

7673/24

I-7743/2024



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AP 986976

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

Query No. : 8002528876/2024

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

GENERAL POWER OF ATTORNEY
after registered Development Agreement
or Construction Agreement

24 SEP 2024

KNOW ALL MEN BY THESE PRESENTS we :

1. SRI NANDALAL GHOSHAL (PAN : ADHPG8879M) S/o Late Binoy Krishna Ghoshal, by faith Hindu, by occupation retired person, citizenship Indian, resident of : AS-2/4/I, Kalyanpur Housing Estate, P.O. Ram Krishna Mission, Asansol-713305, P.S. Asansol (North), Dist. Paschim Bardhaman
2. "ANUDEB CONSTRUCTION" (PAN : AFHPG1010J) a proprietorship firm having its office at 'Amarnath Apartment', Plot No. 6, Kalyanpur Housing Estate, P.O. Asansol-713305, Dist. Paschim

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Bardhaman

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Addl. District Sub-Registrar
 Asansol, Dist-Paschim Bardhaman
 24 SEP 2024

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Bardhaman and represented by its Proprietor Sri Anup Ghosal S/o Sri Nandalal Ghosal of Amarnath Apartment, Plot No. 6, Kalyanpur Housing Estate, P.O. Asansol-713305, Dist. Paschim Bardhaman

3. SRI BIJOY ROY (PAN : AGIPR5784L) S/o Late Haraprasad Roy, by faith Hindu, citizenship Indian, resident of : House No. AS-8/42/II, Kalyanpur Housing Estate, P.O. Ram Krishna Mission, Asansol-713305, P.S. Asansol (North), Dist. Paschim Bardhaman do hereby appoint, nominate and constitute "AKASH ENTERPRISE" (PAN : AAUFA6971A) a partnership firm having its office at Shop No. 1, Puspanjali Apartment, Plot No. 25, Kalyanpur Housing Estate, P.O. Asansol-713305, P.S. Asansol (North), Dist. Paschim Bardhaman and represented by one of its partners Sri Akash Ghosal (PAN : CVZPG1422Q) S/o Sri Anup Ghosal of Amarnath Apartment, Plot No. 6, Kalyanpur Housing Estate, P.O. Asansol-713305, Chowki & Addl. Dist. Sub Registry Office Asansol, Dist. Paschim Bardhaman to do and perform and/or cause to be done or performed the following acts, deeds and things in respect of the property belonging to us and more fully mentioned in schedule below :-

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Contd. Page 3

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WHEREAS (i) Ram Mohan Chatterjee S/o Late Gouranga Sundar Chatterjee and (ii) Smt. Shyamoli Chatterjee W/o Sri Ram Mohan Chatterjee acquired land measuring 2.5 katha being Residential Plot No. F/10 at Kalyanpur Housing Estate within Mouza Shitla, P.S. Asansol from the West Bengal Housing Board by an Indenture of Sale dated 28/05/2007 being Deed No. 2551 for the year 2007 at the office of the A.D.S.R., Asansol on certain terms and conditions as mentioned in the said Deed;

AND WHEREAS after such acquire, aforesaid Ram Mohan Chatterjee and Smt. Shyamoli Chatterjee while owning and possessing the said lands, they raised and constructed a house building property upon the said lands in accordance with a building plan and have become lawful and rightful owners of the said property more fully mentioned in the schedule below.

AND WHEREAS aforesaid Ram Mohan Chatterjee and Smt. Shyamoli Chatterjee while owning and possessing the said property, they jointly sold and transferred land area 2.5 (two point five) katha along with single storied pucca building being part of Plot No. 1126 and residential Plot No. 'F/10' to the Land Owner/Executant No. 1 Nandalal Ghoshal S/o Late Binoy Krishna Ghoshal and Land Owner/Executant No. 2 Anudeb Construction by a registered Deed of Sale being Deed No. 3072 for the year 2020 of Asansol Addl. Dist.

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Sub Registry Office on receipt valuable consideration as mentioned in the said Sale Deed and delivered peaceful possession of the said property to the Land Owner/Executant No. 1 and 2.

AND WHEREAS (i) Prafulla Kumar Roy S/o Late Hiron Kumar Roy and (ii) Sri Kiron Kumar Roy S/o Sri Prafulla Kumar Roy jointly acquired land measuring 2.5 katha being Residential Plot No. F/11 at Kalyanpur Housing Estate within Mouza Shitla, P.S. Asansol from the West Bengal Housing Board by an Indenture of Sale dated 23/05/2007 being Deed No. 483 for the year 2007 at the office of the Registrar of Assurance-III, Kolkata on certain terms and conditions as mentioned in the said Deed;

AND WHEREAS aforesaid Prafulla Kumar Roy and Sri Kiron Kumar Roy while owning and possessing the said property, they jointly sold and transferred land area 2.5 (two point five) katha along with single storied pucca building being part of Plot No. 1126 and residential Plot No. 'F/11' to the Land Owner/Executant No. 3 Sri Bijoy Roy by a registered Deed of Sale being Deed No. 8381 for the year 2019 of Asansol Addl. Dist. Sub Registry Office on receipt valuable consideration as mentioned in the said Sale Deed and delivered peaceful possession of the said property to the Land Owner/Executant No. 3 Sri Bijoy Roy.

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AND WHEREAS one Smt. Lakshmi Mukherjee W/o Prasanta Kumar Mukherjee acquired the land area 2.5 katha being Residential Plot No. F/7 at Kalyanpur Housing Estate within Mouza Shitla, P.S. Asansol more fully mentioned in the schedule below from the West Bengal Housing Board by an Indenture of Sale being Deed No. 536 for the year 2007 of A.R.A-III, Kolkata on certain terms and conditions as mentioned in the said Deed;

AND WHEREAS aforesaid Smt. Lakshmi Mukherjee while owning and possessing the schedule below property, she sold and transferred the same to one Sanchita Sarkar (since deceased) W/o Swapan Sarkar @ Swapan Kumar Sarkar by a registered Deed of Sale dated 12/11/2009 being Deed No. 8993 for the year 2009 of the A.D.S.R. Office, Asansol on receipt of valuable consideration as mentioned in the said Sale Deed.

AND WHEREAS aforesaid Sanchita Sarkar while owning and possessing the said property, she died leaving her husband Swapan Kumar Sarkar and one daughter Sanchali Sarkar as her only legal heirs and successors who inherited the said landed property left by deceased Sanchita Sarkar in equal 1/2 share each under the provisions of Hindu Succession Act 1956.

AND WHEREAS while owning and possessing the said land aforesaid Swapan Kumar Sarkar and Sanchali Sarkar jointly sold and transferred land area 2.5 (two point five) katha along with single storied pucca pucca building

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being part of Plot No. 1126 & 1127 and residential Plot No. 'F/7' to the Land Owner/Executant No. 2 Anudeb Construction by a registered Deed of Sale being Deed No. 5981 for the year 2020 of Asansol Addl. Dist. Sub Registry Office on receipt valuable consideration as mentioned in the said Sale Deed and delivered peaceful possession of the said property to the Land Owner/Executant No. 2 Anudeb Construction.

AND WHEREAS the Land Owner/Executant No. 1 is the lawful and rightful owner of land area 1.25 katha being part of Plot No. 1126 and part of residential Plot No. 'F/10' and the Land Owner/Executant No. 2 Anudeb Construction is the lawful and rightful owner of land area 3.75 katha being part of Plot No. 1126 & 1127 and part of residential Plot No. 'F/10' and 'F/7' and the Land Owner/Executant No. 3 is the lawful and rightful owner of land area 2.5 katha being part of Plot No. 1126 and residential Plot No. 'F/11' at Kalyanpur Housing Estate as detailed hereinabove and which are more fully mentioned in schedule 'A' below;

AND WHEREAS in the circumstances the Land Owners/Executant are absolutely seized and possessed of or otherwise well and sufficiently entitled to the said landed property as detailed hereinabove and which are more fully mentioned in schedule below;

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AND WHEREAS the Land Owners/Executant No. 1, 2 and 3 intend to develop the schedule mentioned land by constructing a multistoried building upon the said land and for that purpose, the Executant/Land Owners got a building plan vide Building Plan Memo No. SWS-OBPAS/1101/2024/0037, dated 09/04/2024 sanctioned by the authority of Asansol Municipal Corporation to develop the said property by raising a multistoried pucca building thereon named and styled as "PROMA ENCLAVE" in the schedule below. And as such the Land Owners/Executant engaged the Attorney/Developer in this regard to promote/develop the said property by raising a multistoried (B+G+4 storied) building thereon at the costs and expenses of the Land Owner/First Party No. 2 Anudeb Construction upon the schedule mentioned land and the Developer firm allot/provide to the Land Owners/Executant as noted below : Allocation property of the (i) Land Owner/Executant No. 1 Nandalal Ghoshal (ii) Land Owner/Executant No. 2 Anudeb Construction and (iii) Land Owner/Executant No. 3 Sri Bijoy Roy :

- (i) One number residential flat being Flat No. 303 on the third floor measuring superbuilt up area 785 sq. feet.
- (ii) Two number residential flat being Flat No. 401 on the fourth floor measuring superbuilt up area 888 sq. feet and being Flat No. 402 on the fourth floor measuring superbuilt up area 815 sq. feet.
- (iii) one number residential flat being Flat No. 404 on the fourth floor measuring superbuilt up area 785 sq. feet.

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(iv) Parking space : four numbers common car parking space each measuring 120 sq. feet (each) in the basement floor.

(v) The Developer further offered to pay a sum of Rs. 10,00,000/- (Rupees ten lakh) only for expenses and cost of Building Plan/other permission/No Objection/tax etc.

(vi) The Developer further offered to pay a sum of Rs. 5,00,000/- (Rupees five lakh) only as part of expected future profit of the schedule mentioned land of Land Owners/First Party.

AND WHEREAS as per mutual settlement made between the Executant and said Anudeb Construction by a Deed of Development Agreement or Construction Agreement dated 24/09/2024 being Deed No. 7728 for the year 2024 of Additional District Sub Registry Office, Asansol, the attorney firm AKASH ENTERPRISE represented by one of its partner Sri Akash Ghosal S/o Sri Anup Ghosal agreed to erect a multistoried building upon the schedule mentioned land comprising various self contained flats in upper floor and parking space in the basement floor on the terms and conditions as mentioned in the said Deed of Development Agreement or Construction Agreement.

AND WHEREAS in terms of such mutual agreement, we the executant have already delivered possession of the schedule mentioned property to the attorney firm AKASH ENTERPRISE represented by one of its partner Sri Akash Ghosal S/o Sri Anup Ghosal authoriting to erect the said multistoried building on the said land.

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AND WHEREAS with a view to enabling the attorney to raise the said multistoried building upon the schedule mentioned land it has become necessary for us to execute this document for mutual convenience appointing and constituting Sri Akash Ghosal representing the said firm as our lawful attorney to exercise the following powers in connection with our said land and property for us and on our behalf in the matter of raising the said multistoried building upon the schedule mentioned lands :-

- (i) To look after manage and supervise the schedule mentioned lands and to take all appropriate steps for preserving the right, title and interest of the First Party over the schedule mentioned land for us and on our behalf.
- (ii) To represent the Executant before all officials and departments of the State Govt. and Central Govt. and in all other public and private offices and to submit all petitions, returns, plans and statements for us and on our behalf relating to the schedule mentioned lands.
- (iii) To file all suits, claims and other legal proceedings in all courts, civil, criminal, revenue and other statutory authority and tribunals for us and to pursue all such legal proceedings by executing necessary vokalatnamas and other powers for us and on our behalf and to file all motions, revisions, appeals, writ petitions and writ appeals against all judgements, orders and decrees which may be passed by all such court and judicial and quasi judicial authorities in appropriate higher court or courts and in the writ courts and to defend the First Party in like manner against all suits, cases, legal proceedings, revisions, motions, appeals etc. which may be brought against us in connection with the schedule mentioned land belonging to us.

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- (iv) To get the site plan and the building plan sanctioned/approved from the authority concerned for us and on our behalf by submitting the same before the said authority and to collect and receive the same after its sanction/approval for the purpose of erecting the said building upon the schedule mentioned land and in this connection to sign the necessary papers and receipts at the said office for us and on our behalf.
- (v) To enter into agreement or contract with any person for selling/transferring the flat/s, parking space, shop/s of the proposed multistoried building (save and except the flat and two parking spaces of the said building which have been allocated to the Land Owners/executant) to such party or parties and on such terms as the attorney may deem fit and in this connection the attorney will be competent to sign and execute all agreements relating to such transfer by receiving consideration price and/or advance price for us and on our behalf.
- (vi) To raise/erect a multistoried pucca building upon the schedule mentioned land consisting of various self contained flats/shops and parking space in the ground floor/basement floor in accordance with and in strict compliance with the said site plan and the building plan to be received

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and collected by the attorney and shall observe and follow all other directions to be issued by the A.M.C. from time to time under the provisions of Asansol Municipal Corporation Act for us and on our behalf and while performing the said acts, deeds and things the Second Party attorney shall sign and execute all documents, papers, forms, application etc. as and when required for us and on our behalf. The Attorney shall also be competent to submit and to take delivery of the building plan and to take receipt thereof including right to deposit all fees in this regard for us and on our behalf.

- (vii) To sign and execute all forms, application, documents etc. for us and on our behalf for the purpose of taking water connection and electric connection with meters and lines in the proposed multistoried building.
- (viii) To sign and swear all affidavits before the court of law for us and on our behalf as and when required in connection with the said land and/or with the constructional matter or in the matter of taking water connection and electric connection and to submit the same before the appropriate authority for us and on our behalf whenever required.

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- (ix) To sign and execute all kinds of Deeds i.e. Sale/Lease/Exchange/Rent/ transferring and selling the self contained flat/flats/shops parking space [save and except allotted property of the Land Owner/Executant] of the said proposed building in favour of all transferees on receipt of consideration which may be mentioned in all such Sale Deeds for us and on our behalf and to present all such sale Deed or Deeds before the appropriate Registering Authority for getting the same registered for us and on our behalf and in this connection the Attorney shall also be competent to sign all other relevant papers and documents at registration office for us and on our behalf which will be required for the purpose of completing the sale.
- (x) To hand over the original sale receipt after signing the same for us and on our behalf to the transferee/purchaser for enabling him/her/them to procure the Title Deed in original from the Registration Office in due course.
- (xi) And generally to do everything what we could do for us and on our behalf and we do hereby undertake to ratify and confirm all such acts, deeds and things what will be lawfully done by our said attorney in exercise of powers hereby conferred and this power of attorney is always revocable.

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SCHEDULE

In the District of Paschim Bardhaman, P.S., Sub Division and A.D.S.R. Office Asansol, under Ward No. 22 (new), 30 (old) of Asansol Municipal Corporation within Mouza Shitla (KLHE Block-1), J.L No. 21 (Road : Kalyanpur Housing Road) part of R.S. Plot No. 1126 (Kh.) measuring land area 6.25 katha and Plot No. 1127 measuring land area 1.25 katha i.e. total land area 7.5 (seven point five) Katha (surrounding with part of Plot Nos. 960, 961, 961/1541, 962, 988, 989, 990, 993, 994, 1029, 1115, 1117, 1118, 1124, 1125, 1128 & 1131) bearing residential Plot No. 'F/10', 'F/11' and 'F/7' under Kalyanpur Housing Project (Extension) along with all easement rights attached thereto.

Butted and bounded by

On the North : By 9 meter wide Road.
On the South : By vacant land of West Bengal Housing Board.
On the East : By 9 meter wide Road.
On the West : By vacant land of West Bengal Housing Board.

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IN WITNESS WHEREOF we sign and execute this Deed of General Power of Attorney on this 24th day of September in the year 2024 at Asansol.

WITNESSES :

1. Sabyu borata Datta
S/o Late Mihir Kumar Datta
New Upper Chelidanga
Asansol - 713304
DIST - Paschim Bardhaman

2. Dhananjay Datta
S/o Bunker Behari Datta
Upper Chelidanga
Asansol - 713304

1. [Signature]
2. **ANUDEB CONSTRUCTION**
Anup Ghosh
Proprietor

3. Bijoy Ray

Signature of the Executant

AKASH ENTERPRISE

Akash Ghosal
Partner

Prepared by me and
printed in my office

Sourav Mitra

(Sourav Mitra)

Deed Writer

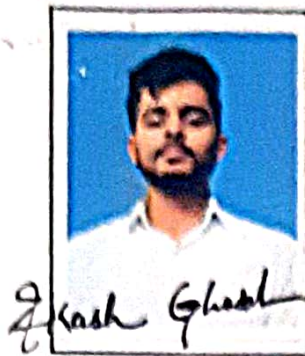
Licence No. 49

ADSR Office, Asansol

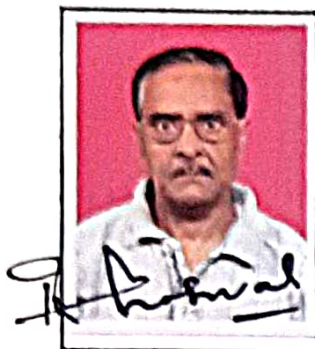
Signature of the Attorney

AKASH ENTERPRISE

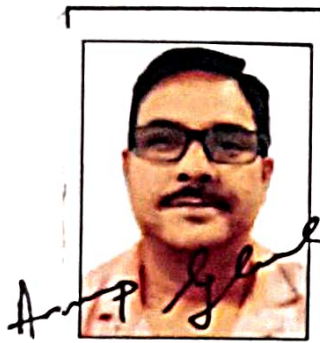
Akash Ghosal
Partner



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



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



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



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

DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম) : SATYABRATA DUTTA
2. FATHER/ HUSBAND NAME : Late Mihir Kumar Dutta
(পিতা/ স্বামীর নাম)
3. OCCUPATION (পেশা) : others
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)
VILLAGE/TOWN (গ্রাম) New Upper Chelidanga
POST OFFICE (পোস্ট অফিস) Asansol
POLICE STATION (থানা) Asansol PIN 713304
DISTRICT(জেলা) Pachim Bardhaman STATE (রাজ্য) WB
5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক) others
6. AADHAR NO 9923 3029 5525
PAN _____
EPIC NO _____

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

I, Satya Brata Dutta as identifier identifying the executants
of the concerned deed (Query No.) _____

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND					
RIGHT HAND					



Satya Brata Dutta

IDENTIFIER SIGNATURE
(শনাক্তকারীর স্বাক্ষর)

Major Information of the Deed

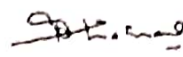
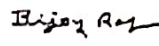
Deed No :	I-2305-07743/2024	Date of Registration	24/09/2024
Query No / Year	2305-8002528876/2024	Office where deed is registered	
Query Date	24/09/2024 1:19:22 PM	A.D.S.R. ASANSOL, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Sourav Mitra Asansol, Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, Mobile No. : 7001559507, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 70,87,496/-		
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]:- 230507728/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Paschim Bardhaman, P.S:- Asansol, Municipality: Kalyanpur Housing Estate, Road: Kalyanpur Housing Road, Mouza: KLHE BLOCK-1, Pin Code : 713305

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1126	RS-1126	Bastu	Bastu	6.25 Katha		59,06,247/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road, , Project Name :
L2	RS-1127	RS-1127	Bastu	Bastu	1.25 Katha		11,81,249/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			12.375Dec	0 /-	70,87,496 /-	
	Grand Total :				12.375Dec	0 /-	70,87,496 /-	

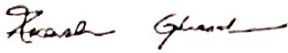
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr NANDALAL GHOSHAL Son of Late Binoy Krishna Ghoshal Executed by: Self, Date of Execution: 24/09/2024 , Admitted by: Self, Date of Admission: 24/09/2024 ,Place : Office	Photo  24/09/2024	Finger Print  Captured LTI 24/09/2024	Signature  24/09/2024
	AS-2/4/1 Kalyanpur Housing Estate, City:- , P.O:- Ramkrishna Mission, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713305 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India , PAN No.: ADxxxxxx9M,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 24/09/2024 , Admitted by: Self, Date of Admission: 24/09/2024 ,Place : Office			
2	ANUDEB CONSTRUCTION Plot No. 6 Amarnath Apartment, Kalyanpur Housing Estate, City:- , P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713305 , PAN No.: AFxxxxxx0J,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative			
3	Name Mr BIJOY ROY Son of Late Haraprasad Roy Executed by: Self, Date of Execution: 24/09/2024 , Admitted by: Self, Date of Admission: 24/09/2024 ,Place : Office	Photo  24/09/2024	Finger Print  Captured LTI 24/09/2024	Signature  24/09/2024
	AS-8/42/II, Kalyanpur Housing Estate, City:- , P.O:- Ramkrishna Mission, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713305 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India , PAN No.: AGxxxxxx4I,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 24/09/2024 , Admitted by: Self, Date of Admission: 24/09/2024 ,Place : Office			

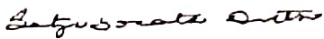
Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	AKASH ENTERPRISE Plot No. 25,Pushpanjali Apartment, Kalyanpur Housing Estate, Block/Sector: Shop No. 1, City:- , P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713305 , PAN No.: AAxxxxxx1A,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Anup Ghosal Son of Mr Nandalal Ghosal Date of Execution - 24/09/2024, , Admitted by: Self, Date of Admission: 24/09/2024, Place of Admission of Execution: Office		 Captured	
	Sep 24 2024 2:19PM	LTI 24/09/2024	24/09/2024	
Plot No. 6, Kalyanpur Housing Estate, City:- , P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713305, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: AFxxxxxx0J,Aadhaar No Not Provided Status : Representative, Representative of : ANUDEB CONSTRUCTION (as Proprielor)				
2	Name	Photo	Finger Print	Signature
	Mr Akash Ghosal (Presentant) Son of Mr Anup Ghosal Date of Execution - 24/09/2024, , Admitted by: Self, Date of Admission: 24/09/2024, Place of Admission of Execution: Office		 Captured	
	Sep 24 2024 2:19PM	LTI 24/09/2024	24/09/2024	
Plot No. 6, Amarnath Apartment, Kalyanpur Housing Estate, City:- , P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713305, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: CVxxxxxx2Q,Aadhaar No Not Provided Status : Representative, Representative of : AKASH ENTERPRISE (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Satya Brata Dutta Son of Late Mihir Kumar Dutta New Upper Chelidanga, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713304		 Captured	
	24/09/2024	24/09/2024	24/09/2024
Identifier Of Mr NANDALAL GHOSHAL, Mr BIJOY ROY, Mr Anup Ghosal, Mr Akash Ghosal			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr NANDALAL GHOSHAL	AKASH ENTERPRISE-1.25 Katha
2	ANUDEB CONSTRUCTION	AKASH ENTERPRISE-2.5 Katha
3	Mr BIJOY ROY	AKASH ENTERPRISE-2.5 Katha

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	ANUDEB CONSTRUCTION	AKASH ENTERPRISE-1.25 Katha



Endorsement For Deed Number : I - 230507743 / 2024

On 24-09-2024

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 14:07 hrs on 24-09-2024, at the Office of the A.D.S.R. ASANSOL by Mr Akash Ghosal ..

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 70,87,496/-

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

Execution is admitted on 24/09/2024 by 1. Mr NANDALAL GHOSHAL, Son of Late Binoy Krishna Ghoshal, AS-2/4/1 Kalyanpur Housing Estate, P.O: Ramkrishna Mission, Thana: Asansol, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713305, by caste Hindu, by Profession Retired Person, 2. Mr BIJOY ROY, Son of Late Haraprasad Roy, AS-8/42/II, Kalyanpur Housing Estate, P.O: Ramkrishna Mission, Thana: Asansol, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713305, by caste Hindu, by Profession Others

Indetified by Mr Satya Brata Dutta, , , Son of Late Mihir Kumar Dutta, New Upper Chelidanga, P.O: Asansol, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, by caste Hindu, by profession Others

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

Execution is admitted on 24-09-2024 by Mr Anup Ghosal, Proprietor, ANUDEB CONSTRUCTION, Plot No. 6 Amarnath Apartment, Kalyanpur Housing Estate, City:- , P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713305

Indetified by Mr Satya Brata Dutta, , , Son of Late Mihir Kumar Dutta, New Upper Chelidanga, P.O: Asansol, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, by caste Hindu, by profession Others

Execution is admitted on 24-09-2024 by Mr Akash Ghosal, Partner, AKASH ENTERPRISE, Plot No. 25,Pushpanjali Apartment, Kalyanpur Housing Estate, Block/Sector: Shop No. 1, City:- , P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713305

Indetified by Mr Satya Brata Dutta, , , Son of Late Mihir Kumar Dutta, New Upper Chelidanga, P.O: Asansol, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 7.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 166, Amount: Rs.100.00/-, Date of Purchase: 06/09/2024, Vendor name: K DAWN



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 2305-2024, Page from 164594 to 164616

being No 230507743 for the year 2024.



Digitally signed by MANOJ KUMAR MANDAL
Date: 2024.09.30 14:59:57 +05:30
Reason: Digital Signing of Deed.

(Manoj Kumar Mandal) 30/09/2024

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. ASANSOL

West Bengal.