

81. 224/2025

I-239/2025



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AT 130250

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

15 JAN 2025

Query No:- 23058000136164/2025

DEVELOPMENT POWER OF ATTORNEY AFTER CONSTRUCTION AGREEMENT

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE,

1. ARCHANA DHAR, (PAN No. BSNPD3023L, AADHAAR NO. 8811 7036 3358), D/o Late Manindra Chandra Dhar alias Manindra Dhar, by faith Hindu, by Citizenship Indian, by occupation Retired from Service,

2. SRI BISHNU DHAR, (PAN No. BWDPD6325H, AADHAAR NO. 9853 9442 8596), S/o Late Manindra Chandra Dhar alias Manindra Dhar, by faith Hindu, by Citizenship Indian, by occupation Retired from Service,

3. SRI SHANKAR DHAR, (PAN No. BKMPD2887H, AADHAAR NO. 2997 0649 4371), S/o Late Manindra Chandra Dhar alias Manindra Dhar, by faith Hindu, by Citizenship Indian, by occupation Retired from Service, hereinafter jointly and severally called and referred to as the "FIRST PARTY / LANDOWNERS / PRINCIPAL/ EXECUTANTS" (which expression shall unless excluded by or inconsistent with or repugnant to the context mean and include all their legal heirs, nominees, executors, administrators, representatives, successors and assigns) of the ONE PART.

AND WHEREAS State of West Bengal through their Refugee Relief & Rehabilitation department after considered the said approach of the aforesaid Sri Manindra Chandra Dhar son of Lt. Radha Bailav Dhar allotted homestead land measuring 07 (Seven) cottah 04 (Four) chittak, bearing L.O.P. No. 148, appertaining to C.S. Plot No. 47 (P) & 48(P) corresponding to R.S. Plot. No. 140 (One hundred forty), within Mouza Asansol, P.S. Asansol (South), Dist- Burdwan, accordingly on 12th day of October 1988, the Governor of the State of West Bengal through their Refugee Relief & Rehabilitation department has been executed a Deed of Indenture vide Deed No. **I-317 for the year 1988**, registered before the Addl. Dist. Registrar of Burdwan at Asansol office in favour of Sri Manindra Chandra Dhar son of Lt. Radha Bailav Dhar and he accept the same.

AND WHEREAS by virtue of said Regd. Instrument said Sri Manindra Chandra Dhar son of Lt. Radha Bailav Dhar became absolute owner in possession of the said land over which he raised and constructed a building upon the said land in accordance with a sanctioned building plan.

AND WHEREAS while owning and possessing the said property aforesaid Sri Manindra Chandra Dhar son of Lt. Radha Bailav Dhar died on 10/01/2002 leaving behind his two sons namely Sri Shankar Dhar and Sri Bishnu Dhar and one daughter namely Archana Dhar as his only legal heirs and successors who jointly inherited the property in equal 1/3rd share each under the provisions of Hindu Succession Act, 1956. Be it mentioned that wife of Manindra Chandra Dhar i.e. Usha Rani Dhar also died in the year 2021.

AND WHEREAS thus Archana Dhar, Sri Bishnu Dhar and Sri Shankar Dhar became absolute owner of schedule mentioned property and subsequently they recorded their name in the L.R. Record of Right under khatian no. 7267, 7268 & 7269 and obtained parcha in their name.

AND WHEREAS the said land which are morefully mentioned in schedule below stood recorded in the name of Archana Dhar, Sri Bishnu Dhar and Sri Shankar Dhar in the Assessment Register of Asansol Municipal Corporation being Holding No. 19/69. Be it mentioned that Land Owner / Principal No. 3 i.e Shankar Dhar is developing the said proposed flat over his 02 Decimal of land out of his share. And so the proposed multi storied building shall be constructed over $(4+4+2)=10$ Decimal of land more or less

06 cottah within Mouza Asansol, P.S. Asansol (South) comprising in Govt. L.O.P. 148, R.S. Plot. No. 140 corresponding to L.R Plot no. 273.

AND WHEREAS all the Land Owners / Principal no. 1, 2 & 3 are in peaceful and uninterrupted ownership and possession of a portion of land in schedule "A" having indefeasible title thereto which is free from all encumbrances, charges and/or mortgages.

WHEREAS all the Land owners above named absolutely seized and possessed of or otherwise well and sufficiently entitled to the property fully mentioned in the schedule below and it is pertinent to mention here that acquisition & devolution of legal title and ownership over the lands of the First Party/Principal/Landowners and they intended to develop the schedule mentioned land into a **B+G+IV** multistoried building consisting of various residential units & garages in the manner recorded below and whereas the Developer namely "**NEW S.D CONSTRUCTION**", a proprietorship firm represented by its proprietor **SRI KANCHAN MITRA (PAN No. AEAPM1510M, AADHAAR No. 958341053009)**, S/o Late Kamala Kanta Mitra, by occupation Business, by faith Hindu, by Citizenship Indian, resident of 338, Mitra Bhawan, A.P.C. Pally, S.B. Roy Road, Asansol, District: - Paschim Bardhaman, PIN: - 713303, having its registered office at 338, Mitra Bhawan, A.P.C. Pally, S.B. Roy Road, Asansol, District: - Paschim Bardhaman, PIN: - 713303 herein is directly involved in the business of Real Estate Development having proper know how, manpower, finance & other

Gourav (Sd/-)

resources. Relying on the representations of the Landowners, the Developer has decided to develop the said Property on the terms and conditions mentioned herein and thus the Land owners/ Principals and Developer jointly executed and Registered a **Development & Construction Agreement** being no. I-.....~~229~~..... of the year 2025, dated 15/01/25 duly registered at A.D.S.R. Office, Asansol. And subsequently the Land owners/ Principals have obtained **NOC from ADDA vide Memo no. ADDA/ASL/2024/002633 dated 02/12/24** after payment of requisite development fees and shall also convert the land into '**COMMERCIAL BASTU**'. And be it mentioned that the Land owners/ Principals has already obtained NOC from West Bengal Fire & Emergency Services, Govt. of West Bengal vide **FSR/211862406300008948 dated 03/01/25** and lastly they shall obtained sanctioned building plan issued by Asansol Municipal Corporation for construction of B+G+IV storied building over the schedule mentioned property. Be it mentioned that all the above requisite permission shall be obtained by the Developer in name of land owner and the entire expense/ cost shall be borne by the Developer.

[Signature]
(Asst.)

Archana Dhar.

AND WHEREAS the Land Owners / Principals for the purpose of doing the following acts, deeds, matters and things, have given the following powers to the attorney which are as follows:-

WHEREAS:

A. The Land Owners / Principals are the owners & possessors of the "Said Property" described in the Schedule below AND the Attorney /Developer is "NEW S.D CONSTRUCTION", a proprietorship firm represented by its proprietor **SRI KANCHAN MITRA**, S/o Late Kamala Kanta Mitra, by occupation Business, by faith Hindu, by Citizenship Indian, resident of 338, Mitra Bhawan, A.P.C. Pally, S.B. Roy Road, Asansol, District: - Paschim Bardhaman, PIN: - 713303, having its registered office at 338, Mitra Bhawan, A.P.C. Pally, S.B. Roy Road, Asansol, District: - Paschim Bardhaman, PIN: - 713303. (Hereinafter called the "Attorney / Developer").

B. The Land Owner / Principal and the Developer have entered into a **Regd. Deed of Development & Construction Agreement** being no. I-
.....229..... of the year 2025, dated 15/01/25 duly registered at A.D.S.R. Office, Asansol, (hereafter called the "**Development & Construction Agreement**"), to develop the Said Property (hereafter the "Project") under the terms and conditions as detailed therein.

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

Gowar (Sd/-)

Archana Dhar

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

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

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

27. That this instant 'General Power Of Attorney After Development & Construction Agreement' is revocable by nature & this Original copy of this instant Deed shall be in the custody of the Attorney/Developer for all times &

NOW KNOW ALL BY THESE PRESENTS THAT we, the above named Land Owner aforesaid/ Principal, do hereby **nominate, constitute and/or appoint "NEW S.D CONSTRUCTION"**, a proprietorship firm represented by its proprietor **SRI KANCHAN MITRA** S/o Late Kamala Kanta Mitra, by occupation Business, by faith Hindu, by Citizenship Indian, resident of 338, Mitra Bhawan, A.P.C. Pally, S.B. Roy Road, Asansol, District: - Paschim Bardhaman, PIN: - 713303, having its registered office at 338, Mitra Bhawan, A.P.C. Pally, S.B. Roy Road, Asansol, District: - Paschim Bardhaman, PIN: - 713303, (hereafter called the "**Attorney**"), to act as the true and lawful attorney of the Land Owner / Principal, for in the name of and/or on behalf of the Land Owner / Principal and the Attorney to do, exercise and perform all or any of the following acts, deeds and/or things relating to the Said Property, that is to say:"

1. To look after, preserve & erect on and over the Said schedule Property and to warn off, prohibit and if necessary, to proceed in due form of law against all or any of the trespassers at the Said Property or any part thereof and also against all defaulters in payment of rent or other considerations or those who have committed any breach of their covenants or obligations and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance.
2. To appoint and terminate the appointment of Architects, Engineers and/or Surveyors for surveying and doing soil testing and also for preparation of

plans for construction of the said B+G+IV multi-storied building at the Said Property and also for any additions and/or alterations and/or modification thereto and to have such plans prepared and the soil of the Said Property tested.

3. To apply for and submit the plans for constructions of the Building/Complex to the Asansol Durgapur Development Authority (hereafter the "ADDA") and A.M.C, for sanctioning and have the same sanctioned and if so deemed fit and proper, to have the plans submitted and/or sanctioned and/or, as stated above, to have the same modify and/or altered by the ADDA and A.M.C or other competent authorities and in connection therewith to submit the title deeds and other papers and documents concerning the Said Property to the concerned authorities and take back the same.

4. To pay fees, obtain sanctions and such other orders and/or permissions from the necessary authorities as be necessary for such sanctioning, modification and/or alteration of the said plans.

5. To appear and represent us before all necessary authorities and/or Government Departments and/or their officers and also all other State Executives, Judicial or Quasi Judicial authorities, including without limitation the ADDA, A.M.C, Fire Brigade, Forest Authorities, Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, and if necessary to

any of the connections or utilities as also such existing connections for obtaining such new connections.

11. To apply for and obtain permissions and licenses to install, run and operate lifts, generators and/or any other utilities at the Said Property and/or the Building(s)/ the Complex.

12. To apply for and obtain the necessary completion or occupation or other certificates from the ADDA & A.M.C and/or other concerned authorities in respect of construction and/or occupation of the Building/s.

13. To ask, demand, sue for, receive, recover, realize and collect rents, moneys, consideration, construction costs, mean profits, deposits, payments, compensation, interests, damages, electricity charges, municipal rates and taxes, service and/or maintenance charges and all other sum or sums which are or may become due, payable or recoverable from any person or persons or authority or authorities on any account whatsoever and to raise bills and give effectual receipts and discharges for the same.

14. To enforce any covenant in any agreement, sale deeds, lease deeds, declarations and/or licenses or tenancy agreements or any other documents entered into by the Land Owner/Principal and if any right to re-enter arises in any manner under such covenants or under notice to vacate or quit, then to exercise such right amongst others.

if the Principal / Landowner so wishes then they shall apply for a certified copy at his/her/it's/their own cost & expenses.

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

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

Signature (Ash)

SCHEDULE-'A' OF THE PROPERTY ABOVE REFERRED TO OWNED BY
THE LAND OWNERS:-

In the District of Paschim Bardhaman, P.S. Asansol(S), Sub Division Asansol and Addl. Dist. Sub Registry Office Asansol, **Mouza Asansol**, J.L.No. 35, holding No. 19/69, under **Ward No. 19(Old) 42(New)** of Asansol Municipal Corporation, appertaining to C.S.Plot No. 47(P), 48 (P), corresponding to **R.S.**

15. To terminate any contract or agreement with any person or persons and to deal with the spaces and/or rights of such person or persons relating to the Project in such manner as the Attorney may deem fit and proper.

16. To prepare, sign, execute, submit, enter into, modify, cancel, confirm, alter, draw, approve and/or register and/or give consent and confirmation to all papers, documents, **Agreements for sale**, supplemental agreements for sale, construction contracts, consents, deeds, **Sale deeds, lease deeds**, tenancy agreements, cancellation deeds, surrenders, nominations, rectification deeds, declarations, prescribed forms, affidavits, applications, understandings, indemnities, plans and other documents as may in any way be required to be so done in connection with the said property before concerned registrar. That the Attorney shall be at liberty to mortgage his allocated flat before any Bank or Financial Institution and avail Loan by deposit of the original title deeds and for that the land owners /Principals shall never raise any objection.

Signature
(Rel)

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

Be it mentioned here that our said constituted Attorney "**NEW S.D CONSTRUCTION**", a proprietorship firm represented by its proprietor **SRI KANCHAN MITRA**, shall be entitled to execute necessary **Agreement for Sale, Sale Deed/s, Lease Deed/s, Mortgage Deed/s** or any such deed or deeds/documents for ourselves and the in respect of the specific the specific portion/share of my behalf proposed/constructed apartment as **Developer's Allocation** (except owner's allocation as specifically mentioned in the Schedule 'B' below) to any intending **Purchaser/purchasers**.

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

19. To **exclusively sign, execute and have registered all deeds for selling, leasing or transferring by any other means all areas in the said**

multi-storied Building(s)/Complex relating to Developer's Allocation and to admit such execution before the concerned registrar.

20. To handover the Owner's allocation as per terms of the said Development & Construction Agreement and issue proper allotment letters and possession letters.

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

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

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

Plot No 140 (One hundred forty) corresponding to **L.R Plot no. 273** (Two hundred seventy three) Govt. L.O.P. 148 (One hundred forty eight) all that total Bastu land measuring an area **06 (Six) cottah** more or less 10 (Ten) decimal out of which **land of Principal No. 1** measuring is **04 Decimal** recorded under **L.R Khatian No. 7267**, **2. Land of Principal No. 2** measuring is **04 Decimal** under **L.R Khatian No. 7268** and **3. Land of Principal No. 3** is **02 Decimal** under **L.R Khatian No. 7269** situated at Mohishila Colony, Asansol, District:- Paschim Bardhaman along with all easement rights attached thereto and it is butted and bounded by:-

On the North: - By Hose of Debasish Dey and Utpal Roy,

On the South: - By 30 ft. wide Road (01 No. Mohishila Colony Road),

On the East : - By 25 ft. wide Road (Bye Lane),

On the West :- By Property of Sankar Dhar,

(Signature)
(Adu)

IN WITNESS WHEREOF the executants and the attorney set and subscribed their respective hands on this the Day of January, 2025 before A.D.S.R. Asansol in free and fair state of mind and health.

WITNESSES:

1/ Aruna Dhar
w/o - Shankar Dhar
I No. Mohishila colony
Simultala, Asansol -
3, Paschim Bardhaman.
W.B

2/ Chandan Datta.
CHANDAN Datta.
Lt. Gouranga Ch. Datta.
136/66A, Simultala, I No,
Mahishila Colony, Asansol - 713303.

Prepared by me as per instructions of both the parties and explained to them in their mother tongue.

Chiranjit Goswami
(CHIRANJIT GOSWAMI)
Advocate,
Enrl. No. F-434/350/2003

1/ Archana Dhar.

2/ Bishnu Dhar

3/ Shankar Dhar.

Signature of Executants

FOR NEW S. D. CONSTRUCTION
Kamakar Mitra
Proprietor

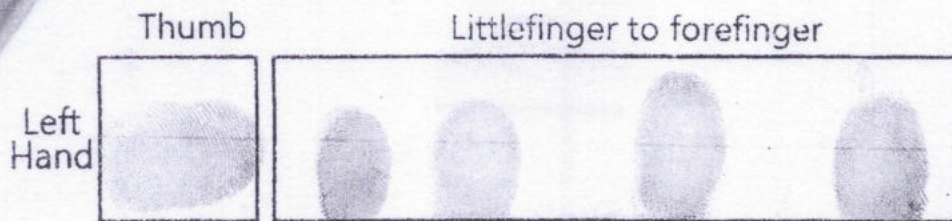
Signature of Attorney

1/ Archana Dhar.

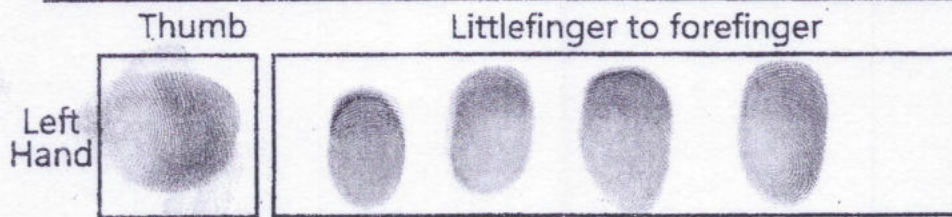
2/ Bishnu Dhar.

3/ Shankar Dhar.

Attested by the Executants



Finger Print attested by me: Archana Dhar



Finger Print attested by me: Bishnu Dhar



Finger Print attested by me: Shunkar Dhar



Finger Print attested by me: Karanvir Singh



DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম) :- ARUNA DHAR
2. FATHER/HUSBAND NAME :- SHANKAR DHAR
(পিতা/স্বামীর নাম)
3. OCCUPATION (পেশা) :- SERVICE
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)
VILLAGE/TOWN (গ্রাম) ASANSOL MOHISHALA
POST OFFICE (পোস্ট অফিস) USHAGRAM ASANSOL
POLICE STATION (থানা) ASANSOL (SOUTH), PIN 713303
DISTRICT (জেলা) PASCHAM BURDWAN, STATE (রাজ্য) W.B.
5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা/দাতা গনের সঙ্গিত সম্পর্ক) Family Member
6. AADHAR NO :- 441124495707
PAN :- ALTAD1089J
EPIC NO :- BC05314968
- আমি (শনাক্তকারী) _____ অএ দলিলের (Query No.) _____
বিক্রেতা/দাতা গনকে শনাক্ত করিলাম।

I, ARUNA DHAR as identifier identifying the executants of the concerned deed (Query No.) 23058000136164/2025
ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND						
RIGHT HAND						

Aruna Dhar

IDENTIFIER SIGNATURE

(শনাক্তকারীর স্বাক্ষর)



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



192024250358311838

GRN Details

GRN: 192024250358311838
GRN Date: 15/01/2025 13:34:14
BRN : 3731105287125
Gateway Ref ID: CHS2244399
GRIPS Payment ID: 150120252035831182
Payment Status: Successful
Payment Mode: SBI Epay
Bank/Gateway: SBIEpay Payment Gateway
BRN Date: 15/01/2025 13:34:24
Method: State Bank of India NB
Payment Init. Date: 15/01/2025 13:34:14
Payment Ref. No: 8000136164/5/2025
[Query No*/Query Year]

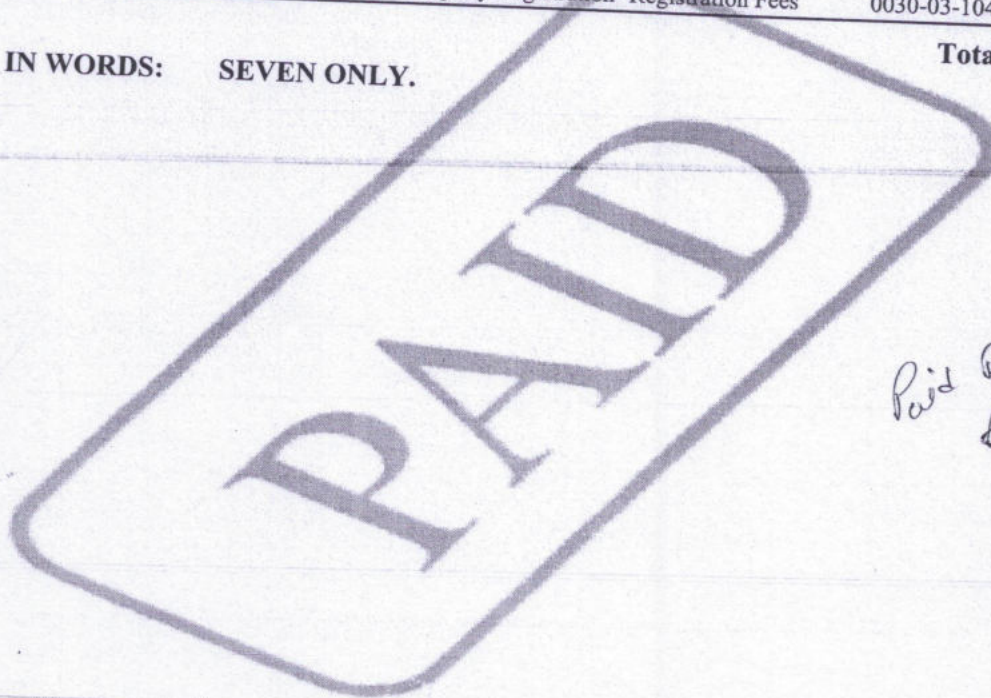
Depositor Details

Depositor's Name: Mr Chiranjit Goswami
Address: KALYANPUR
Mobile: 8250540426
Period From (dd/mm/yyyy): 15/01/2025
Period To (dd/mm/yyyy): 15/01/2025
Payment Ref ID: 8000136164/5/2025
Dept Ref ID/DRN: 8000136164/5/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	8000136164/5/2025	Property Registration- Registration Fees	0030-03-104-001-16	7
Total				7

IN WORDS: SEVEN ONLY.



Paid Back
[Signature]

Major Information of the Deed

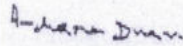
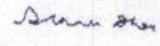
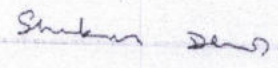
Deed No :	I-2305-00239/2025	Date of Registration	15/01/2025
Query No / Year	2305-8000136164/2025	Office where deed is registered	
Query Date	15/01/2025 12:36:29 PM	A.D.S.R. ASANSOL, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Chiranjit Goswami Asansol Court, Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, Mobile No. : 8250540426, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 3/-	Rs. 1,20,00,000/-		
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]- 230500229/2025 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

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

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-273	LR-7267	Other Commercial Usage	Vastu	4 Dec	1/-	48,00,000/-	Width of Approach Road: 55 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-273	LR-7268	Other Commercial Usage	Vastu	4 Dec	1/-	48,00,000/-	Width of Approach Road: 55 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-273	LR-7269	Other Commercial Usage	Vastu	2 Dec	1/-	24,00,000/-	Width of Approach Road: 55 Ft., Adjacent to Metal Road, , Project Name :
TOTAL :					10Dec	3 /-	120,00,000 /-	
Grand Total :					10Dec	3 /-	120,00,000 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name ARCHANA DHAR (Presentant) Daughter of Late MANINDRA CHANDRA DHAR ALIAS MANINDRA DHAR Executed by: Self, Date of Execution: 15/01/2025 , Admitted by: Self, Date of Admission: 15/01/2025 ,Place : Office	Photo  15/01/2025	Finger Print  Captured LTI 15/01/2025	Signature  15/01/2025
1 NO MOHISHILA COLONY SIMUL TALA OPP MILAN SAMITI CLUB, City:- Asansol, P.O:- Ushagram, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India , PAN No.: BSxxxxxx3L,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 15/01/2025 , Admitted by: Self, Date of Admission: 15/01/2025 ,Place : Office				
2	Name Shri BISHNU DHAR Son of Late MANINDRA CHANDRA DHAR ALIAS MANINDRA DHAR Executed by: Self, Date of Execution: 15/01/2025 , Admitted by: Self, Date of Admission: 15/01/2025 ,Place : Office	Photo  15/01/2025	Finger Print  Captured LTI 15/01/2025	Signature  15/01/2025
1 NO MOHISHILA COLONY SIMUL TALA OPP MILAN SAMITI CLUB, City:- Asansol, P.O:- Ushagram, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India , PAN No.: BWxxxxxx5H,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 15/01/2025 , Admitted by: Self, Date of Admission: 15/01/2025 ,Place : Office				
3	Name Shri SHANKAR DHAR Son of Late MANINDRA CHANDRA DHAR ALIAS MANINDRA DHAR Executed by: Self, Date of Execution: 15/01/2025 , Admitted by: Self, Date of Admission: 15/01/2025 ,Place : Office	Photo  15/01/2025	Finger Print  Captured LTI 15/01/2025	Signature  15/01/2025
1 NO MOHISHILA COLONY SIMUL TALA OPP MILAN SAMITI CLUB, City:- Asansol, P.O:- Ushagram, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India , PAN No.: BKxxxxxx7H,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 15/01/2025 , Admitted by: Self, Date of Admission: 15/01/2025 ,Place : Office				

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

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being No 230500239 for the year 2025.



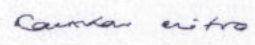
Digitally signed by MANOJ KUMAR MANDAL
Date: 2025.01.17 12:49:14 -08:00
Reason: Digital Signing of Deed.

(Manoj Kumar Mandal) 17/01/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
West Bengal.

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	NEW S D CONSTRUCTION 338 MITRA BHAWAN A P C PALLY S B ROY ROAD ASANSOL, City:- Asansol, P.O:- Ushagram, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303 , PAN No.:: AExxxxxx0M,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr KANCHAN MITRA Son of Late KAMALA KANTA MITRA Date of Execution - 15/01/2025, , Admitted by: Self, Date of Admission: 15/01/2025, Place of Admission of Execution: Office	 Jan 15 2025 1:03PM	 Captured LTI 15/01/2025	 15/01/2025
338 MITRA BHAWAN APC PALLY S B ROY ROAD, City:- Asansol, P.O:- Ushagram, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx0M,Aadhaar No Not Provided Status : Representative, Representative of : NEW S D CONSTRUCTION (as PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
ARUNA DHAR Wife of Mr SHANKAR DHAR MOHISHILA ASANSOL, City:- Asansol, P.O:- USHAGRAM, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303	 15/01/2025	 Captured 15/01/2025	 15/01/2025
Identifier Of ARCHANA DHAR, Shri BISHNU DHAR, Shri SHANKAR DHAR, Mr KANCHAN MITRA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	ARCHANA DHAR	NEW S D CONSTRUCTION-4 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shri BISHNU DHAR	NEW S D CONSTRUCTION-4 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Shri SHANKAR DHAR	NEW S D CONSTRUCTION-2 Dec

Land Details as per Land Record

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

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 273, LR Khatian No:- 7267	Owner:অর্চনা ধর, Gurdian:মনিপ্ত চন্দ্র ধর, Address:নিজ , Classification:বাগ, Area:0.04000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 273, LR Khatian No:- 7268	Owner:বিশু ধর, Gurdian:মনিপ্ত চন্দ্র ধর, Address:নিজ , Classification:বাগ, Area:0.04000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 273, LR Khatian No:- 7269	Owner:শঙ্কর ধর, Gurdian:মনিপ্ত চন্দ্র ধর, Address:নিজ , Classification:বাগ, Area:0.04000000 Acre,	Owner Name not selected by applicant.

