fully mentioned in schedule 'A' below to the Land Owner/Executant No. 2 Sri Tapan Majhi and the Anudeb Construction represented by its sole proprietor Anup Ghosal by a registered Deed of Sale being Deed No. 8250 for the year 2019 of Asansol Addl. Dist. Sub Registry Office and delivered peaceful possession to the First Party/Land Owner No. 2 Sri Tapan Majhi and the Second Party Anudeb Construction.

AND WHEREAS the Land Owner/Executant No. 2 and the Second Party Anudeb Construction (represented by its sole proprietor Anup Ghosal) are absolutely seized and possessed of or otherwise well and sufficiently entitled to the land area 4 cottahs bearing residential Plot No. 9 at Kalyanpur Housing Estate as detailed hereinabove and which are more fully mentioned in schedule 'A' below;

*Smt.
Dipali Chatterjee*

(9)

AND WHEREAS in the circumstances after demolishing the old and dilapidated structures the Land Owners/Executant are the land area 8 cottahs bearing residential Plot Plot Nos. 8 and 9 at Kalyanpur Housing Estate as detailed hereinabove and which are more fully mentioned in schedule 'A' below;

AND WHEREAS in the circumstances the Land Owners/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 the Land Owners/Executant intend to develop the schedule mentioned land by constructing a multistoried building upon the said land and with assistance of an efficient and experienced Promoter/Developer as such the Land Owners/Executant got the building plan by the authority of Asansol Municipal Corporation under its Site Plan and building plan to develop the said property by raising a multistoried pucca building thereon named and styled as "AKASH RESIDENCY" in schedule 'A' below and accordingly the Land Owner/Executant proposed and offered the Attorney Firm as Builder/ Developer in this regard to promote/develop the said property by raising a multistoried pucca building thereon in the 'A' schedule land.

*Smita
Bachchan*

(10)

AND WHEREAS in terms of such mutual agreement, the Land Owners/ Executant engaged the Builder/Developer firm namely "ANUDEB CONSTRUCTION" represented by its sole proprietor Sri Anup Ghosal S/o Sri Nandalal Ghosal authorising to erect the said multistoried building upon the 'A' schedule land in accordance with building plan sanctioned by the authority of Asansol Municipal Corporation vide Building Plan No. SWS-OBPAS/1101/2022/0934, dated 05/11/2022 at the costs and expenses of the Developer and in lieu of the 'A' schedule land, the Developer allot/provide to the Land Owners/Executant as noted below:

Allocation property of the Land Owners

- (i) Commercial space measuring superbuilt up area 881 sq. feet space in ground floor and commercial space measuring superbuilt up area 3395 sq. feet on the first floor.
- (ii) Parking space : three number common car parking space in the basement floor.
- (iii) one number 3BHK flat on the 4th floor measuring superbuiltup area 1215 sq. feet.
- (iv) Parking space : one number common car parking space in the basement floor.
- (v) Commercial Space : 1465 sq. feet (superbuilt up area) in the ground floor.

*Smita
Dud Winkler*

(11)

AND WHEREAS as per mutual settlement made between the Land Owners/Executant and said Anudeb Construction by a Deed of Development Agreement or Construction Agreement dated 14/12/2022 being Deed No. 230510459 for the year 2022 of A.D.S.R. Office, Asansol, the attorney firm ANUDEB CONSTRUCTION represented by its sole proprietor Sri Anup Ghosal S/o Sri Nandalal Ghosal agreed to erect a multistoried building 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 have already delivered possession of the schedule mentioned property to the attorney firm ANUDEB CONSTRUCTION represented by its proprietor Anup Ghosal authorizing 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 Anup Ghosal 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 :-

Contd. Page 12

*Smita
Deel writer*

(12)

- (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 vokalatnamas 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.

*Smita
Baidwiter*

- (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

*Smita
Dud Wiker*

(14)

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.

*Smita
Deed writer*

(15)

(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.

*Smitha
Dud written*

(16)

SCHEDULE

In the District of Burdwan at present Paschim Bardhaman, P.S., Chowki, Sub Division and A.D.S.R Office Asansol, within Mouza Sitla/Gobindpur J.L No. 18/21 under the limits of Asansol Municipal Corporation, Ward No. 22 (new) 30 (old) (i) all that land measuring 4 (four) cottahs being residential Plot No. '8' and (ii) all that land measuring 4 (four) cottahs being residential Plot No. 9 (nine) i.e. total land area 8 (eight) cottahs at Kalyanpur Housing Estate Asansol and part of C.S. Plot Nos. 1075 and 1076 at Mouza Gobindapur and C.S. Plot Nos. 956, 957, 962, 968 and 976 at Mouza Sitla along with all easement rights.

Butted and bounded by :

- On the North : By 80 feet wide road.
On the South : By house of AS-6 type, Scheme-II
On the East : By residential Plot No. 10.
On the West : By residential Plot No. 7.

*Smita
2nd writer*

Contd. Page 17

(17)

IN WITNESS WHEREOF we sign and execute this Deed of General Power of Attorney on this 14th day of December in the year 2022 at Asansol.

WITNESSES :

1. Satyabrata Dutta
S/o - Late Mihir Kumar Dutta
Upper Chellanganj
Asansol - 713304
Dist - Paschim Bardhaman

2. - Bhuben - Banerjee
Kalyanpur Asansol
Asansol - 5

1. Anup Ghosal
2. Tapan Majhi

Signature of the Executant

ANUDEB CONSTRUCTION

Anup Ghosal
Proprietor

Signature of the Attorney

Attorney's signature attested by me

Prepared by me and
printed in my office

Sourav Mitra

(Sourav Mitra)

Deed Writer

Licence No. 49

ADSR Office, Asansol

1. Anup Ghosal
2. Tapan Majhi

Signature of the Executant



Anup Singh

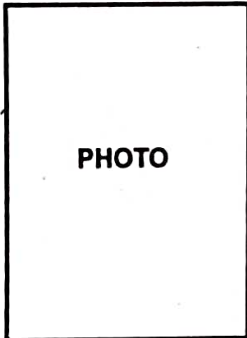
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LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Tapan Singh

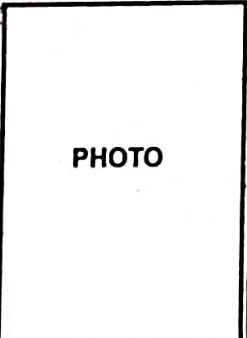
Tapan Singh

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



PHOTO

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



PHOTO

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

Major Information of the Deed



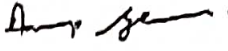



Deed No :	I-2305-10495/2022	Date of Registration	14/12/2022
Query No / Year	2305-8003530005/2022	Office where deed is registered	
Query Date	14/12/2022 1:52:16 PM	A.D.S.R. ASANSOL, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	SOURAV MITRA ASANSOL,Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, PIN - 713304, Mobile No. : 7001559507, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 68,03,996/-		
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]:- 230510459/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Paschim Bardhaman, P.S:- Asansol, Municipality: Kalyanpur Housing Estate, Road: Kalyanpur Housing Road,
Mouza: KLHE BLOCK-1, , Ward No: 22 Pin Code : 713305

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-8	RS-8	Bastu	Bastu	4 Katha		34,01,998/-	Width of Approach Road: 80 Ft., Adjacent to Metal Road, , Project Name :
L2	RS-9	RS-9	Bastu	Bastu	4 Katha		34,01,998/-	Width of Approach Road: 80 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			13.2Dec	0 /-	68,03,996 /-	
		Grand Total :			13.2Dec	0 /-	68,03,996 /-	




Principal Details :

Name,Address,Photo,Finger print and Signature				
No	Name	Photo	Signature	
1	Mr ANUP GHOSAL (Presentant) Son of Mr Nandalal Ghosal Executed by: Self, Date of Execution: 14/12/2022 , Admitted by: Self, Date of Admission: 14/12/2022 ,Place : Office	 14/12/2022	 LTI 14/12/2022	 14/12/2022
Amarnath Apartment, Block/Sector: Plot No-6, Kalyanpur Housing Estate, City:- , 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.:: afxxxxxx0j,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 14/12/2022 , Admitted by: Self, Date of Admission: 14/12/2022 ,Place : Office				
2	Mr TAPAN MAJHI Son of Mr Sanatan Majhi Executed by: Self, Date of Execution: 14/12/2022 , Admitted by: Self, Date of Admission: 14/12/2022 ,Place : Office	 14/12/2022	 LTI 14/12/2022	 14/12/2022
Plot No-6, Amarnath Apartment Kalyanpur Housing Estate, City:- , P.O:- Ram Krishna Mission Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713305 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: baxxxxxx3g,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 14/12/2022 , Admitted by: Self, Date of Admission: 14/12/2022 ,Place : Office				




Attorney Details :

Name,Address,Photo,Finger print and Signature	
SI No	
1	ANUDEB CONSTRUCTION Amarnath Apartment, Plot No. 6, Kalyanpur Housing, City:- , P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713305 , PAN No.:: AFxxxxxx0J,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Name,Address,Photo,Finger print and Signature				
No	Name	Photo	Finger Print	Signature
1	Mr ANUP GHOSAL Son of Mr Nandalal Ghosal Date of Execution - 14/12/2022, , Admitted by: Self, Date of Admission: 14/12/2022, Place of Admission of Execution: Office	 Dec 14 2022 4:41PM	 LTI 14/12/2022	 14/12/2022
Amarnath Apartment, Plot No. 6, Kalyanpur Housing Estate, City:- , P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713305, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, ,Aadhaar No Not Provided Status : Representative, Representative of : ANUDEB CONSTRUCTION (as Sole Proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SATYABRATA DUTTA Son of Late MIHIR KUMAR DUTTA UPPER CHELIDANGA ASANSOL, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304			
	14/12/2022	14/12/2022	14/12/2022
Identifier Of Mr ANUP GHOSAL, Mr TAPAN MAJHI, Mr ANUP GHOSAL			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr ANUP GHOSAL	ANUDEB CONSTRUCTION-6.6 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Mr TAPAN MAJHI	ANUDEB CONSTRUCTION-6.6 Dec

14-12-2022

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 16:00 hrs on 14-12-2022, at the Office of the A.D.S.R. ASANSOL by Mr ANUP GHOSAL, 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 68,03,996/-

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

Execution is admitted on 14/12/2022 by 1. Mr ANUP GHOSAL, Son of Mr Nandalal Ghosal, Amarnath Apartment, Sector: Plot No-6, Kalyanpur Housing Estate, P.O: Asansol, Thana: Asansol, Paschim Bardhaman, WEST BENGAL, India, PIN - 713305, by caste Hindu, by Profession Business, 2. Mr TAPAN MAJHI, Son of Mr Sanatan Majhi, Plot No-6, Amarnath Apartment Kalyanpur Housing Estate, P.O: Ram Krishna Mission Asansol, Thana: Asansol, Paschim Bardhaman, WEST BENGAL, India, PIN - 713305, by caste Hindu, by Profession Others

Indetified by Mr SATYABRATA DUTTA, , Son of Late MIHIR KUMAR DUTTA, UPPER CHELIDANGA ASANSOL, P.O: ASANSOL, Thana: Asansol, City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, by caste Hindu, by profession Others

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

Execution is admitted on 14-12-2022 by Mr ANUP GHOSAL, Sole Proprietor, ANUDEB CONSTRUCTION, Amarnath Apartment, Plot No. 6, Kalyanpur Housing, City:-, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713305

Indetified by Mr SATYABRATA DUTTA, , Son of Late MIHIR KUMAR DUTTA, UPPER CHELIDANGA ASANSOL, P.O: ASANSOL, Thana: Asansol, City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, 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 1139, Amount: Rs.100.00/-, Date of Purchase: 25/11/2022, Vendor name: P K Das



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

Statement of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 2305-2022, Page from 223197 to 223221
being No 230510495 for the year 2022.



Digitally signed by Manoj Kumar Mandal
Date: 2022.12.15 15:42:19 +05:30
Reason: Digital Signing of Deed.

(Manoj Kumar Mandal) 2022/12/15 03:42:19 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
West Bengal.

(This document is digitally signed.)