

68/2022

I-687/222



पश्चिम बंगाल WEST BENGAL

Certified that the Endorsement Sheet's and the Signature Sheet's attached to this documents are part of the Document. AF 518650

Addl. Dist. Sub-Registrar
Kulti Paschim Bardhaman

10 FEB 2022

e-Query No. 8000465146/0022

GENERAL POWER OF ATTORNEY

(AFTER REGISTERED DEVELOPMENT AGREEMENT)

KNOW ALL MEN BY THESE PRESENT THAT, WE,

- (1) SRI NARESH SHARMA, (P.A.N. APJPS8581C), Son of Late Khirao Sharma, and
- (2) SMT. PUSHPA SHARMA, (P.A.N. CXZPS9898G), Wife of Sri Naresh Sharma, both are by Faith Hindu, by occupation Business, Citizenship Indian, resident of Neamatpur, P.O. Sitarampur, P.S. Kulti, District Paschim Bardhaman, (West Bengal), PIN-713359, hereinafter referred to as the PRINCIPAL send greetings :-

Contd.....P/2.

:2:

WHEREAS, the schedule mentioned land was jointly purchased by the Principal / Owners herein by virtue of a Deed of Sale dated 17th day of August, 2016 which was duly registered in Book-I, Volume number 0224-2016, Page from 49390 to 49404, being No. 022402838 for the year 2016 of A.D.S.R. Office, Kulti from its previous owner Sri Arabinda Chakraborty, Son of Late Sudhir Kumar Chakraborty of Chirkunda, Dhanbad for the consideration price mentioned in the said Deed of Sale.

AND WHEREAS the Principal / Owners since after their purchase as aforesaid duly mutated/recorded their names in the L.R. Records of Rights in L.R. Khatian No. 3645 & 3646 in the Office of the B.L. & L.R.O., Kulti and have also converted their said land into commercial bastu vide Conversion Case No. CN/2019/2308/364 & CN/2019/2308/365.

AND WHEREAS the Principal / Owners 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 WHEREAS the Principal / Owners with the intent to develop their said properties availed the Land-use NOC from ADDA vide Memo No. ADDA/ASL/2404/V/155/FL/NOC/4430 Dated 26/11/2019 and also the Certificate of Clearance from the authorities of Divisional Forest officer, Durgapur Division vide Clearance No. 53/CC/D/2019.

AND WHEREAS owing to their prior engagements the Principal / Owners abandoned their said intention of developing their said land and invited the Developer herein for developing the said project and the Developer is engaged in the business of developing and promoting and also sponsoring construction of

Contd.....P/3.

map
(Adv)

:3:

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 building and to procure prospective flat-buyers for the flats, apartments and other space to be built as per the plan sanctioned by the authorities of Asansol Municipal Corporation and/or other competent authorities.

AND WHEREAS we the Principal / Owners herein decided to develop our said property by raising a residential multi-storied (G+IV-storied) building thereon more fully described in the 'A' 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 upon the said land under the terms and condition more fully described here under.

AND WHEREAS we the Principal / Owners herein have entered into a Development Agreement dated 10/02/2022 with the Developer, i.e., the Attorney herein, which has been duly registered before the A.D.S.R. Office, Kulti and recorded as Deed No. 1-686..... for the year 2022.

AND WHEREAS we being the Principal / Owners, duly appoint, nominate, authorise and constitute "IRAVATI CONSTRUCTIONS", (P.A.N. AAGFI9146R), a Partnership Firm, having its Office at Hill Colony, New Road, near Kamala Nursing Home, P.O. & P.S. Kulti, District Paschim Bardhaman, PIN-713343, represented by its partners : (1) SRI AJODHYA SHARMA, (P.A.N. AJBPS2787G), Son of Late Balkeshwar Sharma, (2) SRI DEBASIS GANGULY, (P.A.N. AEDPG9986J), Son of Ashutosh Ganguly, and (3) SRI SANJAY CHOWDHURY, (P.A.N. ADMPC5283C), Son of Sukhendra Nath Chowdhury, all are by faith Hindu, by occupation Business, Citizenship Indian, residence of Partner

Contd.....P/4.

map
(8th)

:4:

No. 1 is Nazrul Pally, S.B. Gorai Road, P.O. Asansol-4, P.S. Asansol (South), District Paschim Bardhaman, residence of Partner No. 2 is 9, The Ridge, near CE Office, P.O. Burnpur, P.S. Hirapur, District Paschim Bardhaman, PIN-713325, residence of Partner No. 3 is Hill Colony, New Road, near Kamala Nursing Home, P.O. & P.S. Kulti, District Paschim Bardhaman, PIN-713343, 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 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 more fully described in the Development Agreement, i.e.,

1. To look after, manage and control the 'A' schedule property on our behalf;
2. To take any other necessary step/steps measures for the protection of the Schedule 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 residential multi-storied (G+4-storied) building in accordance with the Site Plan and the Building Plan to be 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 portions) together with proportionate undivided impartible share of land and common parts and amenities of the said proposed building to intending Purchaser/s.

Contd.....P/5.

Imap
(Adv)

:5:

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.
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.

Contd.....P/6.

Imaji
(Adv)

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 B.L. & L.R.O., Kulti, 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.
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 complaint, 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.

Contd.....P/7.

Imap
(sdh)

:7:

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 of full connection with the DEVELOPER'S ALLOCATED portion more fully described in the schedule of the 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/Lesseees/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 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, Kulti, 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.

Contd.....P/8.

Imap
(Adv)

:8:

23. That the said Attorney/Developer, i.e., "IRAVATI CONSTRUCTIONS", 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, 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 Principal at the time of handover of their allotted properties and the Principal 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 allocations of the properties as stated in details in the said Development Agreement dated 10/02/2022) to the intending 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 land in favour of our said Attorney and this General Power of Attorney is revocable.

Contd.....P/9.

map
(Adv)

:9:

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 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 'A' SCHEDULE ABOVE REFERRED TO

Description of land

In the District of Paschim Bardhaman, P.S. Kulti, A.D.S.R. Office Kulti, Mouza Kulti, J.L. No. 16, under Asansol Municipal Corporation, Ward No. 72, at College Road, Kulti, all that piece and parcel of Bastu land comprised in R.S. & L.R. Plot No. 1214/1250 under L.R. Khatian No. 3645 & 3646, measuring 14 (fourteen) Decimal including a 05 years old tiles-shed residential structure constructed thereupon measuring an area of 100 Sq. Ft. with all easement rights attached thereto is hereby jointly handed over by the Principal / Owners for development upon the aforesaid terms and conditions.

Butted and bounded by :

- On the North : Property of Mr. Pandey.
On the South : 12'-0" feet wide Road.
On the East : Property of Annada Prasad Das and others.
On the West : 24'-0" feet wide Road.

Contd.....P/10.

Annada Prasad Das
(Adh)

:10:

IN WITNESSES WHEREOF the Principal / Executants and the Attorney have hereunto set and subscribed their respective hands and seal on this the 10th day of February, 2022.

Witnesses :-

1. Joydev Tewari
5/0 Lt Anand Tewari
Aradanga
Asansol

Donach Sharma.

Pushpa Sharma

SIGNATURE OF THE PRINCIPAL

FOR BAWATI CONSTRUCTIONS
Pushpa Sharma

Partners

2. Prasanna Pandey
S/o Karna Pandey
Add. Jyotiraj

FOR BAWATI CONSTRUCTIONS

Devin Pandey

Partners

FOR BAWATI CONSTRUCTIONS

Saijan Choudhary

Partners

SIGNATURE OF THE ATTORNEY

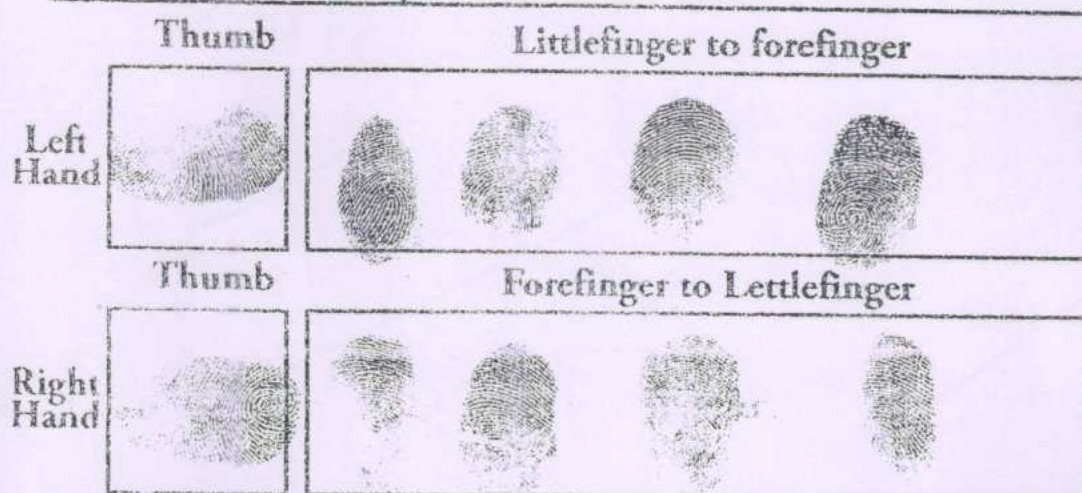
Drafted and prepared by me
as per the instructions of
the Principal / Executants.

Suhrata Das
Advocate, Asansol Court.

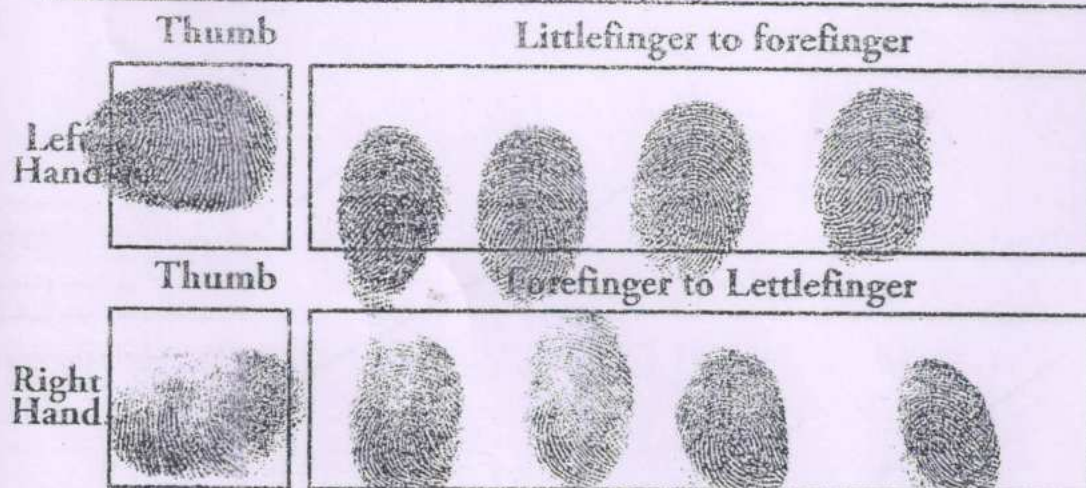
Enrol. No. WB/1116/1999.



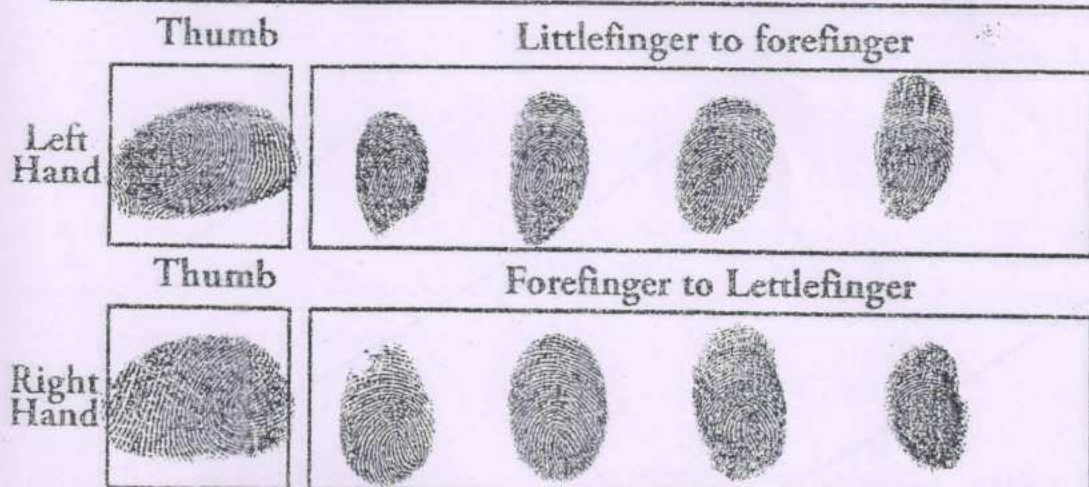
Finger Print attested by me: *Debasis Gannh.*



Finger Print attested by me: *Aditya Sharma*



Finger Print attested by me: *Nandini Sharma*



Finger Print attested by me: *Pooja Sharma*



Left Hand

Thumb

Littlefinger to forefinger

Right Hand

Thumb

Forefinger to Littlefinger



Finger Print attested by me: Sain Chelly

Left Hand

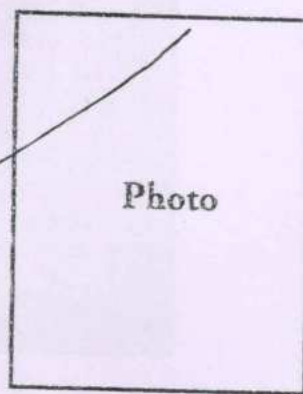
Thumb

Littlefinger to forefinger

Right Hand

Thumb

Forefinger to Littlefinger



Finger Print attested by me:

Left Hand

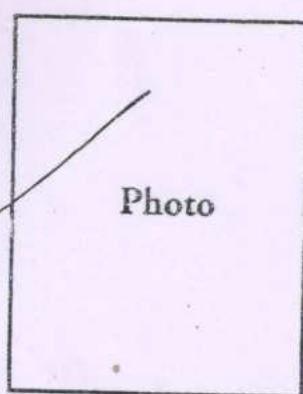
Thumb

Littlefinger to forefinger

Right Hand

Thumb

Forefinger to Littlefinger



Finger Print attested by me:

Left Hand

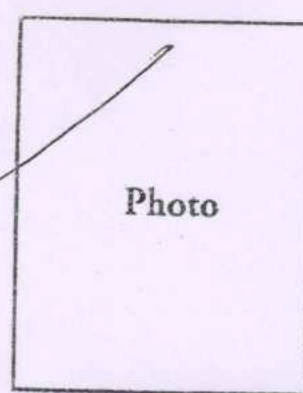
Thumb

Littlefinger to forefinger


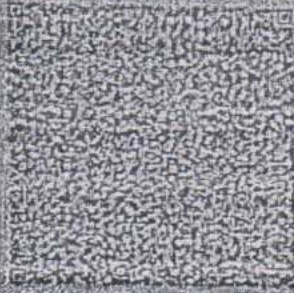
Right Hand

Thumb

Forefinger to Littlefinger



Finger Print attested by me:

आयकर विभाग INCOME TAX DEPARTMENT	भारत सरकार GOVT. OF INDIA
	स्थायी लेखा संख्या कार्ड Permanent Account Number Card CXZPS9898G
नाम / Name PUSHPA SHARMA	
पिता का नाम / Father's Name PRAKASH SHARMA	07102015
जन्म तिथि / DOB Date of Birth 03/04/1982	हस्ताक्षर / Signature

Pushpa Sharma

Unique Identification Authority of India

3084 4814 6273

VID - 9193 6163 4099 0915

आधार कार्ड

पुष्पा शर्मा

DOB: 03/04/1982

GENDER: FEMALE

3084 4814 6273

VID - 9193 6163 4099 0915

आधार कार्ड

Pushpa Sharma

Unique Identification Authority of India

3084 4814 6273

VID - 9183 6168 4099 0915

आधार कार्ड

पुष्पा शर्मा

DOB: 03/04/1982

GENDER: FEMALE

3084 4814 6273

VID - 9183 6168 4099 0915

आधार कार्ड



ভারত সরকার
Ministry of Information and Public Relations

Download Date: 30/03/2021



নরেশ শর্মা
NARESH SHARMA
জন্মতারিখ/DOB: 04/05/1971
পুরুষ/MALE

Issue Date: 20/03/2021

5661 3302 6346

VID : 9139 5172 9517 3527

আমার আধার, আমার পরিচয়

Naresh Sharma



ভারত সরকার
Ministry of Information and Public Relations
Ministry of Information and Public Relations of India



কিছু না: খুববাসা পদা, কালী মন্দিরের নিকটে
আসনো (মি' কর্প), বর্ধমান
713359

Address:
KHIROO SHARMA, BABUBASA PADA
NEAR KALI MANDIR, NEAMATPUR,
Asansol (m' Corp.), Bardhaman,
West Bengal - 713359

9474042793



5661 3302 6346

VID : 9139 5172 9517 3527

www.uidai.gov.in

स्थायी खाता संख्या / PERMANENT ACCOUNT NUMBER

APJPS8581C



नाम / NAME

NARESH SHARMA

पिता का नाम / FATHER'S NAME

KHIROO SHARMA

जन्म तिथि / DATE OF BIRTH

04-05-1971

हस्ताक्षर / SIGNATURE

Naresh. Sharma

EB Has

सूचना अधिनियम, 1980

COMMISSIONER OF INCOME TAX, W.B. III

Naresh. Sharma

ভারত সরকার
GOVERNMENT OF INDIA

সরকারি
Sanjay Chowdhury
পিতা: এস.এন. চৌধুরী
Father: S.N. CHOWDHURY

জন্ম তারিখ/Year of Birth: 1978
লিঙ্গ/Male

8283 6052 8043

আধার - সাধারণ মানুষের অধিকার

ভারতীয় বিনিয়োগ পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা: হিল কলনি, কুলা (এম), কুলা
বর্ড মান, পশ্চিমবঙ্গ, 713343
Address: HILL COLONY,
Jamgram, Kuli, Bardhaman,
West Bengal, 713343

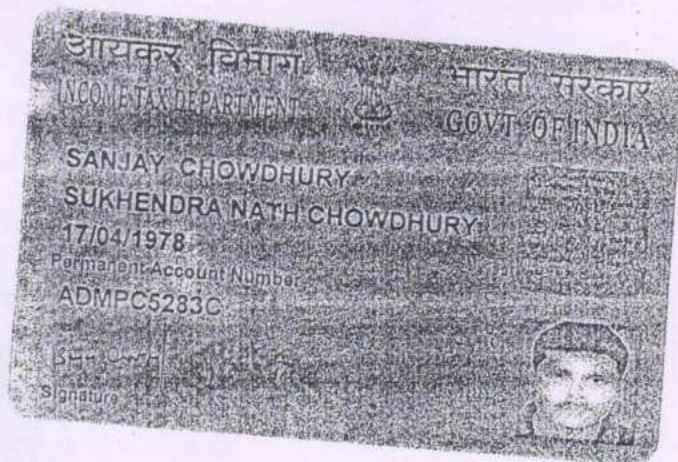
1947
1800-180 1947

help@uidai.gov.in


www.uidai.gov.in

PO Box 183947
Bengaluru-560 001


Sanjay Chowdhury




Sanjay Choudhury



भारत सरकार
GOVERNMENT OF INDIA



आधार



Debasis Ganguly
Date of Birth/DOB: 17/04/1956
Male/ MALE

Download Date: 15/06/2020

Issue Date: 13/06/2020

2580 6084 5634

VID : 9139 2576 3592 3825

मेरा आधार, मेरी पहचान



भारत सरकार
GOVERNMENT OF INDIA



AADHAAR

Address:
GANGULY VILLA, SHIB MANDIR ROAD,
Opposite UMA STORES, NEW UPPER
CHELIDANGA, Asansol (m Corp.),
Bardhaman,
West Bengal - 713304



2580 6084 5634

VID : 9139 2576 3592 3825

1947 | help@uidai.gov.in | www.uidai.gov.in

(Signature)

Debasis Ganguly

आयकर विभाग

INCOME TAX DEPARTMENT

DEBASIS GANGULY

ASHUTOSH GANGULY

17/04/1956

Permanent Account Number

AEDPG9986J

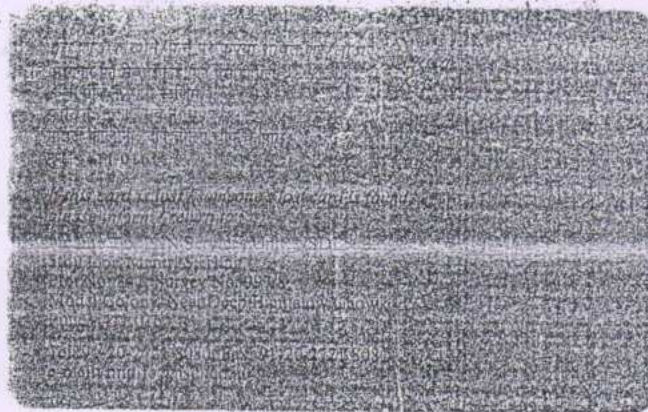


Signature



भारत सरकार

GOVT. OF INDIA



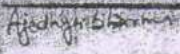
 Debasis Ganguly

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AJBPS2787G

नाम / NAME
AJODHYA SHARMA

पिता का नाम / FATHER'S NAME
BALKESHWAR SHARMA

जन्म तिथि / DATE OF BIRTH
28-02-1968

हस्ताक्षर / SIGNATURE


आयकर अधिकारी, व.ब.-II
COMMISSIONER OF INCOME TAX, W.B.-II


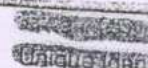
Ajodhya Sharma




अजोद्या शर्मा
 Ajodhya Sharma
 जन्म तिथि / DOB : 28/02/1968
 पुरुष / Male

7677 0320 4465

आधार - आम आदमी का अधिकार

पता:
 आत्मज: बलकेश्वर शर्मा, हनुमान
 मंदिर के पास, एस.बी.गोराई
 रोड, नज़रुल पल्ली आसनसोल,
 आसनसोल (एम कोर्प.), बर्द्धमान,
 आसनसोल कोर्ट, वेस्ट बंगाल,
 713304

Address:
 S/O: Balakeshwer Sharma, near
 hanuman mandir, S.B. Gorai
 Road, Nazrul Pally Asansol,
 Asansol (m Corp.), Barddhaman,
 Asansol Court, West Bengal,
 713304

7677 0320 4465

1947
 1800 300 1947

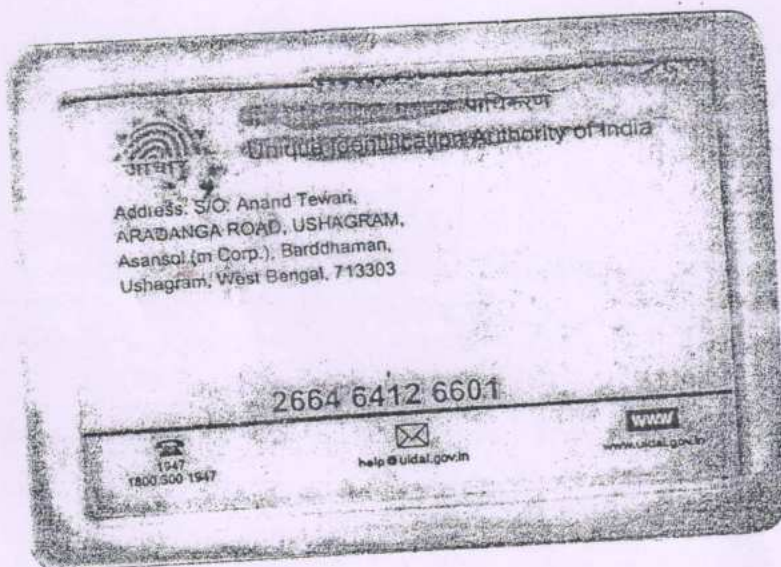
help@uidai.gov.in

www.uidai.gov.in

Ajodhya Sharma



Jaydev Tewari



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAGEI9146R

नाम / Name
IRAVATI CONSTRUCTIONS



निगमन/गठन की तारीख
Date of Incorporation / Formation
23/02/2018

12012018

Godhya Sharma

Neelam Gaurh

For IRAVATI CONSTRUCTIONS
Saini Chand

Major Information of the Deed

Deed No :	I-2324-00687/2022	Date of Registration	10/02/2022
Query No / Year	2324-8000465146/2022	Office where deed is registered	
Query Date	10/02/2022 3:02:05 PM		2324-8000465146/2022
Applicant Name, Address & Other Details	SUBRATA MAJI ASANSOL COURT, Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, PIN - 713304, Mobile No. : 7001243660, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 3/-	Rs. 32,34,266/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 232400686/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



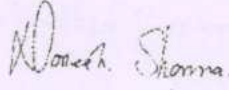


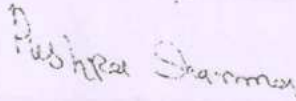
District: Paschim Bardhaman, P.S:- Kulti, Municipality: KULTI, Road: College Road Kulti, Mouza: Kulti, Pin Code : 713343

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-1214/1250	LR-3645	Bastu	Kanali	7 Dec	1/-	16,03,633/-	Width of Approach Road: 36 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-1214/1250	LR-3646	Bastu	Kanali	7 Dec	1/-	16,03,633/-	Width of Approach Road: 36 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			14Dec	2 /-	32,07,266 /-	
		Grand Total :			14Dec	2 /-	32,07,266 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	100 Sq Ft.	1/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
	Total :	100 sq ft	1 /-	27,000 /-	


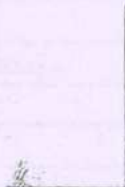
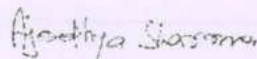

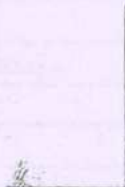
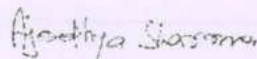

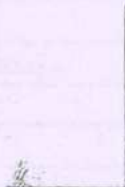
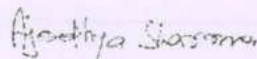

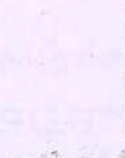
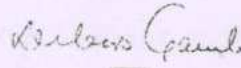

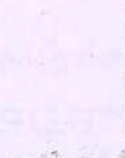
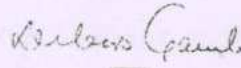

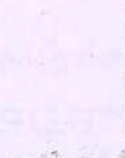
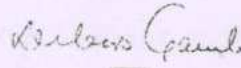


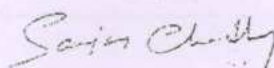


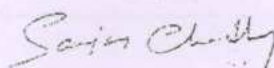


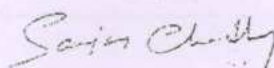
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Naresh Sharma (Presentant) Son of Late Khiroo Sharma Executed by: Self, Date of Execution: 10/02/2022 , Admitted by: Self, Date of Admission: 10/02/2022 ,Place : Office	Photo  10/02/2022	Finger Print  LTI 10/02/2022	Signature  10/02/2022
Neamatpur, City:- , P.O:- Sitarampur, P.S:-Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713359 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: APxxxxxx1C,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 10/02/2022 , Admitted by: Self, Date of Admission: 10/02/2022 ,Place : Office				
2	Name Mrs Pushpa Sharma Wife of Mr Naresh Sharma Executed by: Self, Date of Execution: 10/02/2022 , Admitted by: Self, Date of Admission: 10/02/2022 ,Place : Office	Photo  10/02/2022	Finger Print  LTI 10/02/2022	Signature  10/02/2022
Neamatpur, City:- , P.O:- Sitarampur, P.S:-Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713359 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: CXxxxxxx8G,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 10/02/2022 , Admitted by: Self, Date of Admission: 10/02/2022 ,Place : Office				


Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Iravati Constructions Hill Colony, New Road, Near Kamala Nursing Home, City:- , P.O:- Kulti, P.S:-Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713343 , PAN No.: AAxxxxxx6R,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative 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> Mr Ajodhya Sharma Son of Late Balkeshwar Sharma Date of Execution - 10/02/2022, , Admitted by: Self, Date of Admission: 10/02/2022, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Feb 10 2022 3:36PM</td> <td>LTI 10/02/2022</td> <td>10/02/2022</td> <td></td> </tr> </tbody> </table> <p>Nazrul Pally, S. B. Gorai Road, 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.: AJxxxxxx7G, Aadhaar No Not Provided Status : Representative, Representative of : Iravati Constructions (as Partner)</p>	Name	Photo	Finger Print	Signature	Mr Ajodhya Sharma Son of Late Balkeshwar Sharma Date of Execution - 10/02/2022, , Admitted by: Self, Date of Admission: 10/02/2022, Place of Admission of Execution: Office				Feb 10 2022 3:36PM	LTI 10/02/2022	10/02/2022	
Name	Photo	Finger Print	Signature										
Mr Ajodhya Sharma Son of Late Balkeshwar Sharma Date of Execution - 10/02/2022, , Admitted by: Self, Date of Admission: 10/02/2022, Place of Admission of Execution: Office													
Feb 10 2022 3:36PM	LTI 10/02/2022	10/02/2022											
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Debasis Ganguly Son of Ashutosh Ganguly Date of Execution - 10/02/2022, , Admitted by: Self, Date of Admission: 10/02/2022, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Feb 10 2022 3:34PM</td> <td>LTI 10/02/2022</td> <td>10/02/2022</td> <td></td> </tr> </tbody> </table> <p>9, The Ridge, Near CE Office, 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.: AExxxxxx6J, Aadhaar No Not Provided Status : Representative, Representative of : Iravati Constructions (as Partner)</p>	Name	Photo	Finger Print	Signature	Mr Debasis Ganguly Son of Ashutosh Ganguly Date of Execution - 10/02/2022, , Admitted by: Self, Date of Admission: 10/02/2022, Place of Admission of Execution: Office				Feb 10 2022 3:34PM	LTI 10/02/2022	10/02/2022	
Name	Photo	Finger Print	Signature										
Mr Debasis Ganguly Son of Ashutosh Ganguly Date of Execution - 10/02/2022, , Admitted by: Self, Date of Admission: 10/02/2022, Place of Admission of Execution: Office													
Feb 10 2022 3:34PM	LTI 10/02/2022	10/02/2022											
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Sanjay Chowdhury Son of Sukhendra Nath Chowdhury Date of Execution - 10/02/2022, , Admitted by: Self, Date of Admission: 10/02/2022, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Feb 10 2022 3:41PM</td> <td>LTI 10/02/2022</td> <td>10/02/2022</td> <td></td> </tr> </tbody> </table> <p>Hill Colony, New Road, Near Kamala Nursing Home, City:- , P.O:- Kulti, P.S:-Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713343, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ADxxxxxx3C, Aadhaar No Not Provided Status : Representative, Representative of : Iravati Constructions (as Partner)</p>	Name	Photo	Finger Print	Signature	Mr Sanjay Chowdhury Son of Sukhendra Nath Chowdhury Date of Execution - 10/02/2022, , Admitted by: Self, Date of Admission: 10/02/2022, Place of Admission of Execution: Office				Feb 10 2022 3:41PM	LTI 10/02/2022	10/02/2022	
Name	Photo	Finger Print	Signature										
Mr Sanjay Chowdhury Son of Sukhendra Nath Chowdhury Date of Execution - 10/02/2022, , Admitted by: Self, Date of Admission: 10/02/2022, Place of Admission of Execution: Office													
Feb 10 2022 3:41PM	LTI 10/02/2022	10/02/2022											

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Joydev Tewari Son of Late Anand Tewari Aradanga Road, Ushgram, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303			

10/02/2022	10/02/2022	10/02/2022
------------	------------	------------

Officer Of Mr Naresh Sharma, Mrs Pushpa Sharma, Mr Ajodhya Sharma, Mr Debasis Ganguly, Mr Sanjay Chowdhury

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Naresh Sharma	Iravati Constructions-7 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mrs Pushpa Sharma	Iravati Constructions-7 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Naresh Sharma	Iravati Constructions-50.00000000 Sq Ft
2	Mrs Pushpa Sharma	Iravati Constructions-50.00000000 Sq Ft

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Kulti, Municipality: KULTI, Road: College Road Kulti, Mouza: Kulti, Pin Code : 713343

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1214/1250, LR Khatian No:- 3645	Owner:নরেশ শর্মা, Gurdian:খিরু শর্মা, Address:নিয়ামতপুর , Classification:কানালী, Area:0:07000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 1214/1250, LR Khatian No:- 3646	Owner:পুষ্পা শর্মা, Gurdian:নরেশ শর্মা, Address:নিয়ামতপুর , Classification:কানালী, Area:0:07000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 232400687 / 2022

On 10-02-2022

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 14:00 hrs on 10-02-2022, at the Office of the A.D.S.R. KULTI by Mr Naresh Sharma , 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 32,34,266/-

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

Execution is admitted on 10/02/2022 by 1. Mr Naresh Sharma, Son of Late Khiroo Sharma, Neamatpur, P.O: Sitarampur, Thana: Kulti, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713359, by caste Hindu, by Profession Business, 2. Mrs Pushpa Sharma, Wife of Mr Naresh Sharma, Neamatpur, P.O: Sitarampur, Thana: Kulti, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713359, by caste Hindu, by Profession Business

Indetified by Mr Joydev Tewari, , , Son of Late Anand Tewari, Aradanga Road, Ushgram, P.O: Asansol, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by profession Others

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

Execution is admitted on 10-02-2022 by Mr Ajodhya Sharma, Partner, Iravati Constructions, Hill Colony, New Road, Near Kamala Nursing Home, City:- , P.O:- Kulti, P.S:-Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713343

Indetified by Mr Joydev Tewari, , , Son of Late Anand Tewari, Aradanga Road, Ushgram, P.O: Asansol, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by profession Others

Execution is admitted on 10-02-2022 by Mr Debasis Ganguly, Partner, Iravati Constructions, Hill Colony, New Road, Near Kamala Nursing Home, City:- , P.O:- Kulti, P.S:-Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713343

Indetified by Mr Joydev Tewari, , , Son of Late Anand Tewari, Aradanga Road, Ushgram, P.O: Asansol, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by profession Others

Execution is admitted on 10-02-2022 by Mr Sanjay Chowdhury, Partner, Iravati Constructions, Hill Colony, New Road, Near Kamala Nursing Home, City:- , P.O:- Kulti, P.S:-Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713343

Indetified by Mr Joydev Tewari, , , Son of Late Anand Tewari, Aradanga Road, Ushgram, P.O: Asansol, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN:- 713303, by caste Hindu, by profession Others.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 21/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 1228, Amount: Rs.100/-, Date of Purchase: 02/11/2021, Vendor name:
Subhasish Banerjee

[Handwritten Signature]

Tanmoy Sarkar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KULTI
Paschim Bardhaman, West Bengal

tificate of Registration under section 60 and Rule 69.

egistered in Book - I

Volume number 2324-2022, Page from 16941 to 16972
being No 232400687 for the year 2022.



Digitally signed by Tanmoy Sarkar
Date: 2022.02.16 12:02:00 +05:30
Reason: Digital Signing of Deed.

[Handwritten signature]

(Tanmoy Sarkar) 2022/02/16 12:02:00 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KULTI
West Bengal.

(This document is digitally signed.)