

4729/20

24855



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AD 424098

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

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

04 SEP 2020

Ref :- Query No. 8001019188/2020

DEVELOPMENT POWER OF ATTORNEY  
AFTER REGISTERED DEVELOPMENT  
OR CONSTRUCTION AGREEMENT


THIS DEVELOPMENT POWER OF ATTORNEY made this  
the day of 26<sup>th</sup> August in the year 2020. Contd .....P/2

ক্রমিক নং ১৬-৫/ তারিখ ১৬.৬.২০  
মূল্য ১০০০  
জেতা গণেশ মণ্ডল  
স্টাম্প ডেপুটি প্রী বিদ্যুৎ দা এ.ডি.এস অফিস  
আসানসোল লাইসেন্স নং ২/৮৯  
আসানসোল ট্রেজারী হইতে খরিদ

১০০০

১৬/৬/২০

Baldev Palley


 1516

Baldev Palley

 1515



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

MISRA ASSOC.  
CONSULTANTS PVT. LTD.  
  
Managing Director

Kanu Bar

26 AUG 2020

MR. BALENDU PANDEY (PAN AGOPP6732A) son of late Vijay Narayan Pandey by faith – Hindu, Nationality Indian, resident of Lal Bangla, P.O. Asansol, P.S. Asansol(North), Sub- Division & Addl. Dist. Sub- Registry office- Asansol, Dist- Paschim Bardhaman, Pin 713302 herein after referred to as the EXECUTOR.

WHEREAS above executor/principle gifted the schedule below land from Mrs. Shanti Pandey wife of late Vijay Narayan Pandey of Lal Bangla, P.S Asansol(North), Dist. Paschim Bardhaman vide Deed of Gift being No. 1110 for the year 2018 registered before the Addl. Dist. Sub. Registrar office at Asansol.

AND WHEREAS the executor/principle have seized and possessed of a piece of land measuring 38.24(Thirty eight point two four) Cottahs with a forty years old one storied Pucca Building measuring cover area 3600 (Three thousand six hundred) sft within Asansol Municipal Corporation under Ward No. 21, Holding No. 158(176) at Dhadka. Road, Asansol more fully described in the schedule below.

AND WHEREAS the executor/principle is lawful owner by virtue of such gift and has been owning & possessing the said land peacefully and uninterruptedly and the said land which is free from all encumbrances, charges, disputes and/or mortgages;

AND WHEREAS executor/principle to divers reasons and/or lack of technical knowledge and man power the Executor is unable to start the construction/development works on schedule land and has been in search a developer who can undertake the responsibility of construction and/or development work on the said land as more fully and particularly describe in the schedule herein below.



AND WHEREAS the executor being desirous to developing his land by erecting multistoried building with specific demarcation and boundaries measuring area 38.24(Thirty eight point two four) Cottahs, after dismantling old building on above noted plot, which is morefully mentioned in the schedule below and made a registered development agreement with developer/attorney vide deed no.020504633of 2020 registered before A.D.S.R. at Asansol, according to said agreement executor have decided to execute a Development Power of Attorney in favour of the Developer to complete the construction and for other purposes as may be necessary as per agreement.

NOW KNOW YET BY THESE PRESENTS that I the Executor herein do hereby appoint, engage, nominate and constitute MISRA ASSOCIATES DEVELOPMENT CONSULTANT PVT. LTD., (PAN AADCM6408N) being a company incorporated under the Indian Companies Act 1956, represented by one of its Managing Director, Mr. Hari Narayan Misra, (PAN AEZPM1426P) son of Late Gouri Shankar Misra, by faith Hindu, citizenship- Indian, by occupation Business, resident of 186/1, G.T. Road, Ushagram, Asansol, P.O Ushagarm, P.S. Asansol (South), Dist. Paschim Bardhaman, Pin 713303. having its registered office at 186/1, G. T. Road (East), Ushagram, P.O Ushagarm,, P.S. Asansol (South), Dist- Paschim Bardhaman, Pin 713303. as my true and lawful attorney being the concerned Developer in terms of the understanding between the parties, and to do inter alia the following acts deeds and things as specified herein below and further for proper discharge of various duties as enumerated herein as my Constituted Attorney in my name on my behalf to act from time to time and at all time hereinafter to do the following acts, deeds things and matters :-



1. To take possession of the entire land with old building more fully and particularly described in the schedule below.
2. To prepare the building plan or plans submit the same and/or amendment thereof and/or revised the existing plan/plans before the appropriate authority for obtaining the approval/sanction for such further construction be approved by the said concerned municipal authority.
2. To sign the said building plan/plans and all other necessary application/applications and documents on my behalf.
3. To pay and incur all fees, costs, charges and expenses for the said building plan or plans.
4. To enter upon take charge look after manage, hold, possess and occupy the said property which is more fully described in the schedule hereunder written by the said Attorney for the said purpose as agreed upon by the parties and to do all act deeds matters and things as the said attorney shall think fit and proper under the prevailing circumstances of the said project.
5. To appoint and engage chartered engineer, architects, valuers, surveyors, overseers, Civil contractors, sub-contractors, engineers, legal advisors, manager, supervisor, darwans, chowkidars, masons, and other employees and staff for the development of the said schedule property and discharge or release or terminate all or any of them and also to pay their salaries, wages, remunerations, fees and other charges as our said attorney may think fit and proper.



6. To submit maps, drawings and designs modifications and amendments and/or revised building plan for the proposed building and receive completion certificate/occupancy certificate from the appropriate authority and/or necessary clearances from the appropriate government authorities fire brigade, health department if so necessary and other department for the purpose of development of the said schedule property and for construction of the said building consisting of several flats/units/apartments/car parking space etc and also for commercial use of the said property in terms of the Development Agreement as aforesaid and for the said purpose to make affirm verify and submit all necessary application petitions, maps, elevations documents, diagrams, sketches, bonds, declarations, indemnities, securities and other papers and documents as the said attorney shall think fit and proper.
7. To fit and settle the sale price of the respective flats/units/apartments/car parking space etc. invite offers make publicity by way of advertisement or otherwise to promote selling and/or invite to sale said respective flats/units/apartment/shop/office/godown//car parking space to the prospective buyers and also to select the prospective buyers either in individual or groups and to enter into agreement for sale with the said respective buyers in respect of the said unit falling under the Developer allocation in terms of the understanding between the parties.

Contd .....P/6



8. To receive collect and realize payments from the intending purchasers sale price of the respective units in terms of the agreement for sale to be entered into between the developer and the intending purchasers.
9. To appear before the concerned officer/s of the Government of West Bengal and other appropriate Government Authorities and/or department and to appear before any Registrar, Sub-Registrar of any deeds or documents after due execution thereof in connection with the flats/shop/office/units/apartments/car parking space so to be constructed in the said premises and also to sign execute and deliver all necessary documents/ agreements/ indenture/ conveyances/ sale/ lease/ gift/ exchange / rent/applications, petition/s, declaration/s bond/s and other papers and documents as may from time to time be necessary or required, as per developer allocation, according to development agreement made earlier.
10. To appear and represent the executants before the appropriate police authorities and also to make or lodge complaint/s and diaries concerning all matters arising out of the said schedule property or portions thereof as may be from time to time necessary or required.
11. To apply for and obtain telephone, electricity, water, drainage, sewerage, and other public utility services in or upon the said schedule land and/or the proposed new building to be erected in or upon the said schedule land as agreed upon between the parties either in the name of the executant or any other person or party as the said attorney/s shall think fit and proper.

Contd .....P/7



12. To erect and/or construct new building and boundary walls in or upon the said schedule land as the said attorney/s shall from time to time think fit and proper for the said purpose and to do all acts deeds matters and things.
13. To sign and execute all documents, plans, specifications, affidavits, and all other papers as may be necessary to be submitted before any authority or authorities in connection with the said schedule property or in connection with the development thereof or for construction of building/apartments, flats, and other space/s shop/s thereon and to pay and deposit all fees, levies, fines, penalties, taxes, annual rental, other rates and taxes, other charges and outgoing on account thereof of relating to the said schedule land as may from time to time be necessary and required.
14. To negotiate for attending discussion and to obtain necessary permission and/or sanction from the various concerned departments constituted statutory and local bodies or authorities for developing the said scheduled property by raising the construction of the proposed building comprising of flats, apartments, shops, common areas and other spaces as the said attorney shall think fit and proper.
15. To enter into negotiations, agreements, contracts and other transactions to fix and settle the sale price for sale and/or disposal of the residential apartments, flats, shops, office, godown, common areas and other space with the intending purchaser/s as agreed upon between the parties of the building as per the plan sanctioned/approved by the concerned authority which would belong to the developer, as per understanding between the parties, as per development agreement made earlier.





16. To receive collect and realize payments from the intending purchaser/s the sale prices of the flats, shops/office/parking/apartments common spaces and other spaces either in full or any part thereof save and except the area which would belong to the executant in terms of the Development/Agreement.
17. To receive earnest money, advance money, booking money, consideration money, whether in part or in full from intending purchaser/s to be entered into a final payment against the deed of conveyance/s against the sale of the residential cum commercial apartments/ building/office/shop/parking etc to be constructed in or upon the said schedule land in term of the understanding between the parties and to give valid discharge, from developer own allocation according to development agreement made earlier. The money so receive by my constituted attorney under these presents will belong to him and the executant of these presents shall have no claim whatsoever.
18. To bear and pay all costs, charges and expenses for carrying out all or any of the acts, deeds and matters as agreed upon between the parties the executant and the developer herein.
19. To take all effective steps immediately in the matter of dismantling the existing old and dilapidated structures and construction of multi storied building for residential and commercial purpose and raising on construction in the property mentioned in the schedule below.
20. To invest necessary funds and bear all expenditure whatsoever for all dismantling, constructions, supervision and management of the said multistoried building.



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

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

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

I hereby RATIFY AND CONFIRM and agree to ratify and confirm whatsoever my said attorney to do or cause to be done by virtue of THESE PRESENTS AND I the Executant of these presents, are desirous of and it is hereby expressively and unequivocally provided that this instrument and power of attorney is subsisting till the completion is entirety of the said construction and/or development of the building in or upon the said schedule property comprising of residential apartment/s, flat/s, shop/s, /office/godown/common space and other spaces and sales and/or disposal of the new building as agreed upon by and between the parties.

Contd.....P/10

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
AGOPP6732A



नाम /NAME  
BALENDU PANDEY

पिता का नाम /FATHER'S NAME  
VIJAY NARAYAN PANDEY

जन्म तिथि /DATE OF BIRTH  
07-07-1970

हस्ताक्षर /SIGNATURE

*Balendu Pandey*

*Shahin*

आयकर आयुक्त, (कम्प्यूटिंग: असा.), कोलकाता  
COMMISSIONER OF INCOME-TAX(C.O.), KOLKATA

इस कार्ड के खो / मिल जाने पर कृपया जारी करने  
वाले प्राधिकारी को सूचित / वापस कर दें  
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),  
पी-7,  
चौरंगी स्क्वायर,  
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to  
the issuing authority :  
Joint Commissioner of Income-tax(Systems & Technical),  
P-7,  
Chowringhee Square,  
Calcutta- 700 069.

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

MISRA ASSOCIATES DEVELOPMENT  
CONSULTANTS PRIVATE LIMITED



07/07/1988

Permanent Account Number

AADCM6408N

02072011



भारत सरकार  
GOVERNMENT OF INDIA



हरि नारायण मिश्रा  
Hari Narayan Misra  
पिता : गौरी शंकर मिश्रा  
Father : GOURI SHANKAR MISHRA  
जन्म साल / Year of Birth : 1958  
पुरुष / Male



2601 7147 4022

आधार - सधारण मानुषेर अधिकार



भारतीय विशिष्ट परिचय प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:  
186/1 जि.टि रोड पश्चिम, उषा  
ग्राम, मोनालिशा बिल्डिंग, आसानसोल  
(एम कर्ण), उषाग्राम, बर्द्धमान,  
पश्चिमबङ्ग, 713303

Address:  
186/1 GT ROAD EAST,  
USHA GRAM, MONALISHA  
BUILDING, ASANSOL MC,  
Ushagram, Bardhaman,  
West Bengal, 713303

1947  
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947,  
Bengaluru-560 001

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

HARI NARAYAN MISRA

GOURI SHANKAR MISRA

04/10/1958

Permanent Account Number

AEZPM1426P

Signature

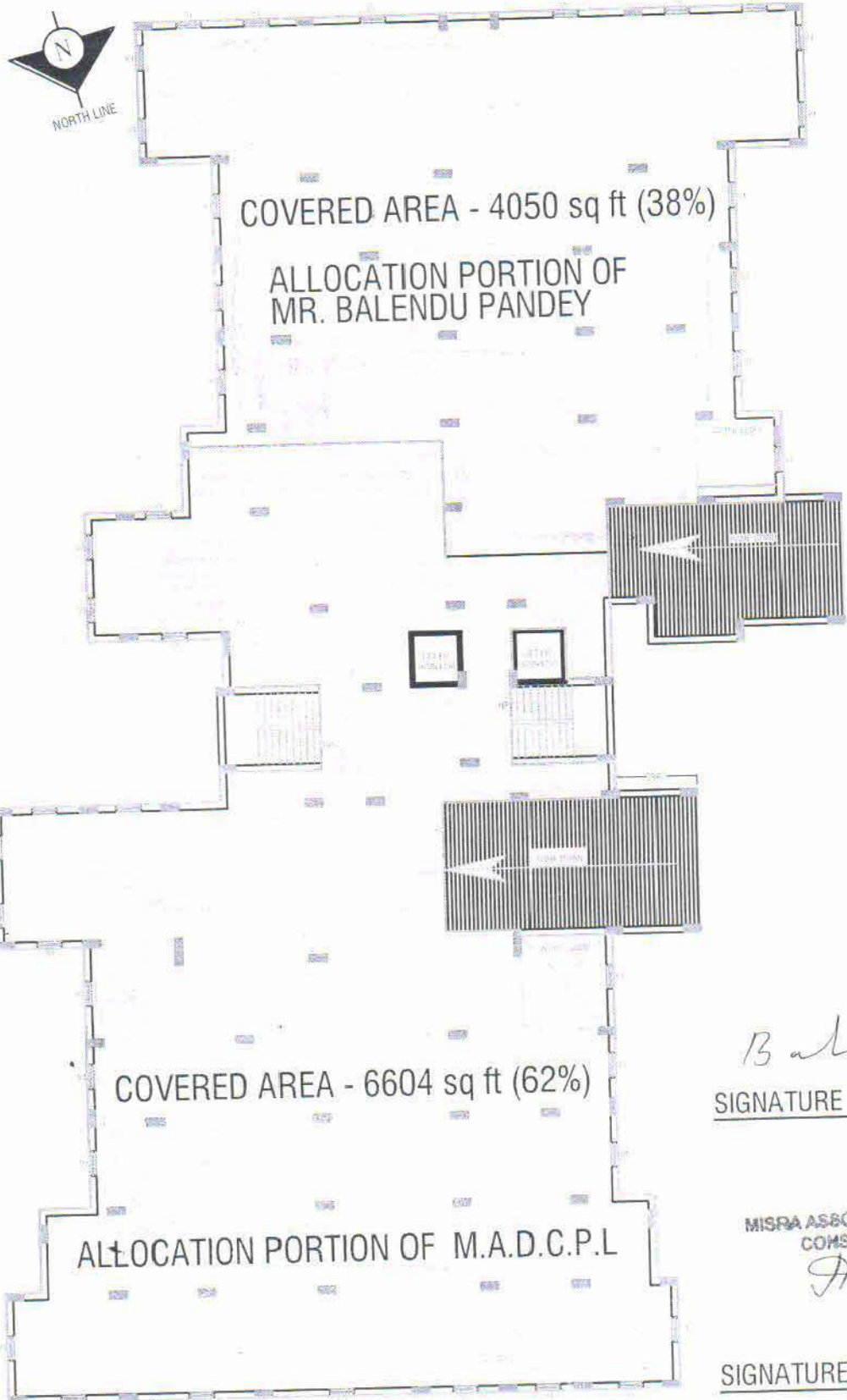


*In case this card is lost / found, kindly inform / return to*

Income Tax PAN Services Unit, UTISI  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचित करें/लौटाएँ।  
आयकर पैन सेवा यूनिट, UTISI  
प्लॉट नं: 3, सेक्टर 11, सी.बी.डी. बेलपुर,  
नवी मुंबई-400, 614.

ALLOCATION PORTION OF MR. BALENDU PANDEY (LAND OWNER) SHOWN IN RED WASH  
ALLOCATION PORTION OF MISRA ASSOCIATES DEV. CONS. PVT. LTD. (DEVELOPER)  
SHOWN IN GREEN WASH  
ASANSOL MUNICIPAL CORPORATION BUILDING PLAN SANTIONED  
MEMO MO. - 835(i)/BP/AMC/HO/2020. DATED 06.08.2020



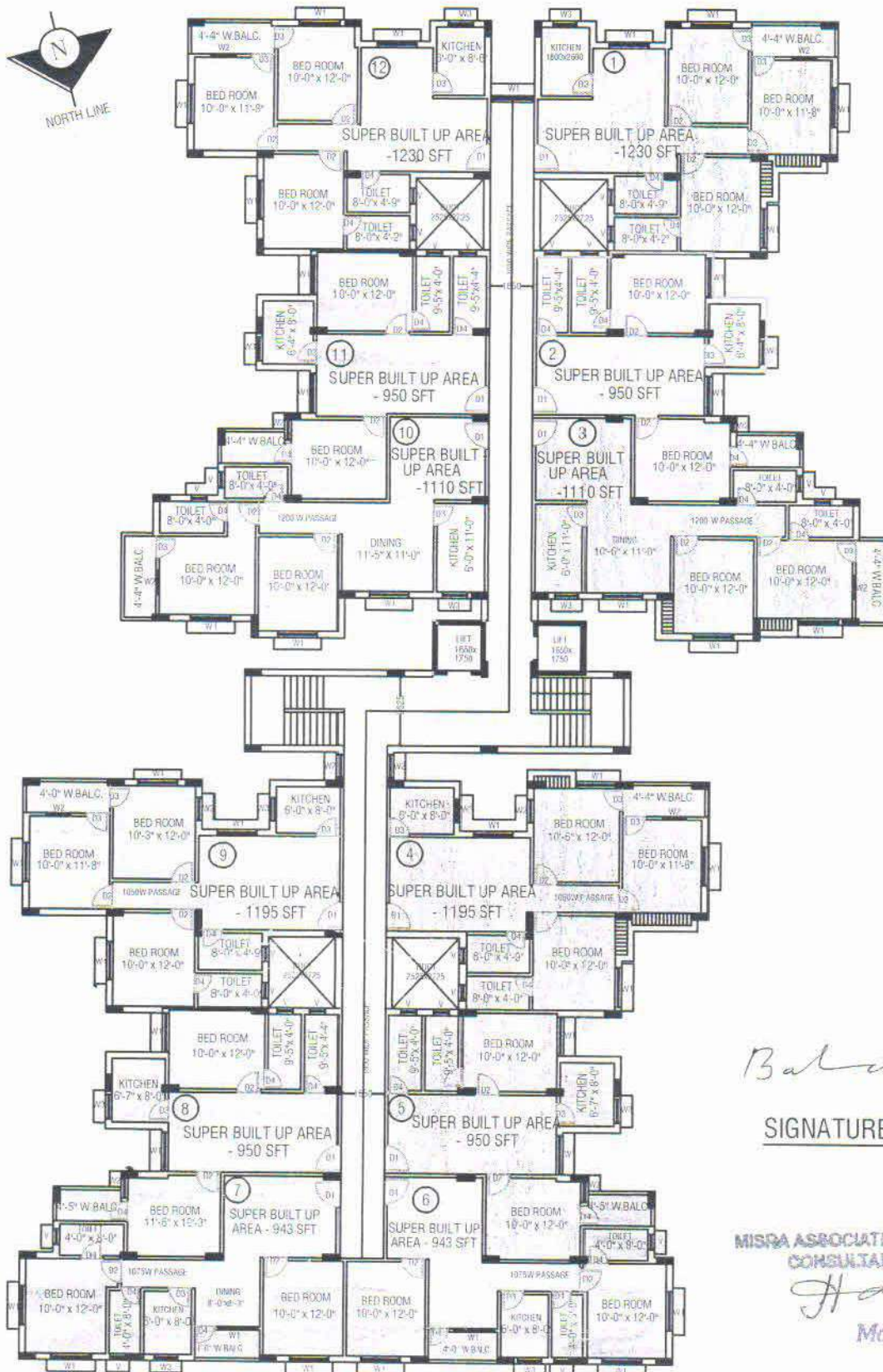
*Balendu Pandey*  
SIGNATURE OF LAND OWNER

MISRA ASSOCIATES DEVELOPMENT  
CONSULTANT PVT. LTD.  
*Haryan Mishra*  
Managing Director

SIGNATURE OF DEVELOPER

PROPOSED BASEMENT PLAN

ALLOCATION PORTION OF MR. BALENDU PANDEY (LAND ONWER, FLAT NO. 1,3,4 & 5)  
 SHOWN IN RED WASH  
 ALLOCATION PORTION OF MISRA ASSOCIATES DEV. CONS. PVT.LTD.( DEVELOPER  
 FLAT NO.- 2,6,7,8,9,10,11 & 12) SHOWN IN GREEN WASH  
 ASANSOL MUNICIPAL CORPORATION BUILDING PLAN SANTIONED  
 MEMO MO.- 835(i)/BP/AMC/HO/2020. DATED 06.08.2020



**PROPOSED THIRD FLOOR PLAN**

*Balendu Pandey*

SIGNATURE OF LAND ONWER

MISRA ASSOCIATES DEVELOPMENT  
 CONSULTANT PVT. LTR.

*Haryjann*  
 Managing Director

SIGNATURE OF DEVELOPER



LOCATION PORTION OF MR. BALENDU PANDEY (LAND OWNER, FLAT NO. 1,3,4 & 5)

OWN IN RED WASH

LOCATION PORTION OF MISRA ASSOCIATES DEV. CONS. PVT.LTD.( DEVELOPER

FLAT NO.- 2,6,7,8,9,10,11 & 12) SHOWN IN GREEN WASH

ASANSOL MUNICIPAL CORPORATION BUILDING PLAN SANTIONED

MEMO MO.- 835(i)/BP/AMC/HO/2020. DATED 06.08.2020



*Balendu Pandey*

SIGNATURE OF LAND OWNER

MISRA ASSOCIATES DEVELOPMENT CONSULTANT PVT. LTD.

*Haryan Kumar*  
Managing Director

SIGNATURE OF DEVELOPER

PROPOSED SECOND FLOOR PLAN

LOCATION PORTION OF MR. BALENDU PANDEY (LAND OWNER, FLAT NO. 1,3,4,5 & 9)

OWN IN RED WASH

ALLOCATION PORTION OF MISRA ASSOCIATES DEV. CONS. PVT.LTD. (DEVELOPER

FLAT NO.- 2,6,7,8,10,11 & 12) SHOWN IN GREEN WASH

ASANSOL MUNICIPAL CORPORATION BUILDING PLAN SANTIONED

MEMO MO.- 835(i)/BP/AMC/HO/2020. DATED 06.08.2020



PROPOSED FOURTH FLOOR PLAN

*Balendu Pandey*

SIGNATURE OF LAND OWNER

MISRA ASSOCIATES DEVELOPMENT CONSULTANT PVT. LTD.

*Hanyan Misra*  
Managing Director

SIGNATURE OF DEVELOPER

LOCATION PORTION OF MR. BALENDU PANDEY (LAND OWNER, FLAT NO. 1,3,4 & 5)

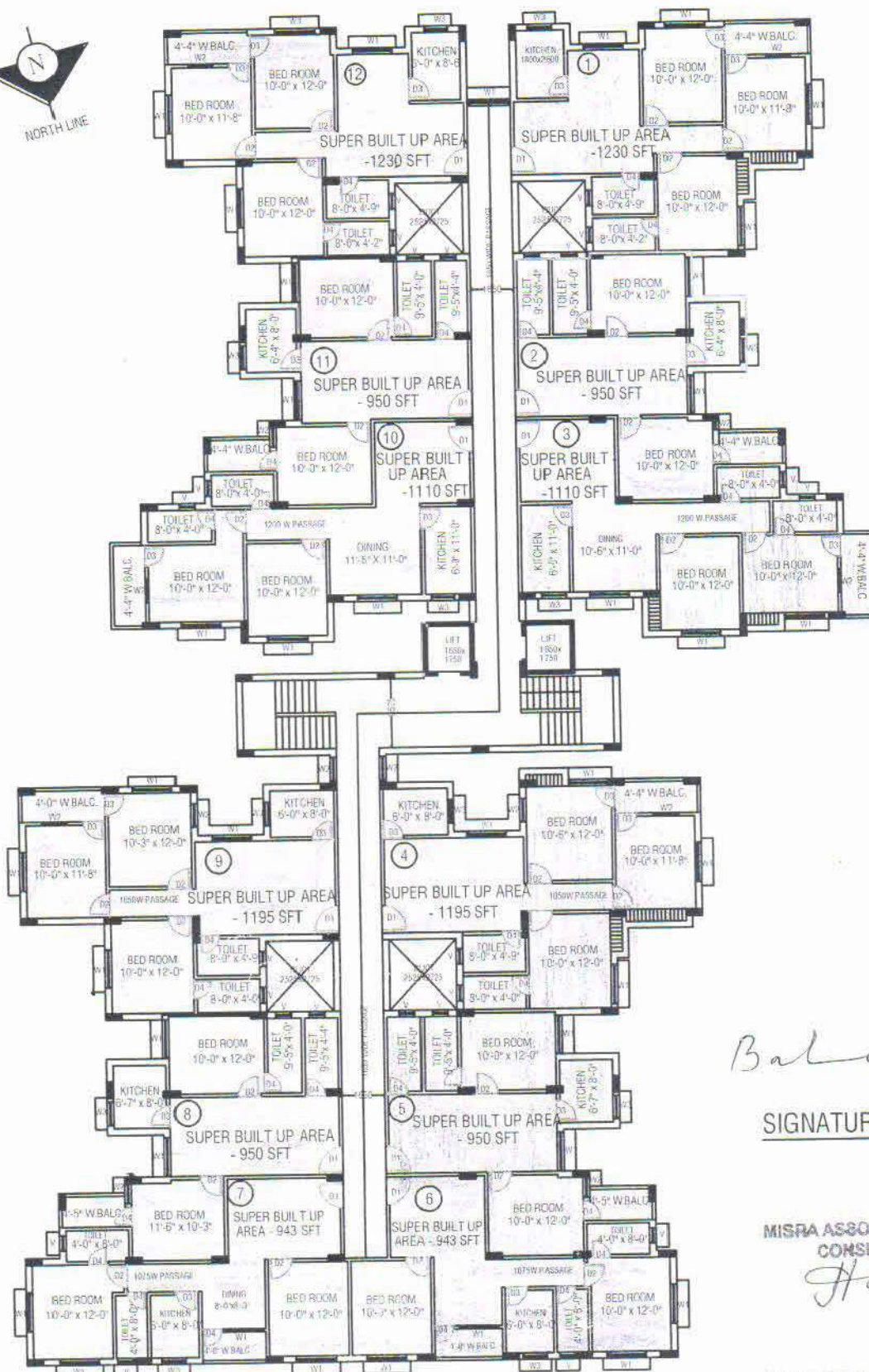
OWN IN RED WASH

ALLOCATION PORTION OF MISRA ASSOCIATES DEV. CONS. PVT.LTD. (DEVELOPER

FLAT NO.- 2,6,7,8,9,10,11 & 12) SHOWN IN GREEN WASH

ASANSOL MUNICIPAL CORPORATION BUILDING PLAN SANTIONED

MEMO MO.- 835(i)/BP/AMC/HO/2020. DATED 06.08.2020



PROPOSED FIRST FLOOR PLAN

*Balendu Pandey*

SIGNATURE OF LAND OWNER

MISRA ASSOCIATES DEVELOPMENT  
CONSULTANT PVT. LTD.

*Harjya Prasad*  
Managing Director

SIGNATURE OF DEVELOPER

LOCATION PORTION OF MR. BALENDU PANDEY (LAND OWNER, FLAT NO. 1, 2, 3 & 4)

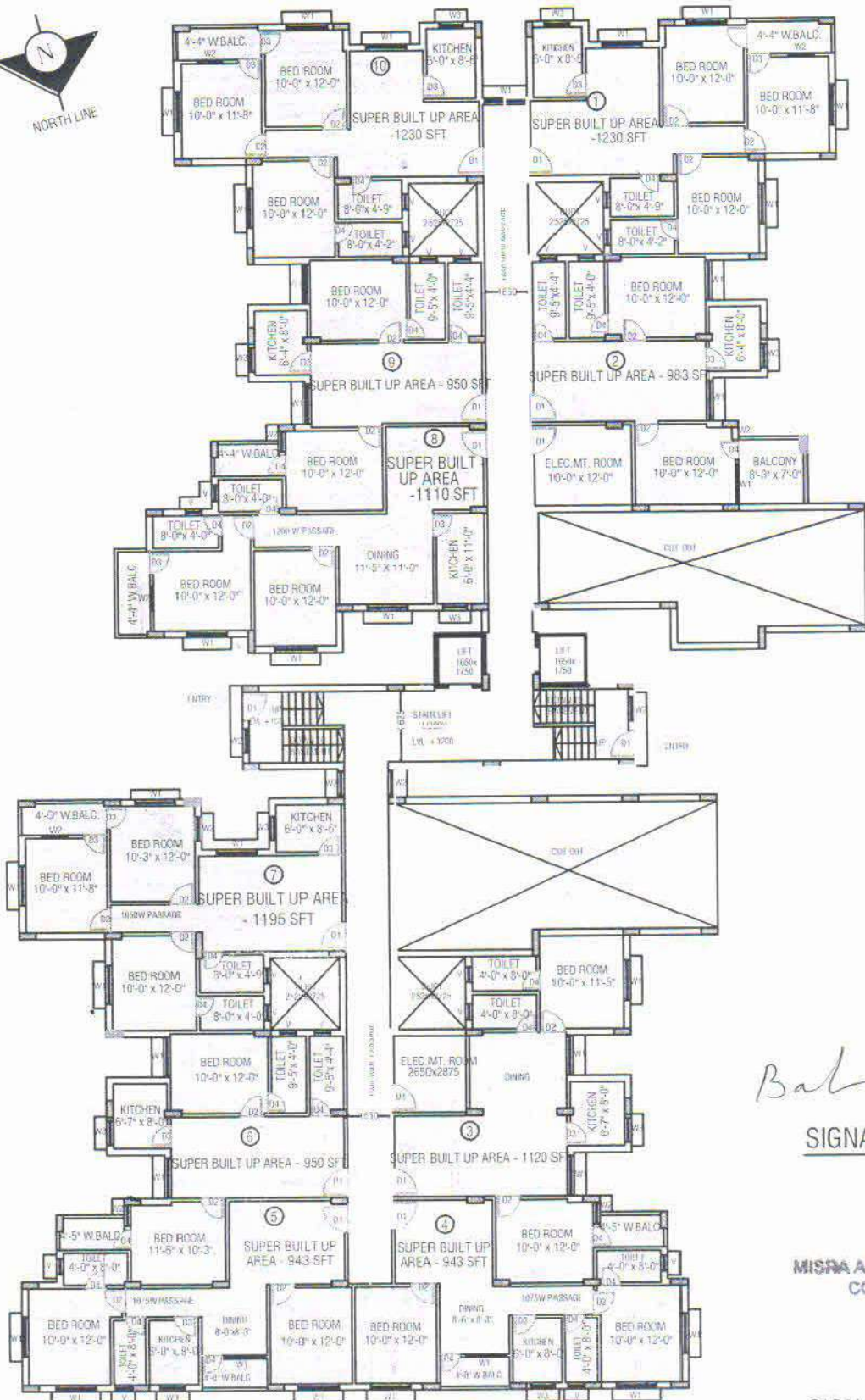
SHOWN IN RED WASH

2. ALLOCATION PORTION OF MISRA ASSOCIATES DEV. CONS. PVT. LTD. (DEVELOPER

FLAT NO. - 5, 6, 7, 8, 9 & 10) SHOWN IN GREEN WASH

ASANSOL MUNICIPAL CORPORATION BUILDING PLAN SANTIONED

MEMO MO. - 835(i)/BP/AMC/HO/2020. DATED 06.08.2020



*Balendu Pandey*

SIGNATURE OF LAND OWNER

MISRA ASSOCIATES DEVELOPMENT CONSULTANT PVT. LTD.

*Hanger...*

Managing Director

SIGNATURE OF DEVELOPER

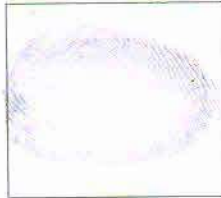
PROPOSED GROUND FLOOR PLAN

Photograph



Left Hand

Thumb



Little finger to Fore finger



Right Hand

Thumb



Fore finger to little finger



Finger prints attested by me: Baldev P. Dey

Photograph



Left Hand

Thumb



Little finger to fore finger



Right Hand

Thumb



Fore finger to little finger



Finger Prints attested by me: Harvey on name

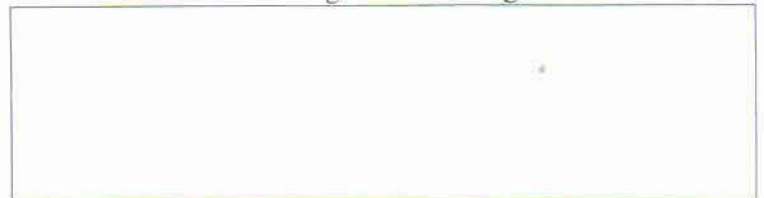
Photograph

Left Hand

Thumb



Little finger to fore finger



Right Hand

Thumb



Fore finger to little finger



Finger prints attested by me: \_\_\_\_\_

SCHEDULE PROPERTY

Within District of Burdwan, Police Station- Asansol, Post. Office Asansol, Chowki & Addl. Dist. Sub. Registry Office- Asansol, Ward No. 21, Holding No. 158(176) under Asansol Municipal Corporation, within Mouza- Dakshin Dhadka, J.L. No. 27, under R.S. Khatian No.1164, L.R Khatian No. 2926 (Two thousand nine hundred twenty six) appertaining to R.S. Plot No. 460 (Four hundred sixty) corresponding L.R Plot No. 1210 (One thousand two hundred ten) having an area 38.24 (Thirty eight point two four) Cottahs along with a forty years old one storied Pucca Building measuring covered area 3600 (Three thousand six hundred) sft at Dhadka Road, Asansol.

butted and bounded by :-

On the North ---- Road.

On the South ----Road.

On the East -----Property of Ishwar Das Gauri & others.

On the West ----- R.S Plot No. 460.

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

WITNESSES:-

1. Kamun Bera

8/0 Late Ashit Kumar Bera  
Mohisila Colony  
Asansol

2. Sudipto Chowdhury  
5/0 Lt Swapan Chowdhury  
No. 3 Mohisila Colony  
Asansol- 713303.

Drafted and prepared by me

As per instruction of the parties  
& typed in my office

Pales Saha  
Advocate, Asansol Court.

Enrolment No. WB/178/2002

Balchandra

Signatures of Executant

MISRA ASSOCIATES DEVELOPMENT  
CONSULTANT PVT. LTD.

Signatures of Attorney

Managing Director

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







Government of West Bengal




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

OFFICE OF THE A.D.S.R. ASANSOL, District Name :Burdwan

Signature / LTI Sheet of Query No/Year 02058001019188/2020

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	Mr BALENDU PANDEY Lal Bangla, P.O:- ASANSOL, P.S:- Asansol, Asansol, District:-Burdwan, West Bengal, India, PIN - 713302	Principal		1516 	Balendu Pandey 26/08/2020
2	Mr Hari Narayan Misra 186/1, G.T. Road (East), Ushagram, P.O:- USHAGRAM, P.S:- Asansol ( S ), Asansol, District:-Burdwan, West Bengal, India, PIN - 713303	Representative of Attorney [MISRA ASSOCIATES DEVELOPMENT CONSULTANT PVT LTD]		1515 	Hari Narayan Misra 26/08/2020

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Kanu Bose Son of Late Asit Bose 186 /1 G T Road East, P.O:- Ushagram, P.S:- Asansol, District:- Burdwan, West Bengal, India, PIN - 713303	Mr BALENDU PANDEY, Mr Hari Narayan Misra 			Kanu Bose 26/8/2020

(Hilol Ghosh)

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



## Major Information of the Deed

Deed No :	I-0205-04855/2020	Date of Registration	04/09/2020
Query No / Year	0205-8001019188/2020	Office where deed is registered	
Query Date	26/08/2020 2:59:43 PM	0205-8001019188/2020	
Applicant Name, Address & Other Details	P Saha Asansol, Thana : Asansol, District : Burdwan, WEST BENGAL, Mobile No. : 9563383488, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
Rs. 15,00,000/-	Rs. 1,90,67,845/-		
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]:- 020504633/2020 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: Burdwan, P.S:- Asansol, Municipality: ASANSOL MC, Road: Dhadka Road, Mouza: Dakshin Dhadka, Pin Code : 713302

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-1210	LR-2926	Bastu	Bastu	38.24 Katha	10,00,000/-	1,64,35,345/-	Property is on Road , Project Name :
<b>Grand Total :</b>					<b>63.096Dec</b>	<b>10,00,000 /-</b>	<b>164,35,345 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3600 Sq Ft.	5,00,000/-	26,32,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 3600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>3600 sq ft</b>	<b>5,00,000 /-</b>	<b>26,32,500 /-</b>	

**Pal Details :****Name,Address,Photo,Finger print and Signature**

1	<b>Mr BALENDU PANDEY (Presentant )</b> Son of Late Vijay Narayan PANDEY Lal Bangla, P.O:- ASANSOL, P.S:- Asansol, Asansol, District:-Burdwan, West Bengal, India, PIN - 713302 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AGxxxxxx2A,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 26/08/2020 , Admitted by: Self, Date of Admission: 26/08/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/08/2020 , Admitted by: Self, Date of Admission: 26/08/2020 ,Place : Pvt. Residence
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**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>MISRA ASSOCIATES DEVELOPMENT CONSULTANT PVT LTD</b> 186/1, G.T. Road (East), Ushagram,, P.O:- USHAGRAM, P.S:- Asansol ( S ), Asansol, District:-Burdwan, West Bengal, India, PIN - 713303 , PAN No.:: AAxxxxxx8N,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Hari Narayan Misra</b> Son of Late Gouri Sankar Misra 186/1, G.T. Road (East), Ushagram, P.O:- USHAGRAM, P.S:- Asansol ( S ), Asansol, District:-Burdwan, West Bengal, India, PIN - 713303, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx6P,Aadhaar No Not Provided Status : Representative, Representative of : MISRA ASSOCIATES DEVELOPMENT CONSULTANT PVT LTD (as MD)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Kanu Bose</b> Son of Late Asit Bose 186 /1 G T Road East, P.O:- Ushagram, P.S:- Asansol, District:-Burdwan, West Bengal, India, PIN - 713303			
Identifier Of Mr BALENDU PANDEY, Mr Hari Narayan Misra			

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Mr BALENDU PANDEY	MISRA ASSOCIATES DEVELOPMENT CONSULTANT PVT LTD-63.096 Dec

**Transfer of property for S1**

SI.No	From	To. with area (Name-Area)
1	Mr BALENDU PANDEY	MISRA ASSOCIATES DEVELOPMENT CONSULTANT PVT LTD-3600.00000000 Sq Ft

## Land Details as per Land Record

District: Burdwan, P.S:- Asansol, Municipality: ASANSOL MC, Road: Dhadka Road, Mouza: Dakshin Dhadka, Pin Code : 713302

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1210, LR Khatian No:- 2926	Owner:বলেন্দু পান্ডে, Gurdian:মৃত বিজয় নারায় পান্ডে, Address:নিজ , Classification:বাস্তু, Area:0.65000000 Acre,	Owner Name not selected by applicant.

**On 26-08-2020**

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

Presented for registration at 20:00 hrs on 26-08-2020, at the Private residence by Mr BALENDU PANDEY ,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 1,90,67,845/-

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

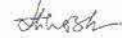
Execution is admitted on 26/08/2020 by Mr BALENDU PANDEY, Son of Late Vijay Narayan PANDEY, Lal Bangla, P.O: ASANSOL, Thana: Asansol, , City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713302, by caste Hindu, by Profession Others

Indetified by Mr Kanu Bose, , , Son of Late Asit Bose, 186 /1 G T Road East, P.O: Ushagram, Thana: Asansol, , Burdwan, WEST BENGAL, India, PIN - 713303, by caste Hindu, by profession Others

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

Execution is admitted on 26-08-2020 by Mr Hari Narayan Misra, MD, MISRA ASSOCIATES DEVELOPMENT CONSULTANT PVT LTD, 186/1, G.T. Road (East), Ushagram,, P.O:- USHAGRAM, P.S:- Asansol ( S ), Asansol, District:-Burdwan, West Bengal, India, PIN - 713303

Indetified by Mr Kanu Bose, , , Son of Late Asit Bose, 186 /1 G T Road East, P.O: Ushagram, Thana: Asansol, , Burdwan, WEST BENGAL, India, PIN - 713303, by caste Hindu, by profession Others



Hillol Ghosh  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ASANSOL  
Burdwan, West Bengal

**On 04-09-2020**

**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/- ( E = Rs 14/- ) and Registration Fees paid by Cash Rs 14/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 60/- and Stamp Duty paid by Stamp Rs 100/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 186, Amount: Rs.100/-, Date of Purchase: 18/08/2020, Vendor name: B Dawn



Hillol Ghosh  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ASANSOL  
Burdwan, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0205-2020, Page from 109557 to 109585  
being No 020504855 for the year 2020.



*Hillol Ghosh*

Digitally signed by HILLOL GHOSH  
Date: 2020.09.14 14:00:11 +05:30  
Reason: Digital Signing of Deed.

(Hillol Ghosh) 2020/09/14 02:00:11 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ASANSOL  
West Bengal..

(This document is digitally signed.)