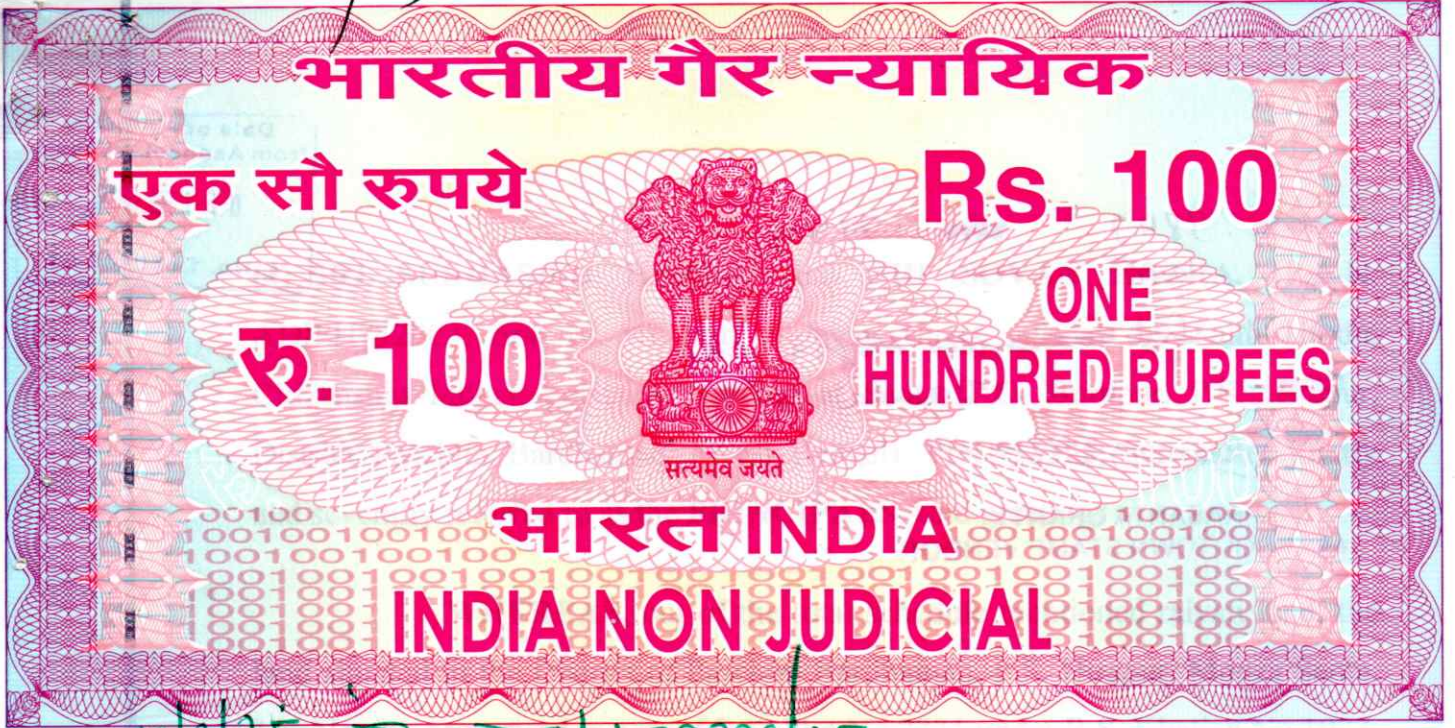


81. 1068/25

I-1050/2025



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AT 135616

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

Or No. 8000489779/2025

18 FEB 2025

GENERAL POWER OF ATTORNEY

(AFTER REGISTERED DEVELOPMENT AGREEMENT)

KNOW ALL MEN BY THESE PRESENT THAT, We,

- (1) SRI SUKUMAR HAZRA, (P.A.N. ADOPH3610A), Son of Late Hari Sadhan Hazra,
- (2) SRI TUSAR KANTI HAZRA, (P.A.N. ACLPH1903L), Son of Late Hari Sadhan Hazra,
- (3) SRI SUSHANTA HAZRA, (P.A.N. ACQPH0527B), Son of Late Hari Bhajan Hazra, and

(4) **SRI SUBHASISH HAZRA** alias **SRI SOVAN HAZRA**, (P.A.N. ADIPH7329C), Son of Sri Hari Narayan Hazra, all are by Faith Hindu, Citizenship Indian, presently residing at Santa, P.O. Burnpur, P.S. Hirapur, District Paschim Bardhaman, (West Bengal), PIN-713325, hereinafter jointly and severally referred to as the **PRINCIPALS** send greetings :-

WHEREAS, out of the total schedule mentioned raiyati land, the land situated in the District of Paschim Bardhaman, P.S. Hirapur, Mouza Santa, J.L. No. 20, comprised in part of R.S. Plot No.2731 under R.S. Khatian No.1977, corresponding L.R. Plot No. 2383, measuring in total 06 Katha 15 Chhatak 15 Sq. Ft. was acquired by the Principal No. 1 & 2 by virtue of a Deed of Gift dated 29/05/2001 duly registered in Book No. I, Volume No. X90, Pages 6 to 16, being No.2915 for the year 2001 of Addl. Dist. Sub-Registry Office, Asansol from their father Sri Hari Sadhan Hazra, Son of Late Gouri Shankar Hazra of Santa Village, Burnpur in consideration of the natural love and affection mentioned in the said Deed of Gift.

AND WHEREAS the Principal No. 1 & 2 since there after duly mutated their names in the L.R. Record of Rights in L.R. Khatian No. 3111 & 993 respectively in the Office of the S.D.L. & L.R.O. (E.P.-I), Asansol.

AND WHEREAS, out of the total schedule mentioned raiyati land, the land situated in the District of Paschim Bardhaman, P.S. Hirapur, Mouza Santa, J.L. No. 20, comprised in part of R.S. Plot No. 2731 under R.S. Khatian No. 1977, corresponding L.R. Plot No. 2383, measuring 01 Katha 13 Chhatak was acquired by the Principal No. 2 by virtue of a Deed of Gift dated 25/09/2000 duly registered in Book No. I, Volume No. X148, Pages 20 to 23, being No.5121 for the year 2000 of Addl. Dist. Sub-Registry Office, Asansol from his father Sri Hari Sadhan Hazra, Son of Late Gouri Shankar Hazra of Santa Village, Burnpur in consideration of the natural love and affection mentioned in the said Deed of Gift.

[Handwritten signature]
(Sd/-)

AND WHEREAS the Principal No. 2 since there after duly mutated his name in the L.R. Record of Rights in L.R. Khatian No. 993 in the Office of the S.D.L. & L.R.O. (E.P.-I), Asansol.

AND WHEREAS, out of the total schedule mentioned raiyati land, the land situated in the District of Paschim Bardhaman, P.S. Hirapur, Mouza Santa, J.L. No. 20, comprised in part of R.S. Plot No. 2731 under R.S. Khatian No. 1977, corresponding L.R. Plot No. 2383, measuring 1637 Sq. Ft. was originally acquired by one Hari Bhajan Hazra, i.e., the father of the Principal No. 3, by virtue of a Deed of Gift dated 14/08/2000 duly registered in Book No. I, Volume No. X148, Pages 10 to 14, being No. 5119 for the year 2000 of Addl. Dist. Sub-Registry Office, Asansol from his elder brother Sri Hari Sadhan Hazra, Son of Late Gouri Shankar Hazra of Santa Village, Burnpur in consideration of the natural love and affection mentioned in the said Deed of Gift.

AND WHEREAS, subsequently said Hari Bhajan Hazra while owning and possessing his aforesaid property gifted the same to his only son Sri Sushanta Hazra, i.e., the Principal No. 3, by virtue of a Deed of Gift dated 05/08/2008 duly registered in Book-I, CD Volume number 19, Page from 5472 to 5496, being No.06708 for the year 2008 of Addl. Dist. Sub-Registry Office, Asansol in consideration of the natural love and affection mentioned in the said Deed of Gift.

AND WHEREAS the Principal No. 3 since there after duly mutated his name in the L.R. Record of Rights in L.R. Khatian No. 3265 in the Office of the S.D.L. & L.R.O. (E.P.-I), Asansol.

AND WHEREAS, out of the total schedule mentioned raiyati land, the land situated in the District of Paschim Bardhaman, P.S. Hirapur, Mouza Santa, J.L. No. 20, comprised in part of R.S. Plot No. 2731 under R.S. Khatian No. 1977, corresponding L.R. Plot No. 2383, measuring 1529 Sq. Ft. was originally acquired by one Hari Narayan Hazra, i.e., the father of the Principal No. 4, by virtue of a Deed of Gift dated 14/08/2000 duly registered in Book No.

Suraj
(Adv)

I, Volume No. X148, Pages 15 to 19, being No. 5120 for the year 2000 of Addl. Dist. Sub-Registry Office, Asansol from his elder brother Sri Hari Sadhan Hazra, Son of Late Gouri Shankar Hazra of Santa Village, Burnpur in consideration of the natural love and affection mentioned in the said Deed of Gift.

AND WHEREAS, subsequently said Hari Narayan Hazra while owning and possessing his aforesaid property gifted the same to his only son Sri Subhasish Hazra alias Sri Sovan Hazra, i.e., the Principal No. 4, by virtue of a Deed of Gift dated 05/08/2008 duly registered in Book-I, CD Volume number 19, Page from 5587 to 5603, being No. 06703 for the year 2008 of Addl. Dist. Sub-Registry Office, Asansol in consideration of the natural love and affection mentioned in the said Deed of Gift.

AND WHEREAS the Principal No. 4 since there after duly mutated his name in the L.R. Record of Rights in L.R. Khatian No. 2840 in the Office of the S.D.L. & L.R.O. (E.P.-I), Asansol.

AND WHEREAS we the Principals herein under the aforesaid circumstances are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the land more fully mentioned in the Schedule hereunder written by paying the rents, taxes, cess, etc. as fixed by the competent authorities from time to time and the said property is free from any or all encumbrances, charges, mortgages, etc.

AND WHEREAS we the Principals with the intent to develop our said adjacent land duly converted our said adjacent and contiguous land into Commercial Bastu vide Memo No. 2831/ADM&DLRO/PAB/24, 2832/ADM&DLRO/PAB/24, 2833/ADM&DLRO/PAB/24 & 2834/ADM&DLRO/PAB/24 all dated 19/06/2024, under Conversion Case No. CN/2024/2305/757, CN/2024/2305/758, CN/2024/2305/754 & CN/2024/2305/756 from the Office of the A.D.M. & D.L. & L.R.O., Paschim Bardhaman and have obtained the Land-use Compatibility Certificate U/s. 46 of the West Bengal Town & Country (Planning & Development) Act, 1979 from ADDA vide Memo No.

Imap
(sdh)

ADDA/ASN/2024/000461 dated 12/04/2024. We have also obtained the permission from the authorities of West Bengal Fire & Emergency Services, Durgapur vide Memo No. FSR/211862406300004044 Dated 23/09/2024 and lastly applied for sanction of a Building Plan from the competent authorities of Asansol Municipal Corporation and the said plan have been duly sanctioned by the authorities of Asansol Municipal Corporation vide Building Permit No. SWS-OBPAS/1101/2024/1493 Dated 07/02/2025 but owing to unavoidable circumstances and our prior engagements and commitments, we have abandoned our said intention for development of our said property by ourselves and we invited the Developer/Second Party herein to undertake the project of developing the our schedule mentioned property.

AND WHEREAS the schedule mentioned land being situated on the junction of three roads, the two corner splay portion was required to be gifted in favour of the Asansol Municipal Corporation as per rules of the A.M.C. and we the Principals herein duly gifted the said corner splayed portions measuring 67.27 Sq. Ft. in L.R. Plot No. 2383 out of the aforesaid total land by virtue of a Deed of Gift dated 24/07/2024 duly registered in Book-I, Volume number 2305-2024, Page from 131063 to 131078, being No. 230505952 for the year 2024 of A.D.S.R Office, Asansol.

AND WHEREAS we the Principals / Owners being engaged in our respective commitments we abandoned our intention of developing our said land by ourselves and invited the Developer herein for developing the said project and the Developer being engaged in the business of developing and promoting and also sponsoring construction of multi-storied building having its own financial resources to carry out any development scheme, including taking up all related responsibility of preparation and sanction of plan for construction and engage engineers, masons and labours and also put in resources for building materials and supervise the completion of the construction of the proposed multi-storied building and to procure prospective flat-buyers for the flats, apartments and other

Imap
(Adv)

spaces to be built as per the Building Permit sanctioned by the authorities of Asansol Municipal Corporation and/or other competent authorities.

AND WHEREAS we the Principals / Owners herein decided to develop our said property by raising a multi-storied (B+G+4-storied) building/ apartment thereon more fully described in the Schedule written hereunder and the Attorney / Developer herein approached us, i.e., the Principals / Owners to develop the said land by constructing a new multi-storied building / apartment upon the said land under the terms and condition more fully described here under.

AND WHEREAS we the Principals / Owners herein have entered into a Development Agreement dated 18/02/2025 with the Developer, i.e., the Attorney herein, which has been duly registered before the A.D.S.R. Office, Asansol and recorded as Deed No. I- 28050102A for the year 2025.

AND WHEREAS we the Principals / Owners herein, duly appoint, nominate, authorise and constitute "**BRIDDHI DEVELOPERS**", (P.A.N. ABDFB4001G), a Partnership Firm, having its Office at : 924/New, R.B. Tower, BDG Path, Upper Chelidanga, P.O. Asansol-4, P.S. Asansol (South), District Paschim Bardhaman, being represented by its authorised Partners :- (1) **SHRI ANUP GHOSAL**, (P.A.N. AFHPG1010J), Son of Shri Nandalal Ghosal, by Faith Hindu, Nationality Indian, by occupation Business, resident of 'Sonartori Apartment', Plot No. 10 & 11, Kalyanpur Housing Estate, P.O. Asansol-5, P.S. Asansol (North), District Paschim Bardhaman, and (2) **SHRI BISWAJIT GHOSH**, (P.A.N. AEMPG0273M), Son of Late Kamakshya Pada Ghosh, by faith Hindu, by occupation Business, Citizenship Indian, resident of 'Sudha Neer Apartment', K.B. Raj Road, Upper Chelidanga, P.O. Asansol-4, P.S. Asansol (South), District Paschim Bardhaman, as our true and lawful constituted Attorney to do and perform or cause to be done or performed all or any of the following acts, deeds and things for us and on our behalf including maintaining, managing, looking after, controlling the Schedule mentioned properties as well


(Adv)

as for the purpose of transfer/convey/lease out/let out/mortgage/assign, etc. the schedule property either in part or full of the Developer's allocated portions (except our allotted properties as averred fully in the said Development Agreement) more fully described in the Development Agreement, i.e.,

1. To look after, manage and control the schedule mentioned property on our behalf;
2. To take any other necessary step/steps measures for the protection of the Schedule mentioned property from damage, waste and alienate in any manner whatsoever on our behalf;
3. To pay rents and taxes to the Government of West Bengal and/or to the Asansol Municipal Corporation and/or any other authority or authorities concerned in respect of our schedule mentioned property.
4. To construct the multi-storied building / apartment in accordance with the Building Permit sanctioned by the authorities of Asansol Municipal Corporation and/or any other competent authorities and thereafter transfer/sell the property developed falling under the Developer's Allocation (except our allocated properties) together with proportionate undivided impartible share of land and common parts and amenities of the said proposed building to intending Purchaser/s.
5. To make and execute necessary application for water connection, sewerage connection, electric supply and other incidental requirements which is/are required for development purpose of the said land.
6. To engage Engineers, Architect, Contractor, Masons, Helpers for the construction of the multi-storied building/apartment and take necessary permission from the appropriate authority or authorities concerned as and when required by the Developer at its/their own cost.
7. To sign any document or documents or paper or papers required by law for the management and maintenance of the Schedule mentioned property on our behalf.


(Adv)

8. To appoint and engage Advocates, Pleaders, Solicitors, whenever our Attorney shall think fit and proper and to discharge and/or terminate his/her/their appointments.
9. To compromise compound or withdraw cases or be non-suited or refer to arbitration all disputes and differences.
10. To sign and verify all application of execution of decrees or orders of the Court for and on our behalf.
11. To withdraw and receive documents or money from any Court, office or opposite party/parties, either in execution of decrees or otherwise and to do all the acts that may be necessary in connection with any of such cases.
12. To prepare, sign, apply and execute all papers and documents in connection with the sanction/revision/renewal/amendment of the site plan and the building plan/plans by the Asansol Municipal Corporation and/or any other appropriate authority concerned in respect of the said landed property and collect NO OBJECTION CERTIFICATE from the competent Department as and when it will be required by the Developer.
13. To do all other acts, deeds, matters and things in respect of the said landed property described in the Schedule hereunder written including to represent before and making correspondence with the Asansol Municipal Corporation and/or ADDA or any other appropriate authority or authorities concerned relating to mutation, conversions and/or and any other matters relating to the said landed property.
14. To represent us before all the offices, authorities and departments of the State Govt. / Central Govt. and in other private and public offices and to submit all petitions, returns, complaints and statements, forms, affidavits, including the office of the S.D.L. & L.R.O., Asansol, A.D.D.A., Asansol Municipal Corporation for conversion, mutation, etc. as and when required by executing the same for us and on our behalf.


(Adv)

15. To appear before any Authority or Authorities either Public or Private or Statutory or Government Authority or Authorities including Police Authority, Income Tax/Wealth Tax Authority.
16. To make necessary representation including filing of complaints and appeals before the Asansol Municipal Corporation and/or ADDA at its jurisdiction, Assessor and Collectors of Paschim Bardhaman District and other concerned authorities in respect to fixation of rateable value of the said property.
17. To sign the plaint, written statements either supported by verification or affidavit and to file the same in any Court of law and to file Suit or proceedings.
18. To sign in the Memorandum of Appeal and to file the same in any Court of Law and also to defend any appeal or appeals.
19. To file any Writ Petition under Article 226 of the Constitution of India in any High Court in India and also to defend any Writ Petition by taking appropriate and necessary steps.
20. To enter into any Agreement for Sale/Transfer/Lease/Mortgage/Tenancy in respect of the Schedule mentioned property and/or any part thereof with any prospective/intending Purchaser/Lessee/Transferee/Tenant/Mortgagee and to receive the entire earnest money/advance/consideration money in part or full connection with the DEVELOPER'S ALLOCATED portion more fully described in the said Development Agreement.
21. To negotiate on terms for and to agree to Transfer/Lease Out/Let Out the said property of the DEVELOPER'S ALLOCATION ONLY to any intending purchaser/purchasers/Lessees/transferees/tenants at such price or prices which our said Attorney shall decide in its/their absolute discretion as fit and proper and to agree upon and to enter into agreement or agreements as is deemed fit and proper.
22. To sign and execute any Deed of Conveyance/Assignment/Lease in respect of the said property of DEVELOPER'S ALLOCATED PORTION ONLY in


(Adv)

favour of any intending Purchaser/Purchasers/Lessee/Lesseees/Transferee and collect consideration money from them and also discharge valid receipt thereof and also present for registration before the Registration Authority at its jurisdiction i.e. A.D.S.R. Office, Asansol, District Sub-Registrar, Paschim Bardhaman, District Registration Authority of Paschim Bardhaman, Registrar of Assurances for registration of the required Deeds/documents/conveyances, etc. in respect of the said property to the intending Purchasers/Lessee/Lesseees and handover the physical/Identical Possession of the property.

23. That the said Attorney/Developer, i.e., "BRIDDHI DEVELOPERS", shall be at liberty to sell, transfer, mortgage, lease, gift, exchange, or allot and transfer the flat/s or any other structures or portion thereof in the said proposed multi-storied building (excepting our allocations of the properties as aforesaid) including proportionate undivided land share / interest in the said land to any person including any Banks, i.e., Private or Public or Commercial Banks, NBFC, financial institutions, organisations, etc. at such price and on such terms and conditions as the Developer may think fit and proper subject to any terms that may be imposed by any authority. Furthermore, the Developer will issue the allotment letter / possession letter in favour of the Principals at the time of handover of their allotted properties and the Principals shall have all transferable rights including sale, gift, lease, mortgage, etc. in respect of their said allotted properties to any person/s at any price or terms and considerations at their own free will without requiring any permission from the Developer or the Flat Owners' Association.
24. It is also stated that this Deed of General Power of Attorney is only for the purpose of development and construction and promotion of the multi-storied building, transfer of the flats, etc. (excepting our allocation of the properties as stated fully in the said Development Agreement) to the intending


(Anup)

buyers/purchasers and administration for development works as well as formation of the Society to manage the flat owners/occupiers.

THAT be it expressly stated that this deed does not constitute/ create/assume at all any kind of transfer and enjoyment of the schedule mentioned property/land in favour of our said Attorney and this General Power of Attorney is revocable.

AND GENERALLY to do and cause to be done all lawful acts, deeds, matters and things necessary for the maintenance and interest of our Schedule mentioned property more fully and particularly described in the Schedule written hereunder which we could or would do if personally present.

AND WE do hereby agree to ratify and confirm all acts, deeds, matters and things lawfully and bona fide done or cause to be done by our said Attorney / Developer by virtue of this Power of Attorney, which shall be construed as acts deeds and things done and cause to be done by us to all intents and purpose as if we were personally present.

THE SCHEDULE ABOVE REFERRED TO

Description of the property

In the District of Paschim Bardhaman, P.S. Hirapur, Sub-Division & A.D.S.R. Office Asansol, Mouza Santa, J.L. No. 20, under Asansol Municipal Corporation, Ward No. 01 (old) / 52 (new), at Gouranga Sen Sarani, Radhanagar Road, Burnpur, all that piece and parcel of raiyati Bastu land comprised as follows :

[Handwritten signature]
(Adv)

Sorani Hazra
Alias
Subhasish Hazra

Sl. No.	R.S. Plot	L.R. Plot	L.R. Khatian	R.S. Khatian	Class	Proposed Use	Area (Decimal)
1	2731	2383	3111	1977	Bastu	Bastu	06.00
2	2731	2383	993	1977	Bastu	Bastu	09.00
3	2731	2383	3265	1977	Bastu	Bastu	03.70
4	2731	2383	2840	1977	Bastu	Bastu	04.00

Total land in the aforesaid plot under four Khatians measuring **22.70 (twenty two point seven zero) Decimal** equivalent to more or less 13.75 Katha together with a more than 45 years old and dilapidated one-storied cement-floored residential house constructed thereupon measuring an area of 150 sq. ft. with all fittings, fixtures, electric meter and connection and all easement rights attached thereto is hereby handed over to the Attorney / Developer by the Principals for development.

Butted and bounded by :

- On the North : 12 feet wide Gouranga Sen Sarani Bye-Lane.
- On the South : 36 feet wide Gouranga Sen Sarani.
- On the East : 12 feet wide Gouranga Sen Sarani Bye-Lane.
- On the West : 03 feet common galli and house of others.

The proportionate land revenue is payable to the Govt. of West Bengal through S.D.L. & L.R.O. (E.P. 1), Asansol.

IN WITNESSES WHEREOF the Principals / Executants and the Attorney have hereunto set and subscribed their respective hands and seal on this the 18th day of February, 2025.

Witnesses :-

1. Prasantakant
510 Lt Jagann Chandra
Rambardh.
PO Bumpur 713325
Dist Paschim Bardhaman

2. Lubrata Das
(Advocate)
Asansol Court.

Drafted and prepared by me
as per the instructions of
the Principals / Executants.

Lubrata Das
Advocate, Asansol Court.
Enrol. No. WB/1116/1999.

1. Sukumar Hazra
2. Tinam Kanai Hazra
3. Sushanta Hazra
4. Subhasish Hazra
Alia's
Sovan Hazra

SIGNATURE OF THE PRINCIPALS

BRIDDDHI DEVELOPERS

Amir Ghosh

PARTNER

BRIDDDHI DEVELOPERS

Biswajit Ghosh

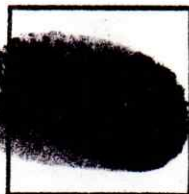
PARTNER

SIGNATURE OF THE ATTORNEY

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Hand



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Forefinger to Littlefinger

Right
Hand



Finger Print attested by me: Sukumar Hazra



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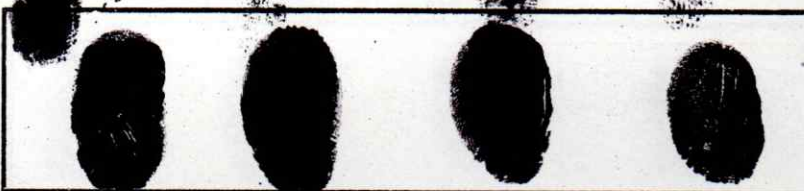
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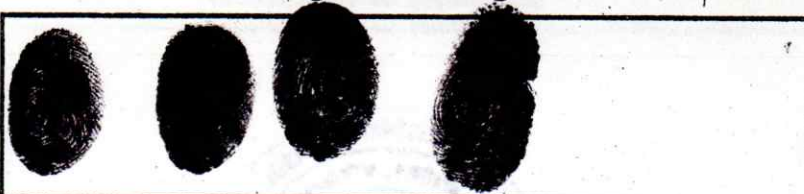
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Finger Print attested by me: Sushanta Hazra



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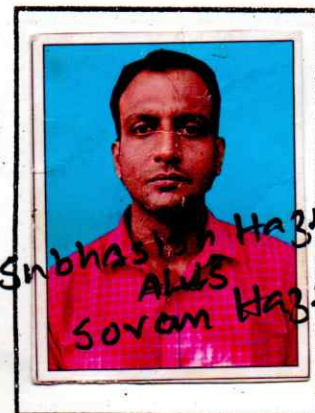
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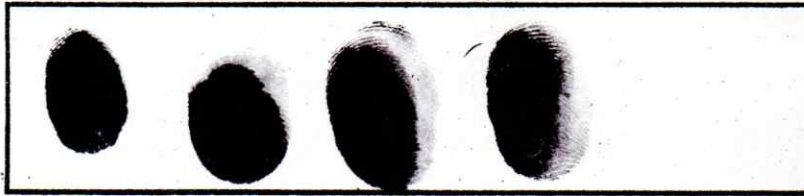
Finger Print attested by me: Subhasish Hazra, Ais - Sovan Hazra



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Finger Print attested by me: *Amey Ghule*



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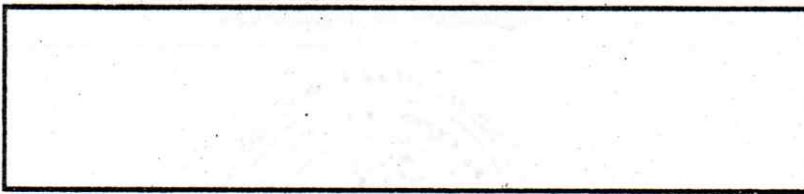
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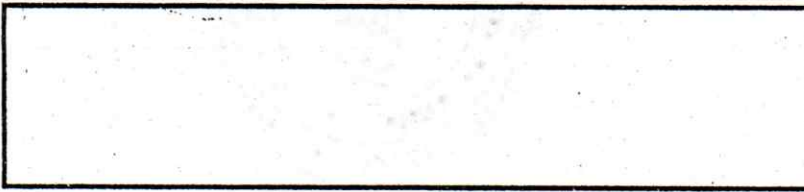
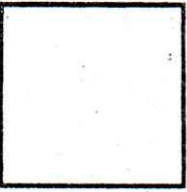
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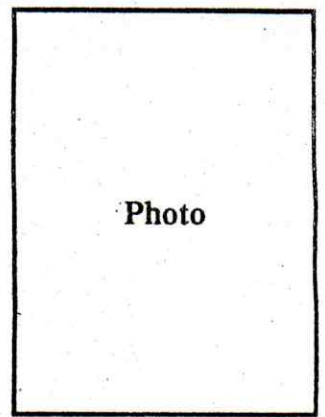
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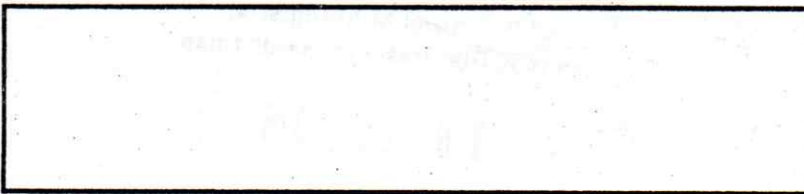
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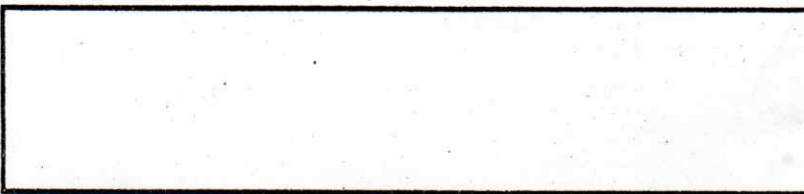
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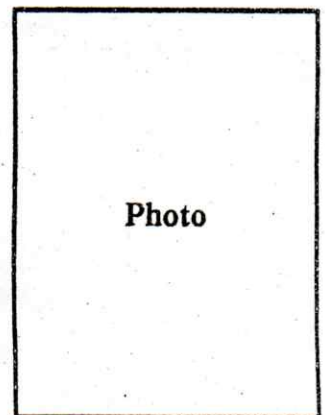
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Finger Print attested by me:



DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম) Prasanta Rout
2. FATHER / HUSBAND NAME
(পিতা / স্বামীর নাম) H. Gagan Ch Rout
3. OCCUPATION (পেশা) Business
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)
VILLAGE / TOWN (গ্রাম) Rambanah
POST OFFICE (পোস্ট অফিস) Bumpur
POLICE STATION (থানা) Hirapur PIN 743325
DISTRICT (জেলা) Paschim Bardham STATE (রাজ্য) WB
5. RELATIONSHIP WITH SELLER / BUYER (দলিলের বিক্রেতা / দাতাগণের সহিত সম্পর্ক) well wisher
6. AADHAR NO. 5994 8727 1114
PAN
EPIC NO.
- আমি (শনাক্তকারী) Prasanta Rout অত্র দলিলের (Query No.)
বিক্রেতা / দাতা গণকে শনাক্ত করিলাম।
I, as identifier identifying the executants of the concerned deed
(Query No.)

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND						
RIGHT HAND						

Prasanta Rout

Identifier Signature

(শনাক্তকারীর স্বাক্ষর)

Mob. No.:



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



192024250408865278

GRN Details

GRN:	192024250408865278	Payment Mode:	SBI Epay
GRN Date:	18/02/2025 14:24:47	Bank/Gateway:	SBlePay Payment Gateway
BRN :	2193453394833	BRN Date:	18/02/2025 14:25:09
Gateway Ref ID:	250496892591	Method:	HDFC Retail Bank NB
GRIPS Payment ID:	180220252040886526	Payment Init. Date:	18/02/2025 14:24:47
Payment Status:	Successful	Payment Ref. No:	8000489779/2/2025
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Mr Subrata Maji
Address:	Santa, Burnpur
Mobile:	7001243660
E-Mail:	subratamajiadv@gmail.com
Period From (dd/mm/yyyy):	18/02/2025
Period To (dd/mm/yyyy):	18/02/2025
Payment Ref ID:	8000489779/2/2025
Dept Ref ID/DRN:	8000489779/2/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	8000489779/2/2025	Property Registration- Registration Fees	0030-03-104-001-16	7
Total				7

IN WORDS: SEVEN ONLY.

Major Information of the Deed

Deed No :	I-2305-01050/2025	Date of Registration	18/02/2025
Query No / Year	2305-8000489779/2025	Office where deed is registered	
Query Date	18/02/2025 2:17:34 PM	A.D.S.R. ASANSOL, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	SUBRATA MAJI ASANSOL COURT, Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, PIN - 713304, Mobile No. : 9474372820, Status : Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
Rs. 39,20,000/-		Rs. 1,21,88,221/-	
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]:- 230501024/2025 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

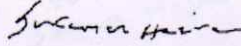
District: Paschim Bardhaman, P.S:- Hirapur, Municipality: ASANSOL MC, Road: Gouranga Sen Sarani, Road Zone : (On Road -- On Road) , Mouza: Santa , Ward No: 52 Pin Code : 713325

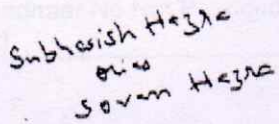
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2383	LR-3111	Bastu	Bastu	6 Dec	10,00,000/-	31,99,998/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-2383	LR-993	Bastu	Bastu	9 Dec	12,00,000/-	47,99,997/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-2383	LR-3265	Bastu	Bastu	3.7 Dec	8,00,000/-	19,73,332/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-2383	LR-2840	Bastu	Bastu	4 Dec	9,00,000/-	21,33,332/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			22.7Dec	39,00,000 /-	121,06,659 /-	
		Grand Total :			22.7Dec	39,00,000 /-	121,06,659 /-	

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	150 Sq Ft.	20,000/-	81,562/-	Structure Type: Structure
Gr. Floor, Area of floor : 150 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 45 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		150 sq ft	20,000 /-	81,562 /-	

Principal Details :

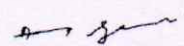
SI No	Name, Address, Photo, Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr Sukumar Hazra Son of Late Hari Sadhan Hazra Executed by: Self, Date of Execution: 18/02/2025 , Admitted by: Self, Date of Admission: 18/02/2025 ,Place : Office	 18/02/2025	 LTI 18/02/2025	 18/02/2025
	Santa, City:- Asansol, P.O:- Burnpur, P.S:-Hirapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713325 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India , PAN No.:: adxxxxxx0a, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 18/02/2025 , Admitted by: Self, Date of Admission: 18/02/2025 ,Place : Office			
2	Mr Tusar Kanti Hazra Son of Late Hari Sadhan Hazra Executed by: Self, Date of Execution: 18/02/2025 , Admitted by: Self, Date of Admission: 18/02/2025 ,Place : Office	 18/02/2025	 LTI 18/02/2025	 18/02/2025
	Santa, City:- Asansol, P.O:- Burnpur, P.S:-Hirapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713325 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India , PAN No.:: acxxxxxx3l, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 18/02/2025 , Admitted by: Self, Date of Admission: 18/02/2025 ,Place : Office			

3	Name Mr Sushanta Hazra Son of Late Hari Bhajan Hazra Executed by: Self, Date of Execution: 18/02/2025 , Admitted by: Self, Date of Admission: 18/02/2025 ,Place : Office	Photo 	Finger Print  Captured	Signature 
	18/02/2025		LTI 18/02/2025	18/02/2025
Santa, City:- Asansol, P.O:- Burnpur, P.S:-Hirapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713325 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: acxxxxxx7b,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 18/02/2025 , Admitted by: Self, Date of Admission: 18/02/2025 ,Place : Office				
4	Name Mr Subhasish Hazra, (Alias: Mr Sovan Hazra) (Presentant) Son of Mr Hari Narayan Hazra Executed by: Self, Date of Execution: 18/02/2025 , Admitted by: Self, Date of Admission: 18/02/2025 ,Place : Office	Photo 	Finger Print  Captured	Signature 
	18/02/2025		LTI 18/02/2025	18/02/2025
Santa, City:- Asansol, P.O:- Burnpur, P.S:-Hirapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713325 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: adxxxxxx9c,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 18/02/2025 , Admitted by: Self, Date of Admission: 18/02/2025 ,Place : Office				

Attorney Details :

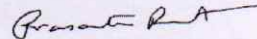
SI No	Name,Address,Photo,Finger print and Signature
1	Briddhi Developers 924/New, R B Tower, BDG Path, Upper Chelidanga, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713304 , PAN No.:: abxxxxxx1g,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Representative Details :				
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Anup Ghosal Son of Mr Nandalal Ghosal Date of Execution - 18/02/2025, , Admitted by: Self, Date of Admission: 18/02/2025, Place of Admission of Execution: Office		 Captured	
		Feb 18 2025 4:15PM	LTI 18/02/2025	18/02/2025

Sonartori Apartment, Plot No 10 And 11, Kalyanpur Housing Estate, City:- Asansol, P.O:- Asansol, P.S:- Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713305, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: afxxxxxx0j,Aadhaar No Not Provided Status : Representative, Representative of : Briddhi Developers (as Partner)				
2	Name Mr Biswajit Ghosh Son of Late Kamakshya Pada Ghosh Date of Execution - 18/02/2025, , Admitted by: Self, Date of Admission: 18/02/2025, Place of Admission of Execution: Office	Photo  Feb 18 2025 4:16PM	Finger Print  Captured LTI 18/02/2025	Signature  18/02/2025
Sudha Neer Apartment, K B Raj Road, Upper Chelidanga, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: aexxxxxx3m,Aadhaar No Not Provided Status : Representative, Representative of : Briddhi Developers (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr PRASANTA ROUT Son of Late GAGAN CH ROUT RAMBANDH, City:- , P.O:- BURNPUR, P.S:-Hirapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713325	 18/02/2025	 18/02/2025	 18/02/2025
Identifier Of Mr Sukumar Hazra, Mr Anup Ghosal, Mr Biswajit Ghosh, Mr Tusar Kanti Hazra, Mr Sushanta Hazra, Mr Subhasish Hazra			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Sukumar Hazra	Briddhi Developers-6 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Tusar Kanti Hazra	Briddhi Developers-9 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr Sushanta Hazra	Briddhi Developers-3.7 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr Subhasish Hazra	Briddhi Developers-4 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Sukumar Hazra	Briddhi Developers-37.50000000 Sq Ft
2	Mr Tusar Kanti Hazra	Briddhi Developers-37.50000000 Sq Ft
3	Mr Sushanta Hazra	Briddhi Developers-37.50000000 Sq Ft
4	Mr Subhasish Hazra	Briddhi Developers-37.50000000 Sq Ft

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Hirapur, Municipality: ASANSOL MC, Road: Gouranga Sen Sarani, Road Zone : (On Road – On Road) , Mouza: Santa, , Ward No: 52 Pin Code : 713325

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2383, LR Khatian No:- 3111	Owner:সুকুমার হাজরা, Gurdian:হরিসাধন , Address:নিজ , Classification:ভিটি, Area:0.06000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 2383, LR Khatian No:- 993	Owner:ভূষার হাজরা, Gurdian:হরিসাধন , Address:নিজ , Classification:ভিটি, Area:0.09000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 2383, LR Khatian No:- 3265	Owner:সুশান্ত হাজরা, Gurdian:হরিনাথন , Address:নিজ , Classification:ভিটি, Area:0.03700000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 2383, LR Khatian No:- 2840	Owner:শোভন ও: শ্রীশীষ হাজরা, Gurdian:হরিনারায়ন , Address:নিজ , Classification:ভিটি, Area:0.04000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 230501050 / 2025

On 18-02-2025

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.

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

Presented for registration at 14:47 hrs on 18-02-2025, at the Office of the A.D.S.R. ASANSOL by Mr Subhasish Hazra Alias Mr Sovan Hazra, 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 1,21,88,221/-

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

Execution is admitted on 18/02/2025 by 1. Mr Sukumar Hazra, Son of Late Hari Sadhan Hazra, Santa, P.O: Burnpur, Thana: Hirapur, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713325, by caste Hindu, by Profession Retired Person, 2. Mr Tusar Kanti Hazra, Son of Late Hari Sadhan Hazra, Santa, P.O: Burnpur, Thana: Hirapur, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713325, by caste Hindu, by Profession Retired Person, 3. Mr Sushanta Hazra, Son of Late Hari Bhajan Hazra, Santa, P.O: Burnpur, Thana: Hirapur, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713325, by caste Hindu, by Profession Business, 4. Mr Subhasish Hazra, Alias Mr Sovan Hazra, Son of Mr Hari Narayan Hazra, Santa, P.O: Burnpur, Thana: Hirapur, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713325, by caste Hindu, by Profession Business

Indetified by Mr PRASANTA ROUT, , , Son of Late GAGAN CH ROUT, RAMBANDH, P.O: BURNPUR, Thana: Hirapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713325, by caste Hindu, by profession Others

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

Execution is admitted on 18-02-2025 by Mr Anup Ghosal, Partner, Briddhi Developers, 924/New, R B Tower, BDG Path, Upper Chelidanga, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304

Indetified by Mr PRASANTA ROUT, , , Son of Late GAGAN CH ROUT, RAMBANDH, P.O: BURNPUR, Thana: Hirapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713325, by caste Hindu, by profession Others

Execution is admitted on 18-02-2025 by Mr Biswajit Ghosh, Partner, Briddhi Developers, 924/New, R B Tower, BDG Path, Upper Chelidanga, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304

Indetified by Mr PRASANTA ROUT, , , Son of Late GAGAN CH ROUT, RAMBANDH, P.O: BURNPUR, Thana: Hirapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713325, 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 0.00/-, by online = Rs 7/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/02/2025 2:25PM with Govt. Ref. No: 192024250408865278 on 18-02-2025, Amount Rs: 7/-, Bank: SBI EPay (SBlePay), Ref. No. 2193453394833 on 18-02-2025, 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 3843, Amount: Rs.100.00/-, Date of Purchase: 17/02/2025, Vendor name: P GHANTY

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 18/02/2025 2:25PM with Govt. Ref. No: 192024250408865278 on 18-02-2025, Amount Rs: 0/-, Bank: SBI

EPay (SBIPay), Ref. No. 2193453394833 on 18-02-2025, 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 21179 to 21204
being No 230501050 for the year 2025.



Digitally signed by MANOJ KUMAR MANDAL
Date: 2025.02.28 12:35:55 -08:00
Reason: Digital Signing of Deed.

(Manoj Kumar Mandal) 28/02/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
West Bengal.