

4559/19

D 4647



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

503611

E 503611

5-0-5000

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

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

07 JUN 2019

Ref : Query No. 02050000848046/2019

GRN : 19-201920-002079081-5

GENERAL POWER OF ATTORNEY

LET ALL MEN KNOW BY THESE PRESENTS that this GENERAL POWER OF ATTORNEY, I, Sri Niranjan Mondal son of late Bholanath Mondal, PAN-AQCPM0581E, by faith Hindu, by citizenship Indian, resident of Kalyanpur Housing Estate, Asansol, P.O. R.K. Mission Asansol, PIN-713305, P.S. Asansol (North), Sub-Division and Addl. Dist. Sub-Registry Office Asansol, Dist. Paschim Bardhaman hereinafter called the "Principal" is owner of the land mentioned in the schedule below and I have been owning and possessing the same peacefully and uninterruptedly.

Page 1 of 6

क्रमांक नं. 2  
दिनांक 07/06/2019  
पुस्तक नं. 1085  
पृष्ठ नं. 1085  
आसोल उपखण्ड, पश्चिम बर्धमान जिला  
नियमित प्रकृत प्रमाण।



Niraijan Mondal



1085

Niraijan Mondal



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

04 JUN 2019

Asghar Anis

Niranjan Mondal

WHEREAS the Principal is absolute owner of the land measuring 89 (Eighty nine) decimals mentioned in the schedule below and I have been owning and possessing the same peacefully and uninterruptedly.

AND WHEREAS the Principal's ownership in respect of the said land has been duly recorded in the L.R. Record of Rights in L.R. Khatian No. 195 (One hundred ninety five) of Mouza Marichkota, P.S. Asansol, Dist. Paschim Bardhaman.

AND WHEREAS I, the above named Sri Niranjan Mondal do hereby constitute nominate and appoint my well-wisher and reliable person Zafar Imam Ansari son of Fazlur Rahman, by faith Muslim, by occupation Business, PAN-AYKPA2038G, by citizenship Indian, resident of Sitarampur, P.O. Sitarampur, PIN-713359, P.S. Kulti, Dist. Paschim Bardhaman as my true and lawful attorney for me in my name and on my behalf to do and execute all or any of the following acts, deeds, things in respect of my schedule mentioned land that is to say;

1. To negotiates on the terms and to agree to sell the land mentioned in the schedule below to any intending purchaser/or purchasers at such marketable price which my said attorney think fit and proper and agree upon and to enter into any agreement/agreements for such sale and/or to cancel and /or repudiate the same.
2. To receive from the intending purchaser/purchasers any earnest money and/or advance or advances and also the balance of consideration amount on completion of such sale or sales and to

Page 2 of 6

Niranjan Mondal

give good, valid receipt and discharge for the same which will protect the purchaser or purchasers.

3. Upon such receipt in my name on my behalf and as I act and deed to sign, execute and delivery any deed of sale, conveyance of the said property in favour of such purchaser or purchasers.
4. To sign and execute the deed/deeds of sale, transfer, conveyance and all other instruments and assurances which I shall consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually selling and conveying the property mentioned in the schedule below which belongs to me as I could do myself if personally present.
5. To present any such deed of sale, conveyance or other documents for registration executed by my attorney on my behalf and to admit execution thereof and receipt of the consideration before the Addl. Dist. Sub-Registrar Asansol and/or Registrar having authority for and to have registered according to law and to do all other acts, deeds and things which my said attorney shall consider necessary for selling and conveying the said property to such purchaser as fully and effectually in all respect as I could do the same myself.
6. To initiate and legal proceedings and to defend any suit or proceeding against any person and to appoint lawyer and agent and to sign and verify all pleading and written statements and

Niranjani Mondal

applications as may be required for safeguarding my interest in respect of my said property.

7. To appear and act in all the courts, Civil/Criminal or Revenue, Original or Appellate or any other authority either Government or Quasi Government and to represent my case in connection with my said land mentioned in the schedule.
8. To sign and swear affidavit/affidavits on my behalf.
9. Be it expressly stated that this deed does not constitute/create/assume at all or any kind of transfer of the land mentioned in the schedule below and no monetary transaction has been made and has not delivered possession of the land and enjoyment in favour of the Attorney and all consideration money to be settled and received by the Attorney in due time must be deposited in the Principal's Bank account.
10. Be it noted that this Power of Attorney is being granted in favour of the Attorney without any consideration and no ownership or right is created on the said property which is subject matter of this deed. The Attorney shall have no power to make development or construction upon the land mentioned in the schedule below. This Power is revocable.

And generally to do all acts, deeds and things and necessary for the purpose aforesaid as fully and effectually in all respects as I could do the same myself in respect of my said property.

Niranjan Mondal

And I the aforesaid executant hereby agree and undertake to ratify and confirm all and whatsoever my said attorney shall lawfully do or cause to be done by virtue of this Deed.

**SCHEDULE OF THE PROPERTY**

In the Dist. of Paschim Bardhaman, Police Station Asansol, Sub-Division and Addl. Dist. Sub-Registry Office Asansol, J.L. No. 2, Mouza Marichkota, L.R. Khatian No. 195 (One hundred ninety five),

1. R.S. & L.R. Plot No. 909 (Nine hundred nine), Class Kanali, measuring 13 (Thirteen) decimals.
2. R.S. & L.R. Plot No. 915 (Nine hundred fifteen), Class Kanali, measuring 46 (Forty six) decimals.
3. R.S. & L.R. Plot No. 917 (Nine hundred seventeen), Class Kanali, measuring 06 (Six) decimals.
4. R.S. & L.R. Plot No. 918 (Nine hundred eighteen), Class Kanali, measuring 03 (Three) decimals.
5. R.S. & L.R. Plot No. 937 (Nine hundred thirty seven), Class Baid, measuring 03 (Three) decimals.
6. R.S. & L.R. Plot No. 951 (Nine hundred fifty one), Class Baid, measuring 12 (Twelve) decimals.
7. R.S. & L.R. Plot No. 1292 (One thousand two hundred ninety two), Class Baid, measuring 03 (Three) decimals.

8. R.S. & L.R. Plot No. 1294/1672 (One thousand two hundred ninety four bata one thousand six hundred seventy two), Class Baid, measuring 03 (Three) decimals.

Total measuring 89 (Eighty nine) decimals of land.

Proposed use : Nursery

The property is all along surrounded by agricultural lands and there is no road.

IN WITNESS WHEREOF the executant sign and execute these presents on this the 4<sup>th</sup> day of June, 2019.

**Witnesses:-**

1. Asghar Asiri  
S/o Md. Azizur Rahman  
of Sitarampur, P.S. Kultu  
P.O. Sitarampur  
PIN - 713355

2. Smt. Ujjayanti Devi  
S/o Ujjayanti Devi

Smt. Ujjayanti Devi

Niranjan Mondal

**Signature of the Principal**

Drafted & Prepared by me and printed in my office, read over & explained by me to the executant.

Majibur Rahman  
(Majibur Rahman)

Deed Writer, Licence No. 23  
of A.D.S.R office Asansol.

**Note :** One sheet containing finger prints and photographs duly attested by the party concerned is annexed hereto.

Niranjan Mondal

Page 6 of 6

Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Challan

GRN: 19-201920-002079081-5      Payment Mode      Debit Card Payment  
GRN Date: 04/06/2019 11:06:55      Bank :      ICICI Bank  
BRN : 9155115002300088      BRN Date: 04/06/2019 11:07:25

**DEPOSITOR'S DETAILS**

Id No. : 02050000848046/2/2019  
[Query No./Query Year]

Name :                      Majibur Rahaman  
Contact No. :                      Mobile No. : +91 9474539200  
E-mail :  
Address :                      Rash Danga Asansol  
Applicant Name :                      Mr Majibur Rahaman  
Office Name :  
Office Address :  
Status of Depositor :                      Deed Writer  
Purpose of payment / Remarks :                      Sale, Development Power of Attorney

**PAYMENT DETAILS**

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	02050000848046/2/2019	Property Registration- Stamp duty	0030-02-103-003-02	60
2	02050000848046/2/2019	Property Registration- Registration Fees	0030-03-104-001-16	21

**Total**                      81

In Words :      Rupees Eighty One only

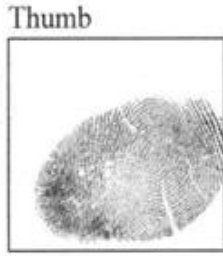


Niranjan Mondal

Left Hand



Right Hand



Finger prints attested by me : Niranjan Mondal



Zafar Iman Ansari

Left Hand



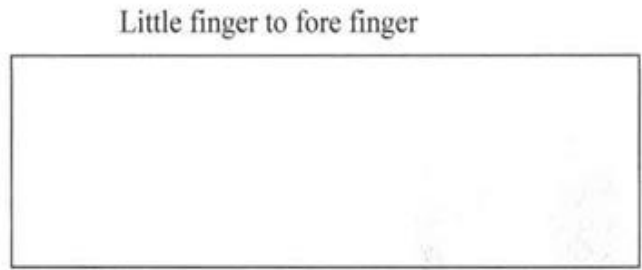
Right Hand



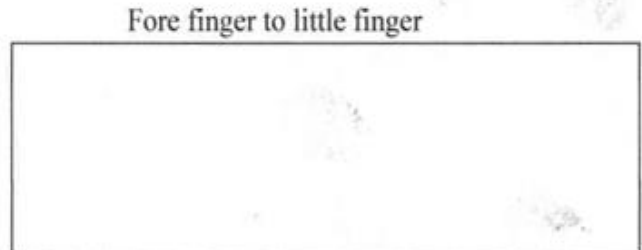
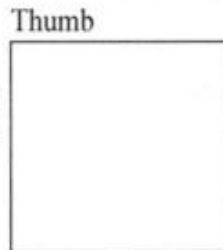
Finger prints attested by me : Zafar Iman Ansari

Photograph

Left Hand



Right Hand



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







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 02050000848046/2019

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	Shri Niranjana Mondal Kalyanpur Housing Estate, P.O:- R K Mission Asansol, P.S:- Asansol, Asansol, District:-Burdwan, West Bengal, India, PIN - 713305	Principal		1085 	Niranjana Mondal 04/06/2019.
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Asghar Azizi Son of Md Azizur Rahman Sitarampur, P.O:- Sitarampur, P.S:- Kulti, District:- Burdwan, West Bengal, India, PIN - 713359	Shri Niranjana Mondal			Asghar Azizi 04/06/2019.

(Hilol Ghosh)

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

## Major Information of the Deed

<b>Deed No :</b>	I-0205-04647/2019	<b>Date of Registration</b>	07/06/2019
<b>Query No / Year</b>	0205-0000848046/2019	<b>Office where deed is registered</b>	
<b>Query Date</b>	03/06/2019 7:56:44 PM	A.D.S.R. ASANSOL, District: Burdwan	
<b>Applicant Name, Address &amp; Other Details</b>	Majibur Rahaman Rash Danga Asansol,Thana : Asansol ( S ), District : Burdwan, WEST BENGAL, PIN - 713301, Mobile No. : 9474539200, Status :Deed Writer		
<b>Transaction</b>		<b>Additional Transaction</b>	
[0139] Sale, Development Power of Attorney		[4002] Power of Attorney, General Power of Attorney [Rs : 1/-], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]	
<b>Set Forth value</b>		<b>Market Value</b>	
		Rs. 20,16,723/-	
<b>Stampduty Paid(SD)</b>		<b>Registration Fee Paid</b>	
Rs. 5,060/- (Article:48(g))		Rs. 21/- (Article:E, E, E)	
<b>Remarks</b>	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: Unassessed Municipal Road, Road Zone : (Off Road -- Off Road) , Mouza: Marichkota JI No: 2, Pin Code : 713359

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-909 (RS :- )	LR-195	Nursery	Kanali	13 Dec		2,94,578/-	Width of Approach Road: 2 Ft., Adjacent to Metal Road,
L2	LR-915 (RS :- )	LR-195	Nursery	Kanali	46 Dec		10,42,352/-	Width of Approach Road: 2 Ft., Adjacent to Metal Road,
L3	LR-917 (RS :- )	LR-195	Nursery	Kanali	6 Dec		1,35,959/-	Width of Approach Road: 2 Ft., Adjacent to Metal Road,
L4	LR-918 (RS :- )	LR-195	Nursery	Kanali	3 Dec		67,979/-	Width of Approach Road: 2 Ft., Adjacent to Metal Road,
L5	LR-937 (RS :- )	LR-195	Nursery	Baid	3 Dec		67,979/-	Width of Approach Road: 2 Ft., Adjacent to Metal Road,
L6	LR-951 (RS :- )	LR-195	Nursery	Baid	12 Dec		2,71,918/-	Width of Approach Road: 2 Ft., Adjacent to Metal Road,
L7	LR-1292 (RS :- )	LR-195	Nursery	Baid	3 Dec		67,979/-	Width of Approach Road: 2 Ft., Adjacent to Metal Road,

Major Information of the Deed :- I-0205-04647/2019-07/06/2019

L8	LR-1294/1672 (RS :- )	LR-195	Nursery	Baid	3 Dec		67,979/-	Width of Approach Road: 2 Ft., Adjacent to Metal Road,
		<b>TOTAL :</b>			<b>89Dec</b>	<b>0 /-</b>	<b>20,16,723 /-</b>	
		<b>Grand Total :</b>			<b>89Dec</b>	<b>0 /-</b>	<b>20,16,723 /-</b>	

**Principal Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<p><b>Shri Niranjan Mondal (Presentant )</b>            Son of Late Bholanath Mondal Kalyanpur Housing Estate, P.O:- R K Mission Asansol, P.S:- Asansol, Asansol, District:-Burdwan, West Bengal, India, PIN - 713305 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AQCPM0581E, Status :Individual, Executed by: Self, Date of Execution: 04/06/2019 , Admitted by: Self, Date of Admission: 04/06/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/06/2019 , Admitted by: Self, Date of Admission: 04/06/2019 ,Place : Pvt. Residence</p>

**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<p><b>Zafar Imam Ansari</b>            Son of Fazlur Rahman Ansari Sitarampur, P.O:- Sitarampur, P.S:- Kulti, District:-Burdwan, West Bengal, India, PIN - 713359 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: AYKPA2038G, Status :Individual, Status : Not Executed</p>

**Identifier Details :**

Name	Photo	Finger Print	Signature
<p><b>Mr Asghar Azizi</b>            Son of Md Azizur Rahman Sitarampur, P.O:- Sitarampur, P.S:- Kulti, District:-Burdwan, West Bengal, India, PIN - 713359</p>			
Identifier Of Shri Niranjan Mondal			

**Endorsement For Deed Number : I - 020504647 / 2019**

Major Information of the Deed :- I-0205-04647/2019-07/06/2019

**On 04-06-2019**

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

Presented for registration at 15:00 hrs on 04-06-2019, at the Private residence by Shri Niranjana Mondal ,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 20,16,723/-

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

Execution is admitted on 04/06/2019 by Shri Niranjana Mondal, Son of Late Bholanath Mondal, Kalyanpur Housing Estate, P.O: R K Mission Asansol, Thana: Asansol, , City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713305, by caste Hindu, by Profession Others

Indetified by Mr Asghar Azizi, , Son of Md Azizur Rahman, Sitarampur, P.O: Sitarampur, Thana: Kulti, , Burdwan, WEST BENGAL, India, PIN - 713359, by caste Muslim, by profession Others



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

**On 07-06-2019**

**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 21/- ( E = Rs 21/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/06/2019 11:07AM with Govt. Ref. No: 192019200020790815 on 04-06-2019, Amount Rs: 21/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 9155115002300088 on 04-06-2019, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 5,060/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 60/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 9, Amount: Rs.5,000/-, Date of Purchase: 03/06/2019, Vendor name: K D  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/06/2019 11:07AM with Govt. Ref. No: 192019200020790815 on 04-06-2019, Amount Rs: 60/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 9155115002300088 on 04-06-2019, Head of Account 0030-02-103-003-02



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

Major Information of the Deed :- I-0205-04647/2019-07/06/2019

**Certificate of Registration under section 60 and Rule 69.**

**Registered in Book - I**

**Volume number 0205-2019, Page from 88132 to 88145**

**being No 020504647 for the year 2019.**



**(Hilloi Ghosh) 6/7/2019 4:45:12 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ASANSOL  
West Bengal.**

**(This document is digitally signed.)**