

5688/2020

(D) 5768



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AD 428294

Handwritten signature and date: 20/10/20

8001272938

Ref :- Query No. /2020

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

DEVELOPMENT POWER OF ATTORNEY
AFTER REGISTERED DEVELOPMENT
OR CONSTRUCTION AGREEMENT

Handwritten signature
Addl. District Sub-Registrar
Asansol, Dist. - Paschim Bardhamar

07 OCT 2020

THIS DEVELOPMENT POWER OF ATTORNEY made this
the day of 1st October in the year 2020 by :-

ContdP/2

Handwritten signature

क्रमांक नं. 2 / 2002 तारीख: 20.10.20

मूला: 2002

क्रमांक: 2/2002

नीचला (दख्खिन) त्री विद्यालय मां ए. डि. ए. क्वार्टर त्रिभुवन

आजातसाल सांडीसाल नर २/८३

आजातसाल टिकादी वडील अदिवा

अपणत (कवण) अपणत


पणत ५५
Hairnaya Goswami

 1988

Hairnaya Goswami

 1989

Malati Goswami

 1987

MISRA ASSOCIATES CONSULTANT PVT. LTD.
Mangal
Managing Director



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

05 OCT 2020

Hamban

-:2:-

(1) MR. HARI NARAYAN GOSWAMI (PAN ACYPG7798K) son of Late Binoy Krista Goswami (2) MRS. MALATI GOSWAMI (PAN AVQPG1013Q) wife of Mr. Hari Narayan Goswami by faith Hindu, Nationality- Indian, resident of R.K Roy Road Ismile, P.O. Asansol, Police Station- Hirapur, Dist- Paschim Bardhaman (W.B), Pin 713301 herein after referred to as the EXECUTORS.

WHEREAS previously Mr. Bhabataran Roy being lawful owner of R.S. Plot No. 526, R.S. Kh No. 1085, mouza Ismile, P.S. Hirapur, Dist Burdwan, sold and transferred the land having area 23(Twenty three) decimals on said plot to Smt. Kadambini Debi wife of late Suresh Chandra Mukhopadhyay vide registered deed of sale being no. 3978 of 1949, at Sub Registrar office at Asansol, thereafter she duly and correctly recorded her name in R.S Record of Right being R.S Khatian No. 1085.

AND WHEREAS Smt. Kadambini Debi wife of late Suresh Chandra Mukhopadhyay being lawful owner sold and transferred the said land to Smt. Suniti Hazra wife of Mr. Ajit Kumar Hazra vide registered deed of sale being no. 5408 of 1968, at Sub Registrar office at Asansol.

AND WHEREAS thereafter being lawful owner and possessor aforesaid Smt. Suniti Hazra sold and transferred the land having area 7(Seven) cottahs from the above noted land to Mr. Surjo Narayan Goswami son of Mr. Benoy Krishna Goswami vide registered deed of sale being no. 7467 of 1974, at Sub Registrar office at Asansol. Contd.....P/3

BK
AK

AND WHEREAS thereafter being lawful owner and possessor aforesaid Mr. Surjo Narayan Goswami sold and transferred the land having area 7(Seven) cottahs from above noted land to Smt. Malati Goswami wife of Hari Narayan Goswami vide registered deed of sale being no. 6536 of 1977, at Sub Registrar office at Asansol, thereafter she recorded her name in the L.R. Record of Right being L.R. Kh No. 2533.

AND WHEREAS also being lawful owner and possessor aforesaid Smt Sunita Hazra subsequently sold and transferred the land having area 7(Seven) cottahs from the above noted land to Mr. Hari Narayan Goswami son of Mr. Benoy Krishna Goswami vide registered deed of sale being no. 7464 of 1974, at Sub Registrar office at Asansol, thereafter he recorded his name in the L.R. Record of Right being L.R. Kh No. 2125.

AND WHEREAS in the circumstances, the executants are the owners and in possessors of the said property which more fully mentioned in the schedule given below.

AND WHEREAS the executants have seized and possessed of a piece of land measuring 0.229(zero point two two nine) acres within Asansol Municipal Corporation then constructed a two storied building on the plot said deed and same has been assessed by AMC being Holding No. 169/97/17 & 96/97 ward no. 09/84 at Ismile R.K Roy Road, Asansol more fully described in the schedule below.

AND WHEREAS the executants are lawful owners by virtue of such purchase and has been owning & possessing the said property peacefully and uninterruptedly and the said property which is free from all encumbrances, charges, disputes and/or mortgages;

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Handwritten signature

AND WHEREAS owing to divers reasons and/or lack of technical knowledge and manpower the Executors are unable to start the construction/development works on schedule property and has been in search a developer who can undertake the responsibility of construction and/or development work on the said property as more fully and particularly describe in the schedule herein below.

AND WHEREAS the executors being desirous to developing their property with specific demarcation and boundaries measuring area 0.229(zero point two two nine) acres, on above noted plot, which is morefully mentioned in the schedule below and made a registered development agreement with developer/attorney being deed 5.10.2020 no. 5644 of 2020 registered before A.D.S.R. at Asansol, according to said agreement executors 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 we the Executors 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

ContdP/5

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 our 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 our Constituted Attorney in our name on our 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 property as 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.
3. To sign the said building plan/plans and all other necessary application/applications and documents on our behalf.
4. To pay and incur all fees, costs, charges and expenses for the said building plan or plans.
5. 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.

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2. 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.

3. To fix and settle the sale price of the respective flats/units/apartments/car parking space/land etc. invite offers make publicity by way of advertisement or otherwise to promote selling and/or invite to sale said respective land/flats/units/apartment/shop/office/godown/

ContdP/7

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.

4. 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.

5. 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 land/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/ exchange / rent/applications, petition/s, declaration/s bond/s and other papers and documents as may from time to time be necessary or required.

6. 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.

7. To apply for and obtain telephone, electricity, water, drainage, sewerage, and other public utility services in or upon the said schedule property and/or the proposed new building to be erected in or upon the said schedule property as agreed upon between the parties either in the name of the executants or any other person or party as the said attorney/s shall think fit and proper.

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(2021)

8. To erect and/or construct new building and boundary walls in or upon the said schedule property 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.
9. 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 property as may from time to time be necessary and required.
10. 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.
11. To enter into negotiations, agreements, contracts and other transactions to fix and settle the sale price for sale and/or disposal of the land, 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 to be sanctioned/approved by the concerned authority which would belong to the developer except executants share, as per understanding between the parties. Contd ...P/9



12. To receive collect and realize payments from the intending purchaser/s the sale prices of the land/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 executants in terms of the Development/Agreement.
13. 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/land/office/shop/parking etc to be constructed in or upon the said schedule property in term of the understanding between the parties and to give valid discharge. The money so receive by our constituted attorney under these presents will belong to developer and the executants of these presents shall have no claim whatsoever.
14. 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 executants and the developer herein.
15. 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.
16. To invest necessary funds and bear all expenditure whatsoever for all dismantling, constructions, supervision and management of the said multistoried building.

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17. For further, better and more effectually doing effecting and performing any of the several matters and things aforesaid we the executants herein give and grant unto our 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 their place for all or any of the matters aforesaid upon such terms and conditions as our 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 transfer and/or sale 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 property aforesaid as fully and eventually to all intents and purposes as we the owners/ executants and/or severally might or could do as if we was personally present.

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

We hereby RATIFY AND CONFIRM and agree to ratify and confirm whatsoever our said attorney to do or cause to be done by virtue of THESE PRESENTS AND we the Executants 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/ land and other spaces and sales and/or disposal of the new building as agreed upon by and between the parties.

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SCHEDULE PROPERTY

Within District of Burdwan, Police Station- Hirapur, Post. Office Asansol, Chowki & Addl. Dist. Sub. Registry Office- Asansol, Holding No. 169/97/17 & 96/97. of Ward No. 9/84 under Asansol Municipal Corporation, within Mouza- Ismile, J.L. No. 22, under R.S Khatian No. 1085(One thousand eighty five) corresponding to L.R Khatian No. 2125 & 2533 appertaining to:-

SL NO	R.S.PLOT	L.R.PLOT	AREA (in acres)
01.	526	866	0.007(zero point zero zero seven)
02	526	868	0.167(zero point one six seven)
03	526	869	0.015(zero point zero one five)
04	526	870	0.02(zero point zero two)
05	526	882	0.02(zero point zero two)

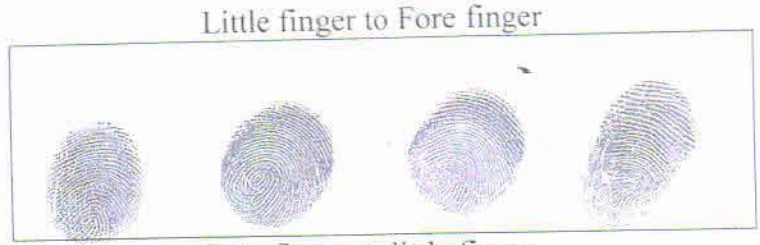
total land measuring an area 0.229(zero point two two nine) acres with twenty years old two storied building Ground Floor building cover area 400(Four hundred) sft and First Floor cover area 300(Three hundred) sft total cover area 700(Seven hundred) sft

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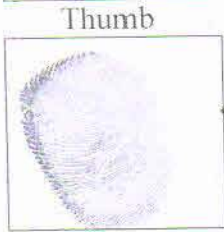
Photograph



Left Hand



Right Hand

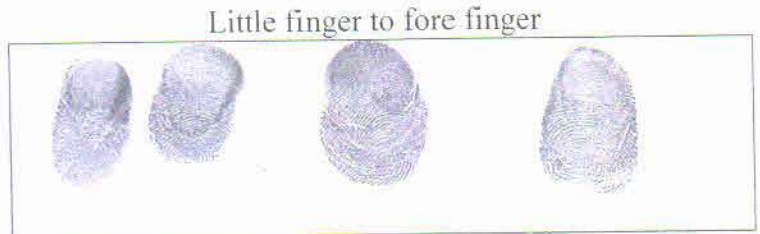


Finger prints attested by me: Harinayan

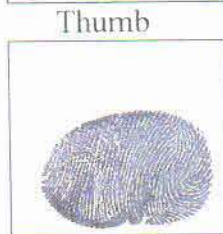
Photograph



Left Hand



Right Hand

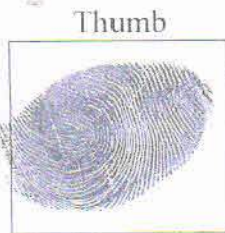


Finger Prints attested by me: Malati Goswami

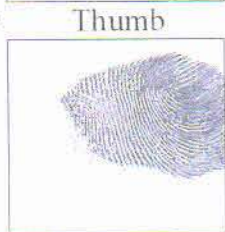
Photograph



Left Hand



Right Hand



Finger prints attested by me: Harinayan Goswami

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MISRA ASSOCIATES DEVELOPMENT
CONSULTANTS PRIVATE LIMITED



07/07/1988

Permanent Account Number

AADCM6408N

02072011

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

HARI NARAYAN MISRA
GOURI SHANKAR MISRA



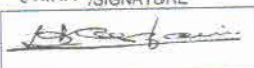

04/10/1958
Permanent Account Number
AEZPM1426P


Signature



In case this card is lost/ found, kindly inform / return to
Income Tax PAN Services Unit, UTTISL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचित करें/ लौटाएं।
आयकर पैन सेवा-यूनिट, UTTISL
प्लॉट नं: ३, सेक्टर-११, सी.बी.डी. बेलपुर,
नवी मुंबई-४००/६१४.

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER	ACYPG7798K	
	नाम /NAME HARI NARAYAN GOSWAMI	
	पिता का नाम /FATHER'S NAME BINOY KRISTA GOSWAMI	
	जन्म तिथि /DATE OF BIRTH 01-01-1947	
हस्ताक्षर /SIGNATURE		
		आयकर आयुक्त, प.बं.-II COMMISSIONER OF INCOME-TAX, W.B. - II

Hari Narayan Goswami
Binoy Krista Goswami

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MALATI GOSWAMI
MAGARAM LAYEK

24/07/1952
Permanent Account Number

AVQPG1013Q

Malati Goswami
Signature



20082010

Malati Goswami

SKETCH PLAN SHOWING THE POSITION OF LAND WITH STRUCTURE, ON R. S.

PLOT NO - 526, R. S. KHATIAN NO - 1085, L. R. PLOT NO - 866, 868, 869, 870, 882,

L. R. KHATIAN NO - 2125, 2533, P. S. HIRAPUR, MOUZA - ISMILE,

LAND OWNER - 1) SRI HARI NARAYAN GOSWAMI, S/O LT. BINOY KRISTA,

GOSWAMI, 2) SMT. MALATI GOSWAMI, W/O SRI HARI NARAYAN GOSWAMI.

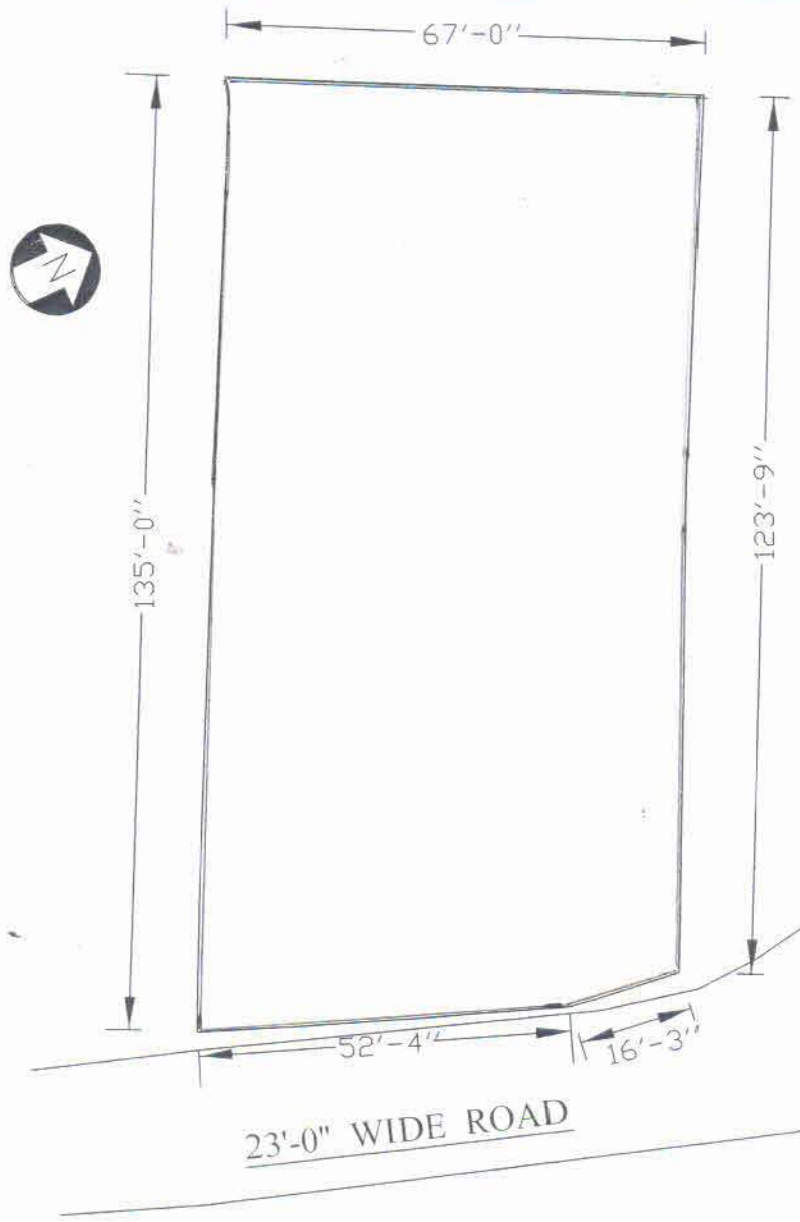
ATTORNEY - MISRA ASSOCIATES DEVELOPMENT CONSULTANT PVT. LTD.

TOTAL AREA OF LAND - 23 SATAK.

GROUND FLOOR CONSTRUCTED AREA - 400 SFT.

FIRST FLOOR CONSTRUCTED AREA - 300 SFT.

HOUSE OF AJOY CHATTERJEE & OTHERS



Drawn By
Debasmita Bandyopadhyay
Debasmita Bandyopadhyay
A.M.C., Lic No. - 008 / L.S.P. 88

HOUSE OF MIHIR ROY.

HOUSE OF NARAYAN
CHANDRA BHATTACHARJEE.

Ajoy Chatterjee
Malati Goswami
MISRA ASSOCIATES DEVELOPMENT
CONSULTANT PVT. LTD.
Harman
Managing Director

-:12:-

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

WITNESSES:-

1. Kamal Barua
S/O Ashit Kumar Barua
Mohinila Colony
Asansol

Aparinayan Goswami
Katali Goswami
Signatures of Executants

MISRA ASSOCIATES DEVELOPMENT
CONSULTANTS PVT. LTD.

Hemant Kumar
Managing Director

2.

Sudipto Chowdhury
S/O Lt Swapan Chowdhury
No. 3 Mohinila Colony
Asansol - 73303.

Signatures of Attorney

Drafted and prepared by me

As per instruction of the parties

& typed in my office

Palas Saha
Advocate, Asansol Court.

Enrolment No. WB/178/2002

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 02058001272938/2020

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr HARI NARAYAN GOSWAMI ISMILE R K ROY ROAD, P.O:- ASANSOL, P.S:- Hirapur, Asansol, District:-Burdwan, West Bengal, India, PIN - 713301	Principal			 22/10/15
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]			

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
3	Mrs MALATI GOSWAMI R.K Roy Road Ismile, P.O:- Asansol, P.S:- Hirapur, Asansol, District:-Burdwan, West Bengal, India, PIN - 713301	Principal			<i>Malati Goswami</i> 05/10/20
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Kanu Bose Son of Late Asit Bose 186 G T Road Ushagram, P.O:- Ushagram, P.S:- Asansol, District:- Burdwan, West Bengal, India, PIN - 713303	Mr HARI NARAYAN GOSWAMI, Mr HARI NARAYAN MISRA, Mrs MALATI GOSWAMI			<i>Kanu Bose</i> 5/10/2020

(Hillol Ghosh)

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

Major Information of the Deed

Deed No :	I-0205-05768/2020	Date of Registration	07/10/2020
Query No / Year	0205-8001272938/2020	Office where deed is registered	
Query Date	05/10/2020 4:49:42 PM	0205-8001272938/2020	
Applicant Name, Address & Other Details	Palas Saha Asansol Court, Thana : Asansol, District : Burdwan, WEST BENGAL, Mobile No. : 9434311004, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 1/-]		
Set Forth value	Market Value		
Rs. 55,000/-	Rs. 1,36,01,074/-		
Stamp duty 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]:- 020505644/2020 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Burdwan, P.S:- Hirapur, Municipality: ASANSOL MC, Road: R. K. Roy Road, Mouza: Ismile, Pin Code : 713301

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-866	LR-2125	Bastu	Danga	0.007 Acre	1,000/-	4,00,909/-	Width of Approach Road: 23 Ft., , Project Name :
L2	LR-868	LR-2125	Bastu	Danga	0.167 Acre	1,000/-	95,64,541/-	Width of Approach Road: 23 Ft., , Project Name :
L3	LR-869	LR-2125	Bastu	Bastu	0.015 Acre	1,000/-	8,59,091/-	Width of Approach Road: 23 Ft., , Project Name :
L4	LR-870	LR-2125	Bastu	Danga	0.02 Acre	1,000/-	11,45,454/-	Width of Approach Road: 23 Ft., , Project Name :
L5	LR-882	LR-2125	Bastu	Danga	0.02 Acre	1,000/-	11,45,454/-	Width of Approach Road: 23 Ft., , Project Name :
		TOTAL :			22.9Dec	5,000 /-	131,15,449 /-	
		Grand Total :			22.9Dec	5,000 /-	131,15,449 /-	

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, L4, L5	700 Sq Ft.	50,000/-	4,85,625/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		700 sq ft	50,000 /-	4,85,625 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Mr HARI NARAYAN GOSWAMI (Presentant) Son of Late BINOY KRISHNA GOSWAMI ISMILE R K ROY ROAD, P.O:- ASANSOL, P.S:- Hirapur, Asansol, District:-Burdwan, West Bengal, India, PIN - 713301 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ACxxxxxx8K,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 01/10/2020 , Admitted by: Self, Date of Admission: 05/10/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 01/10/2020 , Admitted by: Self, Date of Admission: 05/10/2020 ,Place : Pvt. Residence</p>
2	<p>Mrs MALATI GOSWAMI Wife of Mr Hari Narayan GOSWAMI R.K Roy Road Ismile, P.O:- Asansol, P.S:- Hirapur, Asansol, District:-Burdwan, West Bengal, India, PIN - 713301 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AVxxxxxx3Q,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 01/10/2020 , Admitted by: Self, Date of Admission: 05/10/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 01/10/2020 , Admitted by: Self, Date of Admission: 05/10/2020 ,Place : Pvt. Residence</p>

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>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 , PAN No.:: AAxxxxxx8N,Aadhaar No Not Provided, Status :Organization, Executed by: Representative</p>

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Mr HARI NARAYAN MISRA Son of Mr Gouri Shankar 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)</p>

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Kanu Bcse Son of Late Asit Bose 186 G T Road Ushagram, P.O:- Ushagram, P.S:- Asansol, District:- Burdwan, West Bengal, India, PIN - 713303			

Identifier Of Mr HARI NARAYAN GOSWAMI, Mr HARI NARAYAN MISRA, Mrs MALATI GOSWAMI

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr HARI NARAYAN GOSWAMI	MISRA ASSOCIATES DEVELOPMENT CONSULTANT PVT LTD-0.35 Dec
2	Mrs MALATI GOSWAMI	MISRA ASSOCIATES DEVELOPMENT CONSULTANT PVT LTD-0.35 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr HARI NARAYAN GOSWAMI	MISRA ASSOCIATES DEVELOPMENT CONSULTANT PVT LTD-8.35 Dec
2	Mrs MALATI GOSWAMI	MISRA ASSOCIATES DEVELOPMENT CONSULTANT PVT LTD-8.35 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr HARI NARAYAN GOSWAMI	MISRA ASSOCIATES DEVELOPMENT CONSULTANT PVT LTD-0.75 Dec
2	Mrs MALATI GOSWAMI	MISRA ASSOCIATES DEVELOPMENT CONSULTANT PVT LTD-0.75 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Mr HARI NARAYAN GOSWAMI	MISRA ASSOCIATES DEVELOPMENT CONSULTANT PVT LTD-1 Dec
2	Mrs MALATI GOSWAMI	MISRA ASSOCIATES DEVELOPMENT CONSULTANT PVT LTD-1 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Mr HARI NARAYAN GOSWAMI	MISRA ASSOCIATES DEVELOPMENT CONSULTANT PVT LTD-1 Dec
2	Mrs MALATI GOSWAMI	MISRA ASSOCIATES DEVELOPMENT CONSULTANT PVT LTD-1 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr HARI NARAYAN GOSWAMI	MISRA ASSOCIATES DEVELOPMENT CONSULTANT PVT LTD-350.00000000 Sq Ft
2	Mrs MALATI GOSWAMI	MISRA ASSOCIATES DEVELOPMENT CONSULTANT PVT LTD-350.00000000 Sq Ft

Details as per Land Record

Burdwan, P.S:- Hirapur, Municipality: ASANSOL MC, Road: R. K. Roy Road, Mouza: Ismile, Pin Code :

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 866, LR Khatian No:- 2125	Owner:হরিনারায়ন গোস্বামী, Gurdian:বিন গোস্বাম, Address:নিজ , Classification:বাস্ত, Area:0.00400000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 868, LR Khatian No:- 2125	Owner:হরিনারায়ন গোস্বামী, Gurdian:বিন গোস্বাম, Address:নিজ , Classification:বাস্ত, Area:0.08700000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 869, LR Khatian No:- 2125	Owner:হরিনারায়ন গোস্বামী, Gurdian:বিন গোস্বাম, Address:নিজ , Classification:বাস্ত, Area:0.01000000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 870, LR Khatian No:- 2125	Owner:হরিনারায়ন গোস্বামী, Gurdian:বিন গোস্বাম, Address:নিজ , Classification:বাস্ত, Area:0.01000000 Acre,	Owner Name not selected by applicant.
L5	LR Plot No:- 882, LR Khatian No:-2125	Owner:হরিনারায়ন গোস্বামী, Gurdian:বিন গোস্বাম, Address:নিজ , Classification:বাস্ত, Area:0.01000000 Acre,	Owner Name not selected by applicant.

05-10-2020

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

Presented for registration at 19:30 hrs on 05-10-2020, at the Private residence by Mr HARI NARAYAN GOSWAMI , 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 1,36,01,074/-

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

Execution is admitted on 05/10/2020 by 1. Mr HARI NARAYAN GOSWAMI, Son of Late BINOY KRISHNA GOSWAMI, ISMILE R K ROY ROAD, P.O: ASANSOL, Thana: Hirapur, , City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713301, by caste Hindu, by Profession Others, 2. Mrs MALATI GOSWAMI, Wife of Mr Hari Narayan GOSWAMI, R.K Roy Road Ismile, P.O: Asansol, Thana: Hirapur, , City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713301, by caste Hindu, by Profession House wife

Indetified by Mr Kanu Bose, , , Son of Late Asit Bose, 186 G T Road Ushagram, 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 05-10-2020 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 G T Road Ushagram, P.O: Ushagram, Thana: Asansol, , Burdwan, WEST BENGAL, India, PIN - 713303, by caste Hindu, by profession Others

Hillol Ghosh

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

On 07-10-2020

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. 100/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp
1. Stamp: Type: Impressed, Serial no 05, Amount: Rs.100/-, Date of Purchase: 01/10/2020, Vendor name: B Dawn

Hillol Ghosh

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 130061 to 130087

being No 020505768 for the year 2020.



Digitally signed by HILLOL GHOSH
Date: 2020.10.16 20:13:15 +05:30
Reason: Digital Signing of Deed.

Hillol Ghosh

(Hillol Ghosh) 2020/10/16 08:13:15 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
West Bengal.

(This document is digitally signed.)