

24/1/2025

I-305/2025 I-304/25



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AT 131815

Certified that the Documents is admitted to registration. The endorsement sheets attached with this document are the Part at this document.

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

17 JAN 2025

G.R.N. No. 19.202425-036006241-8

E-Query No.- 23058000134568 / 2025

GENERAL POWER OF ATTORNEY AFTER DEVELOPMENT & CONSTRUCTION AGREEMENT

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE,

Date of Purchase
from Asansol T.
31 DEC 2024
L.No. 1 of 2000-01

मसिक २४२६ ९/१/२५
पुनः १००२
नाम Siddhivinayaka Realty UP
जिल्ला Asansol
प्राप्त डी २००३/२५

PRASANTA GHANTY
ASANSOL TOWN STAMP VENDOR



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

15 JAN 2025

2000-01
2024

"SIDDHIVINAYAKA REALTY LLP" (PAN – ADEFS9105K), a Limited Liability Partnership Firm, having its Regd. Office at - Ground Floor, Unit No.- 09, Vishnupriya I, Simultala, 01 No. Mohishila Colony, Asansol, P.O. Asansol, 713303, P.S. – Asansol South, District – Paschim Bardhaman, represented by one of its Partner **SHRI AMIT KUMAR RAI**, (PAN – ARUPR1718F), (**Aadhaar No. 7105 6924 1917**) son of Shri Kailash Rai resident of – 3/F-03, 3rd Floor, Radhika Apartment, Simultala, 01 No. Mohishila Colony, P.O.- Asansol – 03, P.S.- Asansol South, District – Paschim Bardhaman, West Bengal, India; hereinafter called and referred to as the "**FIRST PARTY / LAND OWNERS / PRINCIPAL/ EXECUTANTS**" (which expression shall unless be repugnant to the context or meaning thereof be deemed to mean and include its respective successors in office, executors, administrators, nominee, and permitted assigns) of the **ONE PART**.

WHEREAS the First Party above named absolutely seized and possessed of or otherwise well and sufficiently entitled to the property fully mentioned in the schedule below.

WHEREAS:

A. The Land Owners / Principal are the owner & possessor of the "**Said Property**" described in the **Schedule** below AND the Developer/ Attorney is '**RESIDENA HOUSING LLP.**' (PAN NO.- ABHFR4319K) a Limited Liability Partnership Firm, having its Regd. Office at – Holding No. 619, G. Floor, Binapani Aptt., Simultala, Mohishila Colony, P.O.- Asansol, Pin - 713303, P.S.- Asansol (South), District - Paschim Bardhaman, West Bengal, India, represented by one of its Partner **MR. SANJOY ROY** (PAN NO. ACQPR5422D) S/o Chandra Nath Roy, resident of – East Ram Sayar Maidan, S. B. Gorai Road, P.O.- Asansol, Pin - 713301, P.S.- Asansol, District – Paschim Bardhaman, West Bengal, India. (hereafter called the "**Attorney/Developer/Second Party**").

B. The Land Owner / Principal and the Developer have entered into an **Deed of Development & Construction Agreement** being no.- 1 234 of 2025, dated - 15/1/2025, registered with the Additional District Sub Registrar, Office at Asansol (hereafter called the "**Development & Construction Agreement**"), to develop the Said Property (hereafter the "**Project**") under the terms and conditions as detailed therein.

C. In terms of the aforesaid Development Agreement and/or otherwise, the Land Owner / Principal is required and/or is desirous of appointing the Developer as his true and lawful Attorney for the purposes hereinafter mentioned.

NOW KNOW ALL BY THESE PRESENTS THAT we, the above named Land Owner / Principal, do hereby nominate, constitute and/or appoint aforesaid **'RESIDENA HOUSING LLP.'** (PAN NO.- ABHFR4319K) a Limited Liability Partnership Firm, having its Regd. Office at – Holding No. 619, G. Floor, Binapani Aptt., Simultala, Mohishila Colony, P.O.- Asansol, Pin - 713303, P.S.- Asansol (South), District - Paschim Bardhaman, West Bengal, India, represented by one of its Partner **MR. SANJOY ROY** (PAN NO. ACQPR5422D) S/o Chandra Nath Roy, resident of – East Ram Sayar Maidan, S. B. Gorai Road, P.O.- Asansol, Pin - 713301, P.S.- Asansol, District – Paschim Bardhaman, West Bengal, India, (hereafter called the "**Attorney**"), to act as the true and lawful attorney of the Land Owner / Principal, for in the name of and/or on behalf of the Land Owner / Principal and the Attorney to do, exercise and perform all or any of the following acts, deeds and/or things relating to the Said Property, that is to say:

1. To look after, preserve & erect on and over the Said schedule Property and to warn off, prohibit and if necessary, to proceed in due form of law against all or any of the trespassers at the Said Property or any part thereof and also against all defaulters in payment of rent or other considerations or those who have committed any breach of their covenants or obligations and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance.
2. To appoint and terminate the appointment of Architects, Engineers and/or Surveyors for surveying and doing soil testing and also for preparation of plans for construction of the said G+IV multi-storied building at the Said Property and also for any additions and/or alterations and/or modification thereto and to have such plans prepared and the soil of the Said Property tested.
3. To apply for and submit the plans for constructions of the Building/Complex to the Asansol Durgapur Development Authority (hereafter the "**ADDA**") and **A.M.C.** for sanctioning and have the same sanctioned and if so deemed fit and proper, to have the plans submitted and/or sanctioned and/or, as stated above, to have the same modify and/or altered by the **ADDA** and **A.M.C.** or other competent authorities and in connection therewith to submit the title deeds and other papers and documents concerning the Said Property to the concerned authorities and take back the same.
4. To pay fees, obtain sanctions and such other orders and/or permissions from the necessary authorities as be necessary for such sanctioning, modification and/or alteration of the said plans.
5. To appear and represent us before all necessary authorities and/or Government Departments and/or their officers and also all other State Executives, Judicial or Quasi Judicial authorities, including without limitation the **ADDA**, **A.M.C.**, Fire Brigade, Forest Authorities, Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, and if necessary to apply for and obtain all permissions and/or approvals from them or any of them in connection with the sanctioning, modification and/or alteration of the said plans including boundary verifications.

6. To execute any Gift Deed in favour of the ADDA and A.M.C if required for obtaining sanction of the said plan and admit such execution before the concerned registrar/s.
7. To receive refund of the excess amount or fee, if any, paid for any of the purposes stated herein or otherwise and to give valid and effectual receipts and discharges in respect thereof.
8. To build at the Said Property by constructing the Buildings or otherwise thereon and for that purpose to demolish the existing buildings and/or other structures thereat.
9. To apply for and obtain steel, cement, bricks and all other construction and/or building materials and/or construction equipments for the purpose of the Project and for such purpose to obtain all such permission as be necessary.
10. To apply for and obtain electricity, gas, telephone, water, drainage, sewerage, lifts, generators, cable or Dish TV connection and/or any other connections or utilities at the Said Property and/or the Building and to make alterations therein and to close down, surrender and/or have disconnected any of the connections or utilities as also such existing connections for obtaining such new connections.
11. To apply for and obtain permissions and licenses to install, run and operate lifts, generators and/or any other utilities at the Said Property and/or the Building(s) / the Complex.
12. To apply for and obtain the necessary completion or occupation or other certificates from the ADDA & A.M.C and/or other concerned authorities in respect of construction and/or occupation of the Building/s.
13. To ask, demand, sue for, receive, recover, realize and collect rents, moneys, consideration, construction costs, mean profits, deposits, payments, compensation, interests, damages, electricity charges, municipal rates and taxes, service and/or maintenance charges and all other sum or sums which are or may become due, payable or recoverable from any person or persons or authority or authorities on any account whatsoever and to raise bills and give effectual receipts and discharges for the same.
14. To enforce any covenant in any agreement, sale deeds, lease deeds, declarations and/or licenses or tenancy agreements or any other documents entered into by the Land Owner / Principal and if any right to re-enter arises in any manner under such covenants or under notice to vacate or quit, then to exercise such right amongst others.
15. To terminate any contract or agreement with any person or persons and to deal with the spaces and/or rights of such person or persons relating to the Project in such manner as the Attorney may deem fit and proper.
16. To prepare, sign, execute, submit, enter into, modify, cancel, confirm, alter, draw, approve and/or register and/or give consent and confirmation to all

papers, documents, agreements, supplemental agreements, construction contracts, consents, deeds, sale deeds, lease deeds, tenancy agreements, cancellation deeds, surrenders, nominations, rectification deeds, declarations, prescribed forms, affidavits, applications, understandings, indemnities, plans and other documents as may in any way be required to be so done in connection with the said property.

17. To appear before any Notary Public, Executive / Judicial Magistrate, Registrar, Sub-Registrar, District Registrar, DIGR, Registrar of Assurances, Metropolitan Magistrate and other officer or officers or authority or authorities having jurisdiction in that behalf and to present for registration and to admit execution of and to acknowledge and register or have registered and perfected all deeds, instruments and/or writings signed or made by us or by any of our Attorney by virtue of the powers hereby conferred.

Be it mentioned here that any of the Partners or partner singly or jointly being the representatives of my said constituted Attorney "**RESIDENA HOUSING LLP.**", shall be entitled to execute necessary Sale Deed/s, Lease Deed/s, Mortgage Deed/s or any such deed or deeds/documents for myself and on my behalf in respect of the specific portion/share of the proposed/constructed apartment as Developer's Allocation (except owner's allocation as specifically mentioned in the Schedule 'B' below) to any intending Purchaser/purchasers.

18. That the Developer shall be entitled to execute any kind of agreement, Deed/s of Sale, Mortgage, Lease or otherwise on any of the portion/s of the schedule C mentioned property i.e. the Developers Allocation, for obtaining necessary financial help / aid / Loan from any financial institution, bank etc. without any prior Written consent from the first Party/ Landowner. That this entitlement of the Developer shall not be inclusive of the Schedule 'B' portion i.e. Landowner /s Allocation, except with written consent of the Landowner.

19. To sell, lease out or otherwise transfer, deal with and dispose of the Developer's Allocation in the residential units, commercial spaces, car parking spaces, Garages, servants quarters, roof or other constructed areas or saleable spaces in the G-IV storied Building(s)/Complex in accordance with the said Development & Construction Agreement to the persons interested in purchasing or otherwise acquiring the same at such prices and on such terms and/or conditions as the Attorney may deem fit and proper and to receive and realize the consideration and other amounts payable there for by the intending buyers and grant receipts and discharges there for which shall fully exonerate the person or persons paying the same.

20. To exclusively sign, execute and have registered all deeds for selling, leasing or transferring by any other means all areas in the said multi-storied Building(s)/Complex relating to Developer's Allocation and to admit such execution before the concerned registrar.

21. To handover the Owner's allocation i.e. the "B" schedule property in the complex to the Land Owner / Principal, as per terms of the aforesaid Development & Construction Agreement.

22. To have the flats and other constructed areas and saleable spaces in the Building separately assessed and mutated in the names of the Land owners thereof in all public records and with all authorities including the ADDA and A.M.C.

23. To accept, receive, sign and acknowledge all notices and/or services of all papers or documents from all Courts, Tribunals, Postal Authorities and/or other authorities and/or persons and also all registered or insured letters, parcels and/or money orders.

24. To commence, prosecute, enforce, defend, answer and/or oppose all suits, actions and/or other legal proceedings and/or demands, civil, criminal or revenue, concerning the Premises or any of the affairs of the Land Owner / Principal in connection therewith or any of the matters aforesaid in which the Land owners is now or may hereafter be interested or concerned and also if thought fit to compromise, settle, refer to arbitration, abandon, submit to judgment or become non-suited in any actions and/or proceedings as aforesaid.

25. To sign, declare, verify and/or affirm all Vakalatnamas, Plaints, Written Statements, Petitions, Consent Petitions, Warrants of Attorney, Memorandums of Appeal, Affidavits and all other documents or cause papers as the occasion shall require and/or as the Said Attorney may think fit and proper. For better and more effectually exercising all or any of the powers and authorities aforesaid, to retain, appoint and/or employ Advocates, Pleaders, Solicitors and to revoke such appointment.

26. To receive and/or pay and/or deposit all moneys including without limitation court fees, stamp and registration fees and to receive refunds thereof and grant valid receipts and discharges in respect thereof.

27. For all or any of the purposes herein-stated, to appear and represent the Land owners before all concerned authorities and officials, Central and State Government Departments, Income Tax Departments, Revenue Departments, Land Departments and/or its Officers and also all other state Executives, Judicial or Quasi Judicial, Municipal and other authorities and also all Courts and Tribunals, including without limitation Officials of Reserve Bank of India, Income Tax Officers, Commissioner of Income Tax and make commitments and/or give undertakings.

28. That this instant 'General Power Of Attorney After Development & Construction Agreement' is revocable by nature & this Original copy of this instant Deed shall be in the custody of the Second Party/Developer for all times & if the First Party / Landowner so wishes then they shall apply for a certified copy at his/her/it's/their own cost & expenses.

29. That the **G+IV** multi-storeyed building/Project namely "RESIDENA ENCLAVE Block A and Block B" Shall consist of various commercial shop rooms, residential units, parking areas, 02 & 04 wheeler garages as mutually decided & settled by & between the Parties.

AND GENERALLY to do all such acts, deeds, matters and/or things concerning the authorities hereby granted in respect of the Said Property/buildings/complex and for better exercise of the authorities herein contained which the Land Owner / Principal could have done lawfully if personally present.

AND the Land Owner / Principal doth hereby ratify and confirm and agree to ratify and confirm all and whatsoever the Attorney and any of its substitutes shall do or caused to be done or shall lawfully do or caused to be done in or about the Said Property.

SCHEDULE - "A" ABOVE REFERRED TO :-
(First Party / Owners' Land upon where construction is to be made)

In the District of PASCHIM BARDHAMAN (formerly District - Burdwan), A.D.S.R. Office -Asansol, P.S.- ASANSOL, within **Mouza - MOHISHILA**, J.L. no.- 037, all that piece and parcel of " commercial BASTU" class of land, being **L.O.P. no.- 428** comprised in or upon **C.S. Plot no.- 79 (P)** corresponding to **R.S. & L.R. Plot no.- 79/3423**, appertaining to **L.R. Khatian no.- 5986**, total area of land measuring an area of **09 (nine) decimal**, along with a 35 years old single storied Tile Shed residential building standing thereon and measuring area 300 (three hundred) sq. ft. (approx.), with all fittings, fixtures, courtyard along with all hereditaments & easementary rights attached thereto bearing being Holding No.- 100/103, within the ambits of **Ward No.- 20 (old) 86 (new)** of Asansol Municipal Corporation cemented flooring with all easement rights at - at 01 number Mohishila Colony, Purbapara, Asansol.

Road:- Mohisila Colony No. 01, (Road Width 30ft.)

The schedule property which is sold is butted & bounded by :-

NORTH - L.O.P. no.- 420.
SOUTH - Colony Road. L.O.P. no.- 447
EAST - House of Bijoy Pal. L.O.P. no.- 429
WEST - House of Sadhan Chatterjee. L.O.P. no.- 427

IN WITNESS WHEREOF the Parties have executed these presents at Asansol on date, month and year mentioned in the outset. on 15/11/2025

Witnesses:-

1. Ajeet Kumar Rai
S/o Kailash Rai
Universal Recidency
3F03 - 3rd Floor
Mohisila Colony
ASANSOL 713303

SIDDHIVINAYAKA REALTY LLP

Amit Kumar Rai
Partner

Signature of the Land Owners

2. TROBEN SITA DEB
S/o - TRODIP KUMAR DEB
ISMILE, ASANSOL
713301

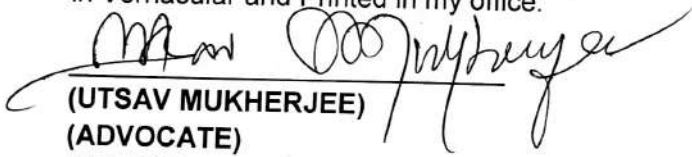
RESIDENA HOUSING LLP

Sanjoy Roy

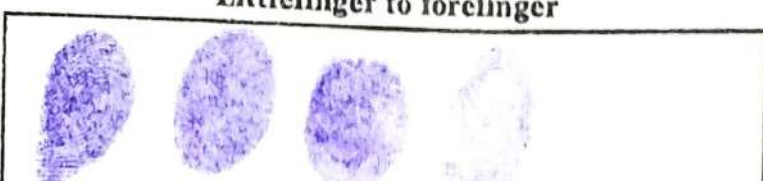
Designated Partner

Signature of Developer

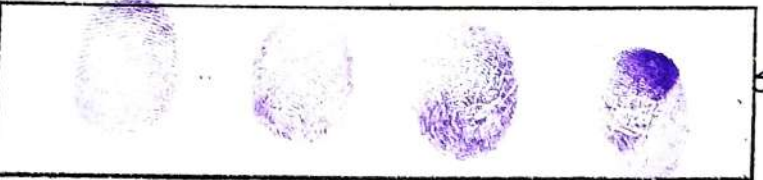
Drafted & Prepared by me as per
Instruction, directions & documents
provided by both the parties and
explained the contents to both the Parties
in Vernacular and Printed in my office.


(UTSAV MUKHERJEE)
(ADVOCATE)

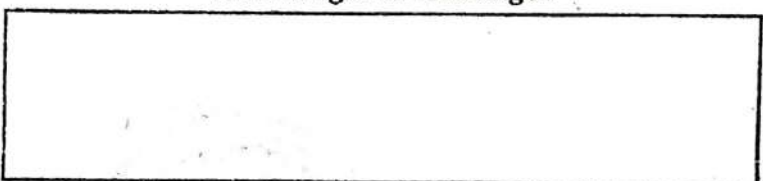
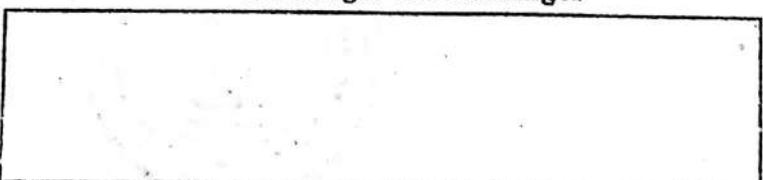
PASCHIM BARDHAMAN DISTRICT JUDGES' COURT AT ASANSOL
Enrolment No.- WB/549/2011

it nd	Thumb 	Littlefinger to forefinger 	 <i>Amit Kumar</i>
Right Hand	Thumb 	forefinger to Littlefinger 	

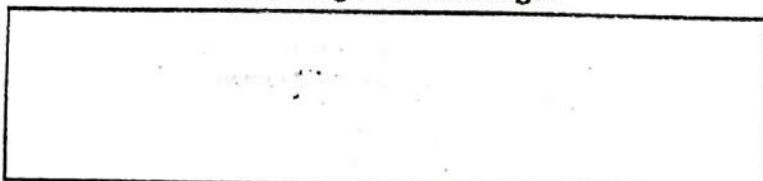
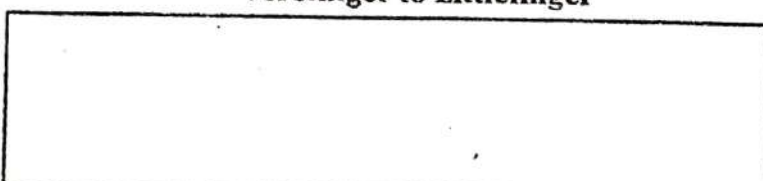
Finger Print attested by me : Amit Kumar

Left Hand	Thumb 	Littlefinger to forefinger 	 <i>Sanjay Ray</i>
Right Hand	Thumb 	forefinger to Littlefinger 	

Finger Print attested by me : Sanjay Ray

Left Hand	Thumb 	Littlefinger to forefinger 	Photo
Right Hand	Thumb 	forefinger to Littlefinger 	

Finger Print attested by me :

Left Hand	Thumb 	Littlefinger to forefinger 	Photo
Right Hand	Thumb 	forefinger to Littlefinger 	

Finger Print attested by me :

DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিব বিবরণ)

1. NAME (নাম) : AJEET KUMAR RAI
2. FATHER/HUSBAND NAME : KAILASH RAI
(পিতা/স্বামীর নাম)
3. OCCUPATION (পেশা) : UNIVERSAL RECENCY/SIMUNTALA
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা) 1 NO MOHISILA COLONY ASANSOL
VILLAGE/TOWN (গ্রাম) ASANSOL
POST OFFICE (পোস্ট অফিস) ASANSOL
POLICE STATION (থানা) ASANSOL SOUTH PIN 713303
DISTRICT (জেলা) PURBACHAMP STATE (রাজ্য) WEST BENGAL
P- BARDDHAMAN
5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক) _____
6. AADHAR NO 516788500735
PAN _____
EPIC NO _____

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

I, Ajeet Kumar Rai as identifier identifying the executants
of the concerned deed (Query No.) 23058000134568/25

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND						
RIGHT HAND						

Ajeet Kumar Rai
IDENTIFIER SIGNATURE
(শনাক্তকারীর স্বাক্ষর)



Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192024250360062418

GRN Details

GRN: 192024250360062418 Payment Mode: SBI Epay
GRN Date: 16/01/2025 13:09:03 Bank/Gateway: SBIPay Payment Gateway
BRN : 8944591841215 BRN Date: 16/01/2025 13:09:28
Gateway Ref ID: CHS2368519 Method: State Bank of India NB
GRIPS Payment ID: 160120252036006240 Payment Init. Date: 16/01/2025 13:09:03
Payment Status: Successful Payment Ref. No: 8000137568/3/2025
[Query No./Query Year]

Depositor Details

Depositor's Name: Mr UTSAV MUKHERJEE
Address: ASANSOL
Mobile: 8250942170
Period From (dd/mm/yyyy): 16/01/2025
Period To (dd/mm/yyyy): 16/01/2025
Payment Ref ID: 8000137568/3/2025
Dept Ref ID/DRN: 8000137568/3/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	8000137568/3/2025	Property Registration- Registration Fees	0030-03-104-001-16	7
Total				7

IN WORDS: SEVEN ONLY.

PAID

Paid Bk
Bk

Major Information of the Deed

Deed No :	I-2305-00305/2025	Date of Registration	17/01/2025
Query No / Year	2305-8000137568/2025	Office where deed is registered	
Query Date	15/01/2025 1:34:51 PM	A.D.S.R. ASANSOL, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	UTSAV MUKHERJEE ASANSOL COURT, Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, Mobile No. : 8250942170, Status : Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
		Rs. 52,27,668/-	
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]:- 230500234/2025 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: Mohisila Colony No 1, Road Zone : (Road Width (20-30) – Road Width (20-30)) , Mouza: Mohishila, Pin Code : 713303

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-79/3423	LR-5986	Bastu	Bastu	9 Dec	51,54,543/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :				9Dec	0 /-	51,54,543 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	300 Sq Ft.	0/-	73,125/-	Structure Type: Structure
Gr. Floor, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 35 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		300 sq ft	0 /-	73,125 /-	

Principal Details :

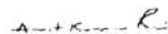
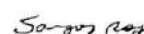
SI No	Name,Address,Photo,Finger print and Signature
1	SIDDHIVINAYAKA REALTY LLP GROUND FLOOR, UNIT NO.- 09, VISHNUPRIYA I, Block/Sector: SIMULTALA, 01 NO. MOHISHILA COLONY, City:- Not Specified, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303 , PAN No.:: ADxxxxxx5K,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

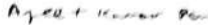
SI No	Name,Address,Photo,Finger print and Signature
1	RESIDENA HOUSING LLP HOLDING NO. 619, G. FLOOR, BINAPANI APTT., Block/Sector: SIMULTALA, MOHISHILA COLONY, City:- Not Specified, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303 , PAN No.:: ABxxxxxx9K,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri AMIT KUMAR RAI (Presentant) Son of Shri KAILASH RAI Date of Execution - 15/01/2025, , Admitted by: Self, Date of Admission: 15/01/2025, Place of Admission of Execution: Office	 Jan 15 2025 2:29PM	 Captured LTI 15/01/2025	 15/01/2025
FLAT NO. 3/F-03, 3RD FLOOR, RADHIKA APARTMENT, SIMULTALA, Block/Sector: 01 NO MOHISHILA COLONY, City:- Not Specified, P.O:- USHAGRAM, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ARxxxxxx8F,Aadhaar No Not Provided Status : Representative, Representative of : SIDDHIVINAYAKA REALTY LLP (as PARTNER)				
2	Name	Photo	Finger Print	Signature
	Mr SANJOY ROY Son of CHANDRA NATH ROY Date of Execution - 15/01/2025, , Admitted by: Self, Date of Admission: 15/01/2025, Place of Admission of Execution: Office	 Jan 15 2025 2:29PM	 Captured LTI 15/01/2025	 15/01/2025
EAST RAM SAYAR MAIDAN,, Block/Sector: S. B. GORAI ROAD,, City:- Not Specified, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713301, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx2D,Aadhaar No Not Provided Status : Representative, Representative of : RESIDENA HOUSING LLP (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr AJEET KUMAR RAI Son of Mr KAILASH RAI UNIVERSAL RESIDENCY SIMULTALA ASANSOL, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713303		 Captured	
	15/01/2025	15/01/2025	15/01/2025

Identifier Of Shri AMIT KUMAR RAI, Mr SANJOY ROY

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	SIDDHIVINAYAKA REALTY LLP	RESIDENA HOUSING LLP-9 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	SIDDHIVINAYAKA REALTY LLP	RESIDENA HOUSING LLP-300.00000000 Sq Ft

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: Mohisila Colony No 1, Road Zone :
(Road Width (20-30) -- Road Width (20-30)) , Mouza: Mohishila, Pin Code : 713303

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 79/3423, LR Khatian No:- 5986	Owner:মিদ্ধিবিনায়ক রিয়েলিটি প্রাইভেট লিমিটেড , Gurdian:কোং , Address:মির্জা , Classification:বাড়ি, Area:0.09000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 230500305 / 2025

On 15-01-2025

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

Presented for registration at 14:24 hrs on 15-01-2025, at the Office of the A.D.S.R. ASANSOL by Shri AMIT KUMAR RAI ..

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 52,27,668/-

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

Execution is admitted on 15-01-2025 by Shri AMIT KUMAR RAI, PARTNER, SIDDHIVINAYAKA REALTY LLP, GROUND FLOOR, UNIT NO.- 09, VISHNUPRIYA I, Block/Sector: SIMULTALA, 01 NO. MOHISHILA COLONY, City:- Not Specified, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303

Indetified by Mr AJEET KUMAR RAI, . . Son of Mr KAILASH RAI, UNIVERSAL RESIDENCY SIMULTALA ASANSOL, P.O: ASANSOL, Thana: Asansol, . City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by profession Others

Execution is admitted on 15-01-2025 by Mr SANJOY ROY, PARTNER, RESIDENA HOUSING LLP, HOLDING NO. 619, G. FLOOR, BINAPANI APTT., Block/Sector: SIMULTALA, MOHISHILA COLONY, City:- Not Specified, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303

Indetified by Mr AJEET KUMAR RAI, . . Son of Mr KAILASH RAI, UNIVERSAL RESIDENCY SIMULTALA ASANSOL, P.O: ASANSOL, Thana: Asansol, . City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by profession Others



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

On 17-01-2025

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 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 7/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 16/01/2025 1:09PM with Govt. Ref. No: 192024250360062418 on 16-01-2025, Amount Rs: 7/-, Bank: SBI
EPay (SBIPay), Ref. No. 8944591841215 on 16-01-2025, Head of Account 0030-03-104-001-16

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/-, by online = Rs 0/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2476, Amount: Rs.100.00/-, Date of Purchase: 09/01/2025, Vendor name: P GHANTY

2. Stamp: Type: Court Fees, Amount: Rs.10.00/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 16/01/2025 1:09PM with Govt. Ref. No: 192024250360062418 on 16-01-2025, Amount Rs: 0/-, Bank: SBI
EPay (SBlePay), Ref. No. 8944591841215 on 16-01-2025, Head of Account



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2305-2025, Page from 7511 to 7527

being No 230500305 for the year 2025.



Digitally signed by MANOJ KUMAR MANDAL
Date: 2025.01.24 15:51:18 -08:00
Reason: Digital Signing of Deed.

(Manoj Kumar Mandal) 24/01/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
West Bengal.