

5984/24

I-5988/2024



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AP 983332

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

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

24 JUL 2024

GENERAL POWER OF ATTORNEY

(After Registration of Development Agreement or Construction Agreement)

QUERY NO: 8001980664/2024

KNOW ALL MEN BY THESE PRESENTS that We, 1) **SRI SUBRATA BHOWMICK**, (PAN- AEDPB0283R) son of Sri Harendra Kumar Bhowmick, by caste Hindu, Nationality Indian, resident of Purnashree Pally, S.B. Gorai Road, Post Office - Asansol- 713301, Additional District Sub - Registry Office Asansol, Police Station- Asansol (South), District- Paschim Bardhaman, West Bengal, 2) **SMT. AANKHI GHATAK**, (PAN - AHNPG6892L),

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A. K. Ghatak
Advocate

daughter of Bibhuti Bhusan Banerjee and wife of Sri Ranjit Ghatak, by caste Hindu, by occupation housewife, Nationality Indian, resident of Upper Chelidanga, Debashis Ghatak Sarani, Beside Chalantika Hotel, Post Office-Asansol-713304, Addl. Dist. Sub-Registry Office Asansol Police Station - Asansol (South), Dist. Paschim Bardhaman, West Bengal, **3) SMT. AVA KARMAKAR**, (PAN - AEUPK 7066G) D/o Fatik Karmakar and wife of Gurudas Karmakar, by caste Hindu, by occupation housewife, Nationality Indian, resident of West Apcar Garden, Asansol, Post Office - Asansol - 713304, Addl. Dist. Sub-Registry Office Asansol Police Station-Asansol (South), District - Paschim Bardhaman, West Bengal, **4) SMT. MADHUMITA GHOSH** alias **MADHUMITA GHOSH ROY**, (PAN - AISPG8877B), daughter of Mihir Ghosh and wife of Rudra Shankar Roy, by caste Hindu, by occupation housewife, Nationality Indian, resident of Mollahazi Bagan, Chandannagar, Post Office - Chandannagar - 712136, Police Station - Chandannagar, District - Hooghly, West Bengal, do hereby appoint, empower, nominate, authorize and constitute **NARAYANAM PROJECTS PVT. LTD.**, (PAN-AAICN4050E), a private limited company having its office at West Apcar Garden, Near Kolkata Sweets, Asansol, P.O. Asansol - 713304, Police Station - Asansol (South), Additional Dist. Sub-Registry Office Asansol, District - Paschim Bardhaman, West Bengal, represented by its Directors **1) SRI SUBRATA BHOWMICK**, (PAN - AEDPB0283R) son of Sri Harendra Kumar Bhowmick, by caste Hindu, Nationality Indian, resident of Purnashree Pally, S.B. Gorai Road, Post Office - Asansol-713301, Additional Dist. Sub - Registry Office Asansol, Police Station - Asansol(South), District-Paschim Bardhaman, West Bengal, **2) SRI**

RANJIT GHATAK, (PAN - AECPG7061B) son of Late Bidhu Bhusan Ghatak, by caste Hindu, by occupation Advocate, Nationality Indian, resident of Debashis Ghatak Sarani, Upper Chelidanga, Post Office-Asansol-713304, P.S. Asansol (South), Addl. District Sub-Registry Office Asansol, Dist. Paschim Bardhaman, West Bengal, **3) SRI GURUDAS KARMAKAR**, (PAN - AGDPK0159P) son of Late Basanta Karmakar, by caste Hindu, Nationality Indian, resident of West Apcar Garden, Near Kali Mandir, P.O. Asansol-713304, P.S. Asansol (South), Addl. Dist. Sub-Registry Office Asansol, Dist. Paschim Bardhaman, West Bengal and **4) SRI RUDRA SANKAR ROY** (PAN - AERPR4410G) son of Kamala Kanta Roy, by caste Hindu, Nationality Indian, resident of Samdi, Pahargara, Post Office - Samdi - 713359, Addl. District Sub - Registry Office Asansol, Police Station - Salanpur, Dist. Paschim Bardhaman, West Bengal, as our true and lawful Attorney to do and perform or cause to be done or performed all the following acts, deeds and things for us and on our behalf in regard to the land mentioned in the Schedule below;

WHEREAS 1) Sri Gurudas Karmakar and 2) Sri Tarun Kanti Karmakar, both sons of Late Basanta Karmakar, residents of West Apcar Garden, Asansol, were the lawful and rightful owners of 'Bastu' land measuring 10 (ten) decimals with a forty years old pucca one storied building having covered area 800 sq.ft. comprised in C.S., R.S. & L.R. Plot No. 234 (two hundred thirty four) under C.S. Khatian No. 65, R.S. Khatian No. 113 and L.R. Khatian No. 1892 of Mouza- Kumarpur, J.L. No. 19, P.S. Asansol (South), by purchasing the same under a registered Deed of Sale bearing Deed No. I-2305-06185 for the year 2021 of the office of the A.D.S.R., Asansol ;

AND WHEREAS the aforesaid Sri Tarun Kanti Karmakar while owning and possessing his share in the above noted property, he sold, transferred and conveyed the 'Bastu' land measuring 3 (three) Cottahs or 2160 sq.ft. with a tiled shed house having covered area 100 (one hundred) sq.ft. in favour of 1) Sri Subrata Bhowmick, the Land Owner/ First Party No. 1 hereof and 2) Smt. Aankhi Ghatak, the Land Owner/First Party No. 2 hereof under a registered Deed of Sale bearing Deed No. I-2305-10154 for the year 2022 of the office of the A.D.S.R., Asansol ;

AND WHEREAS the aforesaid Sri Gurudas Karmakar while owning and possessing his share in the above noted property, he transferred and conveyed the 'Bastu' land measuring 3 (three) Cottahs or 2160 sq.ft. with a tiled shed house having covered area 100 (one hundred) sq.ft. in favour of his wife Smt. Ava Karmakar, the Land Owner/First Party No. 3 hereof by a registered Deed of Gift bearing Deed No. I-2305-10586 for the year 2022 of the office of the A.D.S.R., Asansol ;

AND WHEREAS the names of the Land Owners/First Party nos. 1, 2 and 3 have been recorded under L.R. Khatian nos. 2028, 2029 and 2030 respectively in respect of the said land ;

AND WHEREAS the abovenamed Sri Subrata Bhowmick, Smt. Aankhi Ghatak and Smt. Ava Karmakar, the Land Owners/ First Party nos. 1, 2 and 3, with the intention to raise and construct a multi-storied (B+G+3 storied) building over and upon the said land obtained a building plan duly sanctioned by the authority of Asansol Municipal Corporation vide its Building Permit No. SWS-OBPAS/1101/ 2023/ 1488 dated 09.10.2023 and in this regard had already obtained a

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Development permission for development of land under Land Use Compatibility Certificate u/s 46 of the West Bengal Town & Country (Planning & Development) Act., 1979 from Asansol Durgapur Development Authority under its Memo No. ADDA/ASN/DP /2023/ 0872 dt. 11.04.2023 and also obtained Fire Safety Recommendation from Divisional Fire Officer, Paschim Bardhaman, West Bengal Fire & Emergency Services vide its Memo No. FSR/0125186239100095 dt. 13.04.2023 and permission for conversion of the said land from 'Baid' classification to commercial Bastu has been allowed by the office of the SDL & LRO (EP-1), Asansol ;

AND WHEREAS thereafter the Land Owner/First Party no.3 while owning and possessing her aforesaid land measuring 3 (three) Cottahs or 2160 sq.ft., she sold, transferred and conveyed 1 (one) Cottah 8.(eight) Chhitaks or 1080 sq.ft. of land with a tiled shed house having covered area 100 sq.ft. in favour of Smt. Madhumita Ghosh alias Madhumita Ghosh Roy, the Land Owner/First Party No. 4 hereof under a registered Deed of Sale bearing Deed No. I-2305-03513/2023 of the office of the A.D.S.R., Asansol ;

AND WHEREAS in the above circumstances the Land Owner / First Party nos. 1 & 2 are the joint owners of the undivided 50% share and each of the Land Owner/First Party no. 3 and 4 are the absolute owners of undivided 25% in the said property which is morefully described in the schedule 'A' below and the same is free from all encumbrances, charges and/or mortgages ;

AND WHEREAS the Land Owners/First Party intend to develop the 'A' schedule land by constructing a multistoried (B+G+3

storied) building upon the said land through a builder/developer, Narayanam Projects Pvt. Ltd., the Developer/Second Party being a builder/developer offered to raise a multistoried (B+G+3 storied) building at their own costs and expenses upon the 'A' schedule land and have further offered to allot 40% (forty percent) share of total construction area of the said proposed multistoried building for and in lieu of the 'A' schedule land and considering the said offer the Land Owners/First Party engaged the Developer/Second Party in regard to promote/develop the schedule 'A' property by raising multistoried building upon the 'A' schedule land. Be it mentioned here that if the area of the allocation of property of the Land Owners/First Party shall increase/decrease, then the Developer/Second Party shall collect/pay the consideration amount of the said area from/to the Land Owners/First Party as per ratio of allotted property in accordance to the prevailing market value ;

AND WHEREAS the Land Owners/First Party agreed to provide all sorts of assistance to the Developer/Second Party by signing all papers and documents as and when required, in the matter of erection of such multistoried building upon the 'A' schedule land by the Developer/Second Party.

AND WHEREAS thereafter the Executants/Executrixes have entered into a Registered Development Agreement or Construction Agreement being No. _____ dated _____ of the office of the A.D.S.R. Asansol in respect of the schedule property with the Developer **NARAYANAM PROJECTS PVT. LTD.,** for development of the schedule mentioned land and construction of a (B+G+3) storied building thereon on mutual consent

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as per the terms and conditions as mentioned in the said Development Agreement or Construction Agreement;

AND WHEREAS in terms of the said Development Agreement or Construction Agreement We, the Executants/Executrixes agreed to execute a power of Attorney in favour of the said Developer for development / construction of the (B+G+3) storied building over and upon the schedule land after dismantling the existing structure thereon;

NOW THEREFORE BY THESE PRESENTS :- We, the said Sri Subrata Bhowmick, Smt. Aankhi Ghatak, Smt. Ava Karmakar and Smt. Madhumita Ghosh alias Madhumita Ghosh Roy, hereby authorise and empower the said Narayanam Projects Pvt. Ltd. as our lawful attorney for us and on our behalf to do the following acts, deeds and things, that is to say ;

1. To look after, manage and supervise the schedule land and property for us and on our behalf and to take all appropriate steps for preserving our right, title, interest and possession over the schedule land.
2. To raise / erect a (B+G+3) storied building consisting of self contained flats, shop, godown with garage and parking spaces for two wheeler and four wheeler vehicles etc. upon the schedule mentioned land with the help of good quality building materials in terms of the said Development Agreement and by taking assistance of engineering expert for us and on our behalf in accordance with valid and sanctioned building plan/s from the Asansol Municipal Corporation.
3. To spend money for such construction of the building according to their discretion and at their own costs and expenses.

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Adv. Subrata
Advocate

4. To pay various deposits to the Asansol Municipal Corporation and other concerned Authorities as may be necessary for the purpose of carrying out the development work on the schedule land and construction of the structures thereon and to claim refund of such deposits so paid by our said Attorney and to give valid and effectual receipts in our names and on our behalf in connection with the refund of such deposits.

5. To submit any other building plan for addition, alteration/extension as and when required after signing the same for us and on our behalf in connection with the said proposed building before the office of the Asansol Municipal Corporation or such other competent authorities and to get it sanctioned/ approved from the said authority by taking all necessary steps in this regard for us and on our behalf.

6. To take all measures for obtaining water connection and electric connection /line and meter in the said proposed building from the Asansol Municipal Corporation and West Bengal State Electricity Board respectively by signing all necessary papers, documents, application, forms, affidavit, with right to submit the same before the authority concerned for us and on our behalf and to pay/ deposit all amounts of money towards costs, fees, etc.

7. To enter into any agreement or contract with any person for selling flats/ shops/ parking space etc. save and except our 50% (fifty percent) allocation property in the roof, land and common area as well as in floors of the proposed multi storied building which is allotted in our favour in the said Development Agreement or Construction Agreement of the said proposed building/ apartment) to such party or parties and on such terms as our said Attorney thinks fit and proper

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and they will also be competent to execute all agreements/contracts relating to such transfer by receiving advance money or consideration price.

8. To sign and execute all agreement for sale and sale deeds for us and on our behalf transferring all our rights, title and interest in respect of the said property/ flats with two & four wheeler garage, shops, office, commercial spaces, etc. (excepting our allocation which is mentioned in the said Development Agreement or Construction Agreement) in favour of all transferees on receipt of considerations by the Power of Attorney holder which may be mentioned in all such conveyance and to present the said agreement for sale and sale deed/s before the appropriate registering authority for getting the same registered on our behalf and to sign therein.

9. In connection with such registration our said Attorney shall be competent to sign and execute all other relevant papers, documents, forms notice, etc. at the Registration office which shall be found essential in this regard for us and on our behalf.

10. To hand over possession of the property/ flat/ flats, two wheeler & four wheeler parking spaces/ garage/ shops/ offices,/ commercial spaces, etc. so sold to the transferee for us and on our behalf.

11. To represent us before all offices, authorities and Departments of the State Govt. and Central Govt. and in all other public and private offices and to submit all petitions, returns, complaints and statements, forms, affidavit, including the office of the S.D.L. & L.R.O, Asansol, ADDA, Asansol Municipal Corporation for conversion, mutation, etc. as and when required by executing the same for us and on our behalf.

12. To file all suits, claims and other legal proceedings in all courts, civil, criminal, revenue and other statutory authority and tribunals for us and on our behalf by signing all plaints, written statements, petitions, verifications, affidavits and to pursue all such legal proceedings by appointing Lawyers, Advocate, Counsels, and Solicitors by executing necessary Vokatnama and other powers for us and on our behalf and to file all motions, revisions, appeals, writ petitions and appeals against all judgments, orders and decrees which may be passed by any court and/or judicial and quasi Judicial authorities in appropriate Higher Court or Courts and in the Writ Courts and to defend us 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 property at their own cost.

13. The said **'Narayanam Projects Pvt. Ltd. / Attorney Holder** will pay all taxes, rates, rents, charges etc. in connection with the schedule mentioned property from the date of this General Power of Attorney and shall also bear all the necessary costs and expenditures for the construction of the said building/ Apartment and the cost and expenses for electric connection, water connection, conversion, mutation, etc. and We, the Executants, shall have no liability to bear the expenses in respect of the aforesaid construction.

14. That the said Developer i.e. **'Narayanam Projects Pvt. Ltd. / Attorney Holder** shall be at liberty to sell, transfer, mortgage, lease, gift, exchange, or allot and transfer the flat/s or any other structure or portion thereof in the said proposed building (excepting property of our allocation) including proportionate undivided land share / interest

in the said land to any person including Banks, financial institutions, organizations, etc. at such price and on such terms and conditions as the Developer/ Attorney may think fit and proper subject to any terms that may be imposed by any authority. Furthermore, the Developer/ Attorney holder will issue the allotment letter/ possession letter in our favour at the time of hand over the allotted property and we shall have all transferable rights including sale, gift, lease, mortgage etc. in respect the allotted property to any person/s at any price or terms and conditions at our own free will.

15. And generally to do everything what We could do legally for us and on our behalf and we undertake to ratify and confirm all such acts, deeds and things what will be lawfully done by our said attorney in exercise of the General Power of Attorney hereby conferred.

16. 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 said building/ Apartment, transfer of the flats /shops/ offices/ parking spaces/ garage etc. (excepting property of our allocations) to the intending buyers/ purchasers and administration for development works as well as formation of the Society to manage the flat owners/ occupiers.

17. **AND WE WHEREBY AGREE** to ratify and confirm whatsoever the said Attorney shall do in the schedule mentioned property by virtue of these presents.

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

SCHEDULE ABOVE REFERRED TO:-

In the District of Paschim Bardhaman, Police Station Asansol (South), Sub-Division and Addl. District Sub-Registry Office Asansol, J.L. No. 19, Mouza- Kumarpur, under the limits of Asansol Municipal Corporation, Ward No. 2 (previous), 55 (present), ALL THAT piece and parcel of land being recorded in :-

i) L.R. Khatian No. 2028 (two thousand twenty eight), under L.R. Plot No. 234 (two hundred thirty four), measuring an area of 0.03 (zero point zero three) Acre. The class of land is 'Baid'.

ii) L.R. Khatian No. 2029 (two thousand twenty nine), under L.R. Plot No. 234 (two hundred thirty four), measuring an area of 0.02 (zero point zero two) Acre. The class of land is 'Baid'.

iii) L.R. Khatian No. 2030 (two thousand thirty), under L.R. Plot No. 234 (two hundred thirty four), measuring an area of 0.05 (zero point zero five) Acre. The class of land is 'Baid'.

Total measuring an area of 10 (ten) Decimals of land together with one storied tiles shed residential building aged about 2 (two) years with cemented floor standing thereon measuring covered area 200 (two hundred) sq.ft..

Butted and bounded by :-

On the North :- House of S. Roy.

On the South :- 18'- 0" (eighteen feet) wide Road. Apear Garden Bye Road.

On the East :- House of Sanat Bhattacharya.

On the West :- House of Maokow Fang.

Contd...p/13

*Abdul Kader
Advocate*

Subrata Ghosh



Subrata Sharmacharya



Finger print attested by me : Subrata Sharmacharya



Ankiti Ghatak



Finger print attested by me : Ankiti Ghatak



Awa Karmakar



Finger print attested by me : Awa Karmakar



Madhumita Ghosh Roy

Madhumita Ghosh Roy.

Finger print attested by me _____



Ranjit Ghatak

Finger print attested by me Ranjit Ghatak



Gurnadas Karmakar

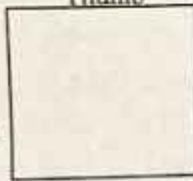
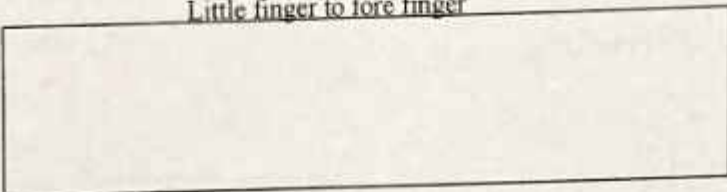
Finger print attested by me Gurnadas Karmakar

Left Hand	Thumb	Little finger to fore finger			
					
Right Hand	Thumb	Fore finger to Little finger			
					

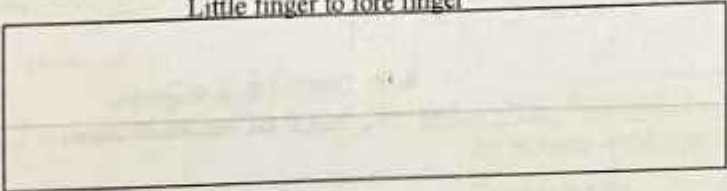
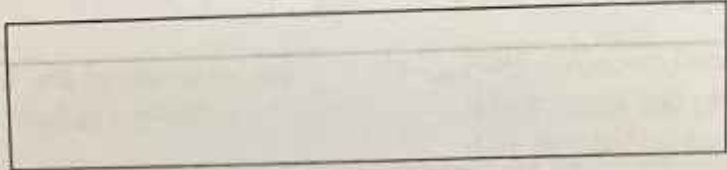


Rudra Sankar Roy

Finger print attested by me : *Rudra Sankar Roy*

Left Hand	Thumb	Little finger to fore finger				Photo
						
Right Hand	Thumb	Fore finger to Little finger				Photo
						

Finger print attested by me : _____

Left Hand	Thumb	Little finger to fore finger				Photo
						
Right Hand	Thumb	Fore finger to Little finger				Photo
						

Finger print attested by me : _____

INWITNESS WHEREOF the parties named above signed and executed this General Power of Attorney on this the 24th day of July, 2024 at Asansol out of own free will without any undue influence or coercion from any person whatsoever in presence of the following witnesses.

WITNESSES :-

1. Goutam Sen.

510 Late Sampir G. Sen
Ambagan, Durgapara
P.O.-Buraipur
Pin-713325
Dist - Panchajanya Bandhan

Subrata Shawmik
Ranjit Ghatak.

Ana Karmakar

Madhumita Ghosh Roy.

Signature of the Executants/ executrixes

Subrata Shawmik

Ranjit- Ghatak

Gurudhar Karmakar

Rudra Sankar Roy

2. Miraj Khan

810 Rayaghat
Azad Nagar,
Buraipur.

Signature of the Developer

NARAYANAM PROJECTS PRIVATE LIMITED

Subrata Shawmik

DIRECTOR

Drafted and prepared by me
and printed in my office.

Anand Kumar Subodha

(Anand Kumar Subodha)

Advocate, Asansol Court.

Enrol No. F/106/102/89

(WB/217/1989)

Note : A sheet containing the
finger prints and photographs
duly attested by the parties co-
ncerned is also annexed in
between page No. 12 & 13.

DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম) : GAUTAM SEN
2. FATHER/ HUSBAND NAME : LATE SAMIR SEN
(পিতা/ স্বামীর নাম)
3. OCCUPATION (পেশা) : Service
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)
VILLAGE/TOWN (গ্রাম) HIRAPUR, AMBAGAN, DAKSHIN PARA
POST OFFICE (পোস্ট অফিস) BURNPUR
POLICE STATION (থানা) HIRAPUR PIN 713325
DISTRICT(জেলা) PASCHIM BARDHAMAN STATE (রাজ্য) WEST BENGAL
5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক) Other
6. AADHAR NO 428221104309
PAN BFGPS8026G
EPIC NO MKF0455949

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

I, Gautam Sen as identifier identifying the executants
of the concerned deed (Query No.) 8001980664/2024.

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND						
RIGHT HAND						

Gautam Sen

IDENTIFIER SIGNATURE
(শনাক্তকারীর স্বাক্ষর)

Mobile No. 8900166941

DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম) : GAUTAM SEN

2. FATHER/ HUSBAND NAME : LATE SAMIR SEN
(পিতা/ স্বামীর নাম)

3. OCCUPATION (পেশা) : Service

4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)

VILLAGE/TOWN (গ্রাম) HIRAPUR, AMBAGAN, DAKSHINPARA

POST OFFICE (পোস্ট অফিস) BURNPUR

POLICE STATION (থানা) HIRAPUR PIN 713325

DISTRICT(জেলা) PASCHIM BARDHAMAN STATE (রাজ্য) WEST BENGAL

5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক) Other

6. AADHAR NO 428221104309

PAN BF6PS8026G

EPIC NO MKF0455949

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

I, Gautam Sen as identifier identifying the executants
of the concerned deed (Query No.) 8001980664/2024.

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND						
RIGHT HAND						

Gautam Sen

IDENTIFIER SIGNATURE

(শনাক্তকারীর স্বাক্ষর)

Mobile No. 8900166941

Major Information of the Deed

Deed No :	I-2305-05988/2024	Date of Registration	24/07/2024
Query No / Year	2305-8001980664/2024	Office where deed is registered	
Query Date	24/07/2024 4:09:48 PM	A.D.S.R. ASANSOL, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Anand Kumar Sulodia Asansol Court, Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, PIN - 713304, Mobile No. : 9434243913, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 55,60,000/-	Rs. 61,20,610/-		
Stamp duty 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]:- 230505984/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

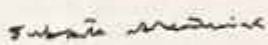
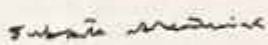
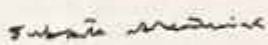
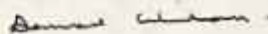
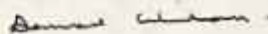
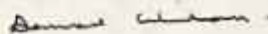
District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: Apcar Garden West, Road Zone :
(Off Road -- Off Road) , Mouza: Kumarpur, Pin Code : 713304

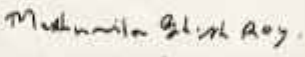
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-234	LR-2028	Bastu	Baid	0.03 Acre	16,50,000/-	18,18,183/-	Width of Approach Road: 18 Ft., , Project Name :
L2	LR-234	LR-2029	Bastu	Baid	0.02 Acre	11,00,000/-	12,12,122/-	Width of Approach Road: 18 Ft., , Project Name :
L3	LR-234	LR-2030	Bastu	Baid	0.05 Acre	27,50,000/-	30,30,305/-	Width of Approach Road: 18 Ft., , Project Name :
		TOTAL :			10Dec	55,00,000 /-	60,60,610 /-	
		Grand Total :			10Dec	55,00,000 /-	60,60,610 /-	

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	200 Sq Ft.	60,000/-	60,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 2 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
	Total :	200 sq ft	60,000 /-	60,000 /-	

Principal Details :

Sl No	Name, Address, Photo, Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri Subrata Bhowmick (Presentant) Son of Sri Harendra Kumar Bhowmick Executed by: Self, Date of Execution: 24/07/2024 , Admitted by: Self, Date of Admission: 24/07/2024 ,Place : Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>24/07/2024</td> <td></td> <td>LTI 24/07/2024</td> <td>24/07/2024</td> </tr> </tbody> </table> Purnashree Pally, S.B. Gorai Road, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713301 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India , PAN No.: AExxxxxx3R, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 24/07/2024 , Admitted by: Self, Date of Admission: 24/07/2024 ,Place : Office	Name	Photo	Finger Print	Signature	Shri Subrata Bhowmick (Presentant) Son of Sri Harendra Kumar Bhowmick Executed by: Self, Date of Execution: 24/07/2024 , Admitted by: Self, Date of Admission: 24/07/2024 ,Place : Office		 Captured		24/07/2024		LTI 24/07/2024	24/07/2024
Name	Photo	Finger Print	Signature										
Shri Subrata Bhowmick (Presentant) Son of Sri Harendra Kumar Bhowmick Executed by: Self, Date of Execution: 24/07/2024 , Admitted by: Self, Date of Admission: 24/07/2024 ,Place : Office		 Captured											
24/07/2024		LTI 24/07/2024	24/07/2024										
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Smt Aankhi Ghatak Daughter of Bibhuti Bhusan Banerjee Executed by: Self, Date of Execution: 24/07/2024 , Admitted by: Self, Date of Admission: 24/07/2024 ,Place : Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>24/07/2024</td> <td></td> <td>LTI 24/07/2024</td> <td>24/07/2024</td> </tr> </tbody> </table> Upper Chelidanga, Debashis Ghatak Sarani, Beside Chalandika Hotel, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.: AHxxxxxx2L, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 24/07/2024 , Admitted by: Self, Date of Admission: 24/07/2024 ,Place : Office	Name	Photo	Finger Print	Signature	Smt Aankhi Ghatak Daughter of Bibhuti Bhusan Banerjee Executed by: Self, Date of Execution: 24/07/2024 , Admitted by: Self, Date of Admission: 24/07/2024 ,Place : Office		 Captured		24/07/2024		LTI 24/07/2024	24/07/2024
Name	Photo	Finger Print	Signature										
Smt Aankhi Ghatak Daughter of Bibhuti Bhusan Banerjee Executed by: Self, Date of Execution: 24/07/2024 , Admitted by: Self, Date of Admission: 24/07/2024 ,Place : Office		 Captured											
24/07/2024		LTI 24/07/2024	24/07/2024										
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Smt Ava Karmakar Daughter of Fatik Karmakar Executed by: Self, Date of Execution: 24/07/2024 , Admitted by: Self, Date of Admission: 24/07/2024 ,Place : Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>24/07/2024</td> <td></td> <td>LTI 24/07/2024</td> <td>24/07/2024</td> </tr> </tbody> </table> West Apar Garden, Asansol, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.: AExxxxxx6G, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 24/07/2024 , Admitted by: Self, Date of Admission: 24/07/2024 ,Place : Office	Name	Photo	Finger Print	Signature	Smt Ava Karmakar Daughter of Fatik Karmakar Executed by: Self, Date of Execution: 24/07/2024 , Admitted by: Self, Date of Admission: 24/07/2024 ,Place : Office		 Captured		24/07/2024		LTI 24/07/2024	24/07/2024
Name	Photo	Finger Print	Signature										
Smt Ava Karmakar Daughter of Fatik Karmakar Executed by: Self, Date of Execution: 24/07/2024 , Admitted by: Self, Date of Admission: 24/07/2024 ,Place : Office		 Captured											
24/07/2024		LTI 24/07/2024	24/07/2024										

Name	Photo	Finger Print	Signature
Smt Madhumita Ghosh, (Alias: Madhumita Ghosh Roy) Daughter of Mihir Ghosh Executed by: Self, Date of Execution: 24/07/2024 , Admitted by: Self, Date of Admission: 24/07/2024 ,Place : Office		 Captured	
24/07/2024	LTI 24/07/2024	24/07/2024	
Mollahazi Bagan, Chandannagar, City:- , P.O:- Chandannagar, P.S:-Chandannagar, District:- Hooghly, West Bengal, India, PIN:- 712136 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.:: AIxxxxxx7B,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 24/07/2024 , Admitted by: Self, Date of Admission: 24/07/2024 ,Place : Office			

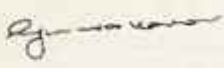
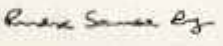
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	NARAYANAM PROJECTS PVT. LTD. West Apcar Garden, Near Kolkata Sweets, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304 , PAN No.:: AAxxxxxx0E,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
	Shri Subrata Bhowmick Son of Harendra Kumar Bhowmick Date of Execution - 24/07/2024 , , Admitted by: Self, Date of Admission: 24/07/2024, Place of Admission of Execution: Office		 Captured	
	Jul 24 2024 4:31PM	LTI 24/07/2024		24/07/2024
Purnashree Pally, S.B. Gorai Road, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713301, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India , , PAN No.:: AExxxxxx3R,Aadhaar No Not Provided Status : Representative, Representative of : NARAYANAM PROJECTS PVT. LTD. (as Director)				
2	Name	Photo	Finger Print	Signature
	Shri Ranjit Ghatak Son of Late Bidhu Bhusan Ghatak Date of Execution - 24/07/2024 , , Admitted by: Self, Date of Admission: 24/07/2024, Place of Admission of Execution: Office		 Captured	
	Jul 24 2024 4:37PM	LTI 24/07/2024		24/07/2024

Debashis Ghatak Sarani, Upper Chelidanga, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713304, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , PAN No.:: AExxxxxx1B,Aadhaar No Not Provided Status : Representative, Representative of : NARAYANAM PROJECTS PVT. LTD. (as Director)

3	Name	Photo	Finger Print	Signature
	Shri Gurudas Karmakar Son of Late Basanta Karmakar Date of Execution - 24/07/2024, , Admitted by: Self, Date of Admission: 24/07/2024, Place of Admission of Execution: Office		 Captured	 24/07/2024
	West Apcar Garden, Near Kali Mandir, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: AGxxxxxx9P,Aadhaar No Not Provided Status : Representative, Representative of : NARAYANAM PROJECTS PVT. LTD. (as Director)			
4	Name	Photo	Finger Print	Signature
	Shri Rudra Sankar Roy Son of Kamala Kanta Roy Date of Execution - 24/07/2024, , Admitted by: Self, Date of Admission: 24/07/2024, Place of Admission of Execution: Office		 Captured	 24/07/2024
	Samdi, Pahargara, City:- , P.O:- Samdi, P.S:-Salarpur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713359, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: AExxxxxx0G,Aadhaar No Not Provided Status : Representative, Representative of : NARAYANAM PROJECTS PVT. LTD. (as Director)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Gautam Sen Son of Late Samir Kr Sen Ambagan Dakshinpara, City:- , P.O:- Bumpur, P.S:-Hirapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713325		 Captured	 24/07/2024
Identifier Of Shri Subrata Bhowmick, Smt Aankhi Ghatak, Smt Ava Karmakar, Smt Madhumita Ghosh, Shri Subrata Bhowmick, Shri Ranjit Ghatak, Shri Gurudas Karmakar, Shri Rudra Sankar Roy			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri Subrata Bhowmick	NARAYANAM PROJECTS PVT. LTD.-0.75 Dec
2	Smt Aankhi Ghatak	NARAYANAM PROJECTS PVT. LTD.-0.75 Dec
3	Smt Ava Karmakar	NARAYANAM PROJECTS PVT. LTD.-0.75 Dec
4	Smt Madhumita Ghosh	NARAYANAM PROJECTS PVT. LTD.-0.75 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Shri Subrata Bhowmick	NARAYANAM PROJECTS PVT. LTD.-0.5 Dec
2	Smt Aankhi Ghatak	NARAYANAM PROJECTS PVT. LTD.-0.5 Dec
3	Smt Ava Karmakar	NARAYANAM PROJECTS PVT. LTD.-0.5 Dec
4	Smt Madhumita Ghosh	NARAYANAM PROJECTS PVT. LTD.-0.5 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Shri Subrata Bhowmick	NARAYANAM PROJECTS PVT. LTD.-1.25 Dec
2	Smt Aankhi Ghatak	NARAYANAM PROJECTS PVT. LTD.-1.25 Dec
3	Smt Ava Karmakar	NARAYANAM PROJECTS PVT. LTD.-1.25 Dec
4	Smt Madhumita Ghosh	NARAYANAM PROJECTS PVT. LTD.-1.25 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Shri Subrata Bhowmick	NARAYANAM PROJECTS PVT. LTD.-50.00000000 Sq Ft.
2	Smt Aankhi Ghatak	NARAYANAM PROJECTS PVT. LTD.-50.00000000 Sq Ft.
3	Smt Ava Karmakar	NARAYANAM PROJECTS PVT. LTD.-50.00000000 Sq Ft.
4	Smt Madhumita Ghosh	NARAYANAM PROJECTS PVT. LTD.-50.00000000 Sq Ft.

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: Apcar Garden West, Road Zone : (Off Road – Off Road) , Mouza: Kumarpur, Pin Code : 713304

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 234, LR Khatian No:- 2028	Owner: সুরভা ভৌমিক , Gurdian: মালিকা কুমার ভৌমিক, Address: নিজ , Classification: বাইদ, Area: 0.03000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 234, LR Khatian No:- 2029	Owner: অমি ঘটক , Gurdian: রমিত ঘটক, Address: নিজ , Classification: বাইদ, Area: 0.02000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 234, LR Khatian No:- 2030	Owner: অমিতা কর্মকার , Gurdian: পুতুলস কর্মকার, Address: নিজ , Classification: বাইদ, Area: 0.05000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 230505988 / 2024

On 24-07-2024

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 16:26 hrs on 24-07-2024, at the Office of the A.D.S.R. ASANSOL by Shri Subrata Bhowmick, 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 61,20,610/-

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

Execution is admitted on 24/07/2024 by 1. Shri Subrata Bhowmick, Son of Sri Harendra Kumar Bhowmick, Purnashree Pally, S.B. Gorai Road, P.O: Asansol, Thana: Asansol, City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713301, by caste Hindu, by Profession Others, 2. Smt Aankhi Ghatak, Daughter of Bibhuti Bhusan Banerjee, Upper Chelidanga, Debashis Ghatak Sarani, Beside Chalantika Hotel, P.O: Asansol, Thana: Asansol, City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, by caste Hindu, by Profession House wife, 3. Smt Ava Karmakar, Daughter of Fatik Karmakar, West Apcar Garden, Asansol, P.O: Asansol, Thana: Asansol, City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, by caste Hindu, by Profession House wife, 4. Smt Madhumita Ghosh, Alias Madhumita Ghosh Roy, Daughter of Mihir Ghosh, Mollahazi Bagan, Chandannagar, P.O: Chandannagar, Thana: Chandannagar, Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by Profession House wife

Indetified by Mr Gautam Sen, . . Son of Late Samir Kr Sen, Ambagan Dakshinpara, 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 24-07-2024 by Shri Subrata Bhowmick, Director, NARAYANAM PROJECTS PVT. LTD., West Apcar Garden, Near Kolkata Sweets, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304

Indetified by Mr Gautam Sen, . . Son of Late Samir Kr Sen, Ambagan Dakshinpara, P.O: Burnpur, Thana: Hirapur, Paschim Bardhaman, WEST BENGAL, India, PIN - 713325, by caste Hindu, by profession Others

Execution is admitted on 24-07-2024 by Shri Ranjit Ghatak, Director, NARAYANAM PROJECTS PVT. LTD., West Apcar Garden, Near Kolkata Sweets, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304

Indetified by Mr Gautam Sen, . . Son of Late Samir Kr Sen, Ambagan Dakshinpara, P.O: Burnpur, Thana: Hirapur, Paschim Bardhaman, WEST BENGAL, India, PIN - 713325, by caste Hindu, by profession Others

Execution is admitted on 24-07-2024 by Shri Gurudas Karmakar, Director, NARAYANAM PROJECTS PVT. LTD., West Apcar Garden, Near Kolkata Sweets, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304

Indetified by Mr Gautam Sen, . . Son of Late Samir Kr Sen, Ambagan Dakshinpara, P.O: Burnpur, Thana: Hirapur, Paschim Bardhaman, WEST BENGAL, India, PIN - 713325, by caste Hindu, by profession Others

Execution is admitted on 24-07-2024 by Shri Rudra Sankar Roy, Director, NARAYANAM PROJECTS PVT. LTD., West Apcar Garden, Near Kolkata Sweets, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304

Indetified by Mr Gautam Sen, . . Son of Late Samir Kr Sen, Ambagan Dakshinpara, 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 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 1799, Amount: Rs.100.00/-, Date of Purchase: 10/07/2024, Vendor name: J P SHAW



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 127850 to 127875
being No 230505988 for the year 2024.



Digitally signed by MANOJ KUMAR MANDAL
Date: 2024.07.26 16:33:53 +05:30
Reason: Digital Signing of Deed.

(Manoj Kumar Mandal) 26/07/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
West Bengal.