

6858/23

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I- 6926/2023



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AN 607490

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

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

8 AUG 2023

Query no.- 23058002028737/2023

GENERAL POWER OF ATTORNEY AFTER DEVELOPMENT & CONSTRUCTION AGREEMENT

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE,

(Am)
(Adv)

SIDDHIVINAYAKA REALTY LLP
Sanjay Roy
Partner

Date of Purchase
from Asansol Treasury
- 3 AUG 2023
L.No. 1 of 2000-01

क्र.सं. 1746
पन्ना- 100
श्री. Debjani Bal
सिक्काना- Panihati, Agarpura
कठार श्री Gungyeh

संतोषि, आमानमोल



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

08 AUG 2023

2
Debjani Bal.
Ena Dey.
Pradipta Sarkar
Swapn Kumar Sarkar.
Ashok Sarkar
Asok Sarkar.

SIDDHIVINAYAKA REALTY LLP
Sanjoy Roy
Partner

1. **SMT. DEBJANI BAL**, (PAN – AZAPB5069K), (AADHAR – 5780 6650 2362), daughter of Late Ranjit Kumar Sarkar @ Ranjit Sarkar, wife of Shri Snehashis Bal, citizenship - Indian, by faith - Hindu, by occupation – Housewife, resident of – Panihati, Agarpura, North 24 Parganas, West Bengal, India;
2. **SMT. ENA DEY**, (PAN – IJGPD4297D), (AADHAR – 5787 8644 9567), daughter of Late Ranjit Kumar Sarkar @ Ranjit Sarkar, wife of Shri Ashis Dey, citizenship - Indian, by faith - Hindu, by occupation – Housewife, resident of – Ramkrishna Pally, Belgharia, Nandan Nagar, Kamarhati, North 24 Parganas, West Bengal, Pin - 700083, India;
3. **SHRI PRADIPTA SARKAR**, (PAN – BJSPS6617P), (AADHAR – 8173 6878 7683), son of Late Ranjit Kumar Sarkar @ Ranjit Sarkar, citizenship - Indian, by faith - Hindu, by occupation – others, resident of – 01 no. Mohishila Colony, Asansol, P.O.- Ushagram, Pin – 713303, P.S. – Asansol South, West Bengal, India;
4. **SHRI SWAPAN KUMAR SARKAR**, (PAN – AJOPS0743H), (AADHAR – 3181 9910 9846), son of Late Birendra Nath Sarkar, citizenship - Indian, by faith - Hindu, by occupation – others, resident of – 541, 01 no. Mohishila Colony, Near Water Tank, Asansol, P.O.- Ushagram, Pin – 713303, P.S. – Asansol South, West Bengal, India;
5. **SHRI ASHOK SARKAR @ ASOK SARKAR**, (PAN – ATMPS4972J), (AADHAR – 5443 1267 0829), son of Late Birendra Nath Sarkar, citizenship - Indian, by faith - Hindu, by occupation – others, resident of – 01 no. Mohishila Colony, Asansol, P.O.- Ushagram, Pin – 713303, P.S. – Asansol South, West Bengal, India; hereinafter called and referred to as the '**LAND OWNER**' / '**FIRST PARTY**' (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**.

WHEREAS:

- A. The Land Owner / Principal is the owner & possessor of the "**Said Property**" described in the **Schedule** below AND the Developer/ Attorney is "**SIDDHIVINAYAKA REALTY LLP**" (PAN – ADEFS9105K), a Limited Liability Partnership Firm, having its registered office at Ground Floor, Unit No.- 09,

Debeni Bal.
Ena De G.
Pradipta Sarkar
Swapan Kumar Sarkar.
Ashok Sarkar.
Asok Sarkar.
SIDDHIVINAYAKA REALTY LLP
Sanjoy Roy
Partner

Vishnupriya I, Simultala, 01 No. Mohishila Colony, Asansol, P.O. Asansol, 713303, P.S. – Asansol South, District – Paschim Bardhaman. (Hereafter called the "**Attorney/Developer**").

(Am)
(Adv)

B. The Land Owner / Principal and the Developer have entered into an Registered Deed of Development & Construction Agreement being no.- I 230506913 of 2023, dated - 08.08.2023, registered at the Office of Additional District Sub Registrar, 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 Development & Construction Agreement and/or otherwise, the Land Owner / Principal are required and/or is desirous of appointing the Developer as their true and lawful Attorney for the purposes hereinafter mentioned.

Ashok Sarkar @
Asok Sarkar

NOW KNOW ALL BY THESE PRESENTS THAT we, the above named Land Owner / Principal, do hereby nominate, constitute and/or appoint "**SIDDHIVINAYAKA REALTY LLP**" (PAN – ADEFS9105K), a Limited Liability Partnership Firm, having its Regd. Office at - Ground Floor, Unit No.- 09, Vishnupriya I, Simultala, 01 No. Mohishila Colony, Asansol, P.O. Asansol, 713303, P.S. – Asansol South, District – Paschim Bardhaman, represented by one of its Partner **SHRI SANJOY ROY**, (PAN – ACQPR5422D), son of Chandra Nath Roy, resident of – East Ramsayar Maidan, S.B. Gorai Road, P.O.- Asansol – 713301, P.S.- Asansol South, District – Paschim Bardhaman, West Bengal, India, (hereafter called the "**Attorney**"), to act as the true and lawful attorney of the Land Owner / Principal, for/or 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:

(Am)
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1. To ~~possess and hold possession~~ of the Said 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.

Debeni Bal.
Ena Dey.
Pradip Sarker
Sapna Kumar Sarker
Ashak Sarker.
Asok Sarker.

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SIDDHIVINAYAKA REALTY LLP

Sampad Roy

Partner

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 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 apply for and obtain all permissions and/or approvals from them or any of them in connection with the sanctioning, modification and/or alteration of the said plans including boundary verifications.
6. The Developer shall be solely responsible for all Bank Finance related to the entire Project & specific units of the G+IV multi storied structure named as "SIDDHIVINAYAKA RESIDENCY" in or upon Schedule A property.
7. (a) The Developer shall be solely responsible to execute any Mortgage for the purpose of creation of, though not excluding others, Unit Finance from any Scheduled, Private or Nationalized Bank and/or Financial Institutions in respect of the Schedule A property but excluding the Land owner's Allocation i.e. Schedule 'B' property as a whole.

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Debjani Bal.
Ena Dey.
Pradipta Sarkar
Sangam Kumar Sarker
Ashak Sarkar
Asak Sarkar.

SIDDHIVINAYAKA REALTY LLP

Sangam Kumar Sarker

Partner

(b) To execute any Gift Deed/s in favour of the ADDA and A.M.C if required for obtaining sanction of the said Building & Site plan/s and admit such execution before the concerned register.

8. To receive refund of the excess amount or fee, if any, paid for any of the purposes stated herein or otherwise and to give valid and effectual receipts and discharges in respect thereof.

9. To build at the 'A' Schedule Property by constructing the said G+IV Buildings or otherwise thereon and for that purpose to demolish the existing buildings and/or other structures thereat.

10. To apply for and obtain steel, cement, bricks and all other construction and/or building materials and/or construction equipments for the purpose of the Project and for such purpose to obtain all such permission as be necessary.

11. To apply for and obtain electricity, water, drainage, sewerage, lifts, generators, cable or Dish TV connection and/or any other connections or utilities at the Said Property and/or the Building and to make alterations therein and to close down, surrender and/or have disconnected any of the connections or utilities as also such existing connections for obtaining such new connections.

12. 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.

13. 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.

14. 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

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Debjani Bala
Ena Dey.
Prachi Sankar
Satapan Kumar Sankar
Asmita Sankar
Asak Sankar
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SIDDHIVINAYAKA REALTY LLP
Sanjay Roy
Partner

give effectual receipts and discharges for the same in the said G+IV building, excepting Land owner's Allocation i.e. Schedule 'B' property .

15. 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 in the said G+IV building, excepting Land owner's Allocation i.e. Schedule 'B' property.

16. 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 excepting Land owner's Allocation i.e. Schedule 'B' property.

17. 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, supplemental agreements, 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 excepting Land owner's Allocation i.e. Schedule 'B' property.

18. 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 excepting Land owner's Allocation i.e. Schedule 'B' property.

Be it mentioned here that any of the Partners or partner singly or jointly being the representatives of our said constituted Attorney "SIDDHIVINAYAKA REALTY LLP" shall be entitled to execute necessary Sale Deed/s, Lease Deed/s, or any such deed or deeds/documents for ourselves and on our behalf in respect of the specific portion/share of the proposed / constructed apartment as allocated to the Developer's Allocation (except Land owner's allocation as

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Pradipta Sunkar
Swapan Kumar Sankar
Ashok Sankar
Asok Sankar.

SIDDHIVINAYAKA REALTY LLP
Sanjay Das
Partner

specifically mentioned in the Schedule 'B' below) to any intending Purchaser/purchasers.

19. To sell, lease out or otherwise transfer, deal with and dispose of the residential units, commercial spaces, car parking spaces, Garages, servants quarters, roof or other constructed areas or saleable spaces in the G+IV storied Building(s)/Complex, 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 excepting Land owner's Allocation i.e. Schedule 'B' property.

20. To exclusively sign, execute and have registered all deeds for selling, leasing or transferring by any other means all areas in the G+IV storied Building(s)/Complex, and to admit such execution before the concerned registrar excepting Land owner's Allocation i.e. Schedule 'B' property.

21. To handover the Land Owner's allocation i.e. the "B" schedule property in the complex to the Land Owner / Principal, as per terms of the said Development & Construction Agreement after full completion of the Land owner's Allocation i.e. Schedule 'B' property.

22. 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.

23. 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.

24. 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 / Principal 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

Am
(Adv)

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Debjani Das,
Ena Dey.
Prachi Sankar
Swarup Kumar Sankar
Ashak Sankar.
Asak Sankar.
SIDDHIVINAYAKA REALTY LLP
Sanyog Roy
Partner

thought fit to compromise, settle, refer to arbitration, abandon, submit to judgment or become non-suited in any actions and/or proceedings as aforesaid.

25. To sign, declare, verify and/or affirm all Vakalatnamas, Plaints, 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.

26. 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.

27. 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.

28. 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 Second Party/Developer for all times & if the First Party / 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 Owner / Principal could have done lawfully if personally present.

AND the Land Owner / Principal 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.

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(Adv)

Debajani Bal.
Sua Dey.

Pradipta Sarkar
Suman Kumar Sarkar
Ashak Sarkar.
Asok Sarkar.

SIDDHIVINAYAKA REALTY LLP

Santoy Roy
Partner

SCHEDULE - "A" ABOVE REFERRED TO :-

(Owners' Land upon where construction is to be made)

In the District of Paschim Bardhaman, A.D.S.R. Office - Asansol, P.S. Asansol South, **Mouza – ASANSOL**, J.L. No. 035, being **Holding No.- 26/26** & under the local limits of **Ward no.- 086 (NEW)** of Asansol Municipal Corporation, all that piece and parcel of "**Bastu**" class of vacant land respectively measuring an area of **07 (SEVEN) katha** of homestead land, comprised in or upon L.O.P. No.- 541 appertaining to C.S. Plot No.- 282 (P) corresponding to **R.S. Plot no.- 1591** corresponding to **L.R. Plot No.- 1797** appertains to **L.R. Khatian no.- 6712, 6711, 6710, 6715, 6713 & 6714** alongwith all hereditaments & easement rights at – 01 no. Mohishila Colony BL-3, By Lane-1, Near Water Tank, Asansol - 713303.

The said property is butted and bounded by:

On the North

RajLaxmi Apartment

On the South

H/o Pradipta Sarkar

On the East

30'ft. wide pucca road (LOP - 535)

On the West

H/O Jibon Deb Sharma & Jhuma Deb Sharma (LOP - 547)

A sheet containing photos and finger prints of both hands duly attested by the parties concern is annexed hereto which do form a part of this deed.

(Signature)
(Signature)

IN WITNESS WHEREOF the Parties have executed these presents at Asansol on date, month and year mentioned in the outset., on 08th Day of August, 2023.

WITNESSES:-

1. Ajeet Kumar Rai
S/o Kailash Rai
Universal Recidency
SIMUNTALA I NO
MOHISILA COLONY
ASANSOL 713303

Debjani Bal.
Eradley.

Pradipta Sarkar
Swapna Kumar Sarkar.
Ashok Sarkar @
Asok Sarkar.

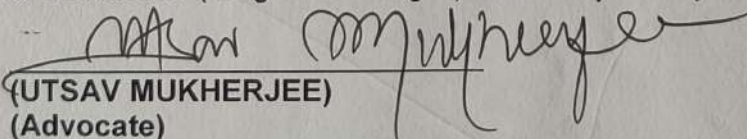
Signature of the first Party / Land
Owner

2. Prosenjit Pal
1/H Pradipt Kumar Pal
ISMILE, ASANSOL
713301

SIDDHIVINAYAKA REALTY LLP
Sanjoy Roy
Partner

Signature of the Developer

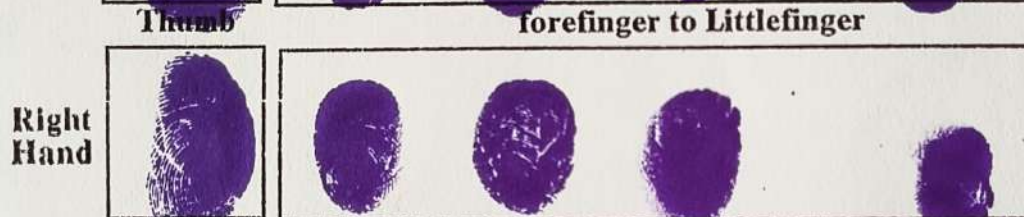
Drafted & Prepared by me as per
Instruction, directions & documents
provided by both the parties and
explained the contents to both the Parties
in Vernacular (English & Bengali) and Printed in my office.


(UTSAV MUKHERJEE)
(Advocate)

PASCHIM BARDHAMAN DISTRICT JUDGE'S COURT AT ASANSOL
Enrolment No.- WB/549/2011.



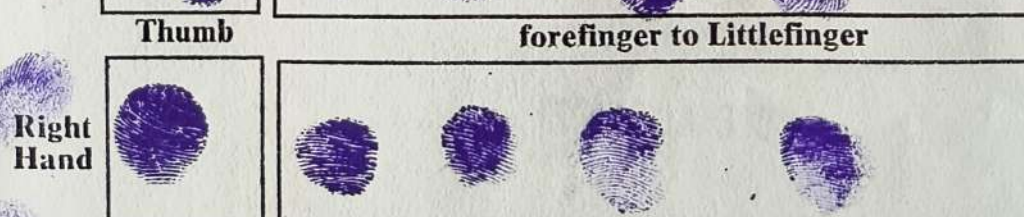
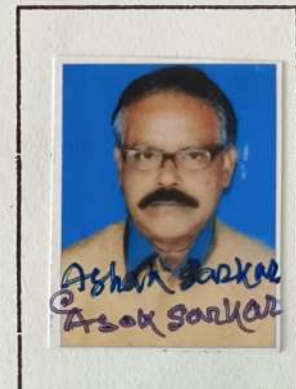
Finger Print attested by me : Sanjay Roy



Finger Print attested by me : Swapna Kumar Samra

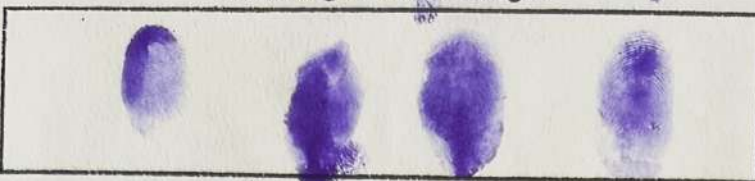


Finger Print attested by me : Ashak Sarkar @ Asak Sarkar

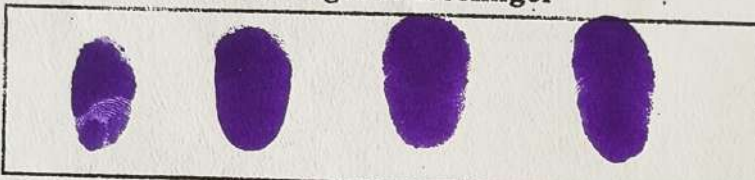


Finger Print attested by me : Pradipta Sarkar

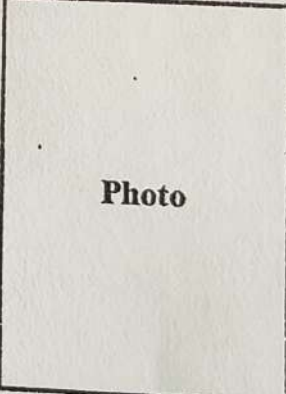
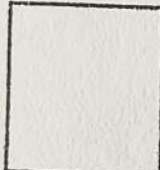
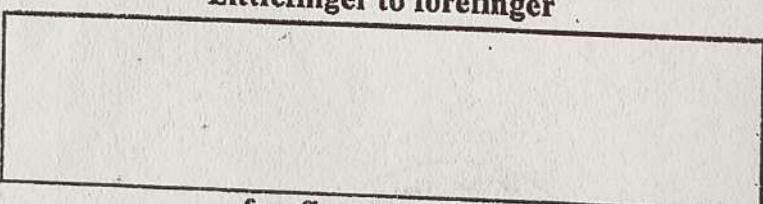
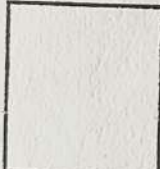
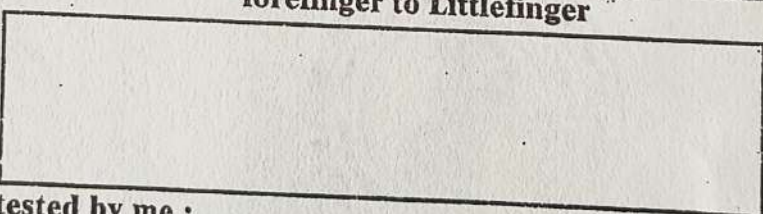


	Thumb	Littlefinger to forefinger	 <i>Debsana Bal</i>
Left Hand			
	Thumb	forefinger to Littlefinger	
Right Hand			

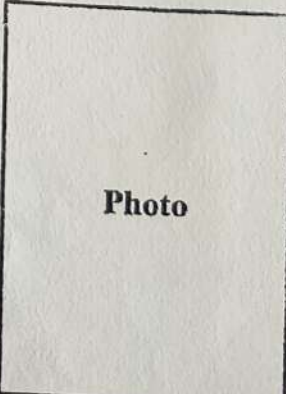
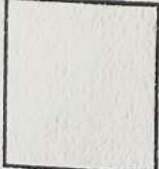
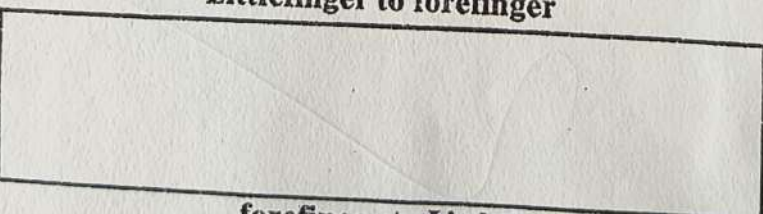
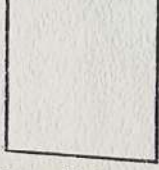
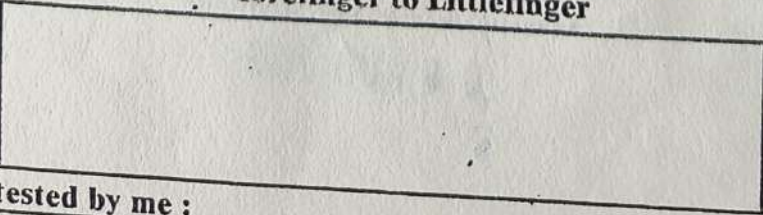
Finger Print attested by me : *Debsana Bal.*

	Thumb	Littlefinger to forefinger	 <i>Ena DEY.</i>
Left Hand			
	Thumb	forefinger to Littlefinger	
Right Hand			

Finger Print attested by me : *Ena DEY.*

	Thumb	Littlefinger to forefinger	 Photo
Left Hand			
	Thumb	forefinger to Littlefinger	
Right Hand			

Finger Print attested by me :

	Thumb	Littlefinger to forefinger	 Photo
Left Hand			
	Thumb	forefinger to Littlefinger	
Right Hand			

Finger Print attested by me :

DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম) : Ajeet Kumar Rai
2. FATHER/HUSBAND NAME : Kailash Rai
(পিতা/স্বামীর নাম)
3. OCCUPATION (পেশা) : BUSINESS
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)
VILLAGE/TOWN (গ্রাম) Maheshild
POST OFFICE (পোস্ট অফিস) Asansol
POLICE STATION (থানা) Asansol PIN 713302
DISTRICT (জেলা) P. Bardhaman STATE (রাজ্য) West Bengal
5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক) Friend
6. AADHAR NO 5164 8850 0735
PAN _____
EPIC NO _____

আমি (শনাক্তকারী) _____ অএ দলিলের (Query No.) _____

বিক্রেতা/দাতা গনকে শনাক্ত করিলাম।

I, Ajeet Kumar Rai as identifier identifying the executants of the concerned deed (Query No.) 23058662028737/2023.

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND						
RIGHT HAND						

Ajeet Kumar Rai
IDENTIFIER SIGNATURE
(শনাক্তকারীর স্বাক্ষর)

Major Information of the Deed

Deed No :	I-2305-06926/2023	Date of Registration	08/08/2023
Query No / Year	2305-8002028737/2023	Office where deed is registered	
Query Date	08/08/2023 12:52:57 PM	A.D.S.R. ASANSOL, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Utsav Mukherjee Asansol Court,Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, PIN - 713304, Mobile No. : 8250942170, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
		Rs. 1,20,10,096/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 7/- (Article:E)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 230506913/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

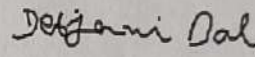
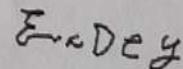
Land Details :

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, , Ward No: 86, Holding No:26/26 Pin Code : 713303

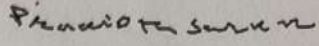
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1797	LR-6710	Other Commercial Usage	Bastu	2 Dec	20,61,819/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-1797	LR-6715	Other Commercial Usage	Bastu	1 Katha	17,01,001/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-1797	LR-6711	Other Commercial Usage	Bastu	1 Dec	10,30,909/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-1797	LR-6712	Other Commercial Usage	Bastu	1 Dec	10,30,909/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name :
L5	LR-1797	LR-6713	Other Commercial Usage	Bastu	3 Dec	30,92,729/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name :

L6	LR-1797	LR-6714	Other Commercial Usage	Bastu	3 Dec	30,92,729/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			11.65Dec	0 /-	120,10,096 /-
		Grand Total :			11.65Dec	0 /-	120,10,096 /-

Principal Details :

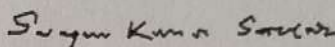
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Smt Debjani Bal Daughter of Late Ranjit Sarkar Alias Ranjit Kumar Sarkar Executed by: Self, Date of Execution: 08/08/2023 , Admitted by: Self, Date of Admission: 08/08/2023 ,Place : Office	Photo  08/08/2023	Finger Print  LTI 08/08/2023	Signature  08/08/2023
3no Ushumpur Pally,, Block/Sector: Panihati, Agarpara, City:- Not Specified, P.O:- Agarpara, P.S:- Amdanga, District:-North 24-Parganas, West Bengal, India, PIN:- 700109 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AZxxxxxx9K,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 08/08/2023 , Admitted by: Self, Date of Admission: 08/08/2023 ,Place : Office				
2	Name Smt Ena Dey Daughter of Late Ranjit Sarkar Alias Ranjit Kumar Sarkar Executed by: Self, Date of Execution: 08/08/2023 , Admitted by: Self, Date of Admission: 08/08/2023 ,Place : Office	Photo  08/08/2023	Finger Print  LTI 08/08/2023	Signature  08/08/2023
Ramkrishna Pally,, Block/Sector: Belgharia,, Flat No: Kamarhati, City:- Not Specified, P.O:- Nandan Nagar, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700083 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: IJxxxxxx7D,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 08/08/2023 , Admitted by: Self, Date of Admission: 08/08/2023 ,Place : Office				

3

Name	Photo	Finger Print	Signature
Shri Pradipta Sarkar Son of Late Ranjit Kumar Sarkar Alias Ranjit Sarkar Executed by: Self, Date of Execution: 08/08/2023 , Admitted by: Self, Date of Admission: 08/08/2023 ,Place : Office			
08/08/2023	LTI 08/08/2023	08/08/2023	

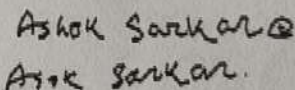
1no Mohishila Colony, City:- Asansol, P.O:- Ushagram, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: bjxxxxxx7p,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 08/08/2023
 , Admitted by: Self, Date of Admission: 08/08/2023 ,Place : Office

4

Name	Photo	Finger Print	Signature
Shri Swapan Kumar Sarkar Son of Late Birendra Nath Sarkar Executed by: Self, Date of Execution: 08/08/2023 , Admitted by: Self, Date of Admission: 08/08/2023 ,Place : Office			
08/08/2023	LTI 08/08/2023	08/08/2023	

541, NO. 1 MOHISHILA COLONY,, Block/Sector: NEAR WATER TANK, City:- Asansol, P.O:- Ushagram, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AJxxxxxx3H,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 08/08/2023
 , Admitted by: Self, Date of Admission: 08/08/2023 ,Place : Office

5

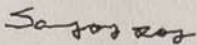
Name	Photo	Finger Print	Signature
Shri ASHOK SARKAR, (Alias: Asok Sarkar) (Presentant) Son of Late BIRENDRA NATH SARKAR Executed by: Self, Date of Execution: 08/08/2023 , Admitted by: Self, Date of Admission: 08/08/2023 ,Place : Office			
08/08/2023	LTI 08/08/2023	08/08/2023	

1NO MOHISHILA COLONY,, City:- Asansol, P.O:- USHAGRAM, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ATxxxxxx2J,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 08/08/2023
 , Admitted by: Self, Date of Admission: 08/08/2023 ,Place : Office

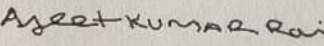
Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SIDDHIVINAYAKA REALTY LLP Ground Floor, Unit No. 09,, Block/Sector: Vishnupriya I, Simultala, 1no Mohishila Colony,, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303, PAN No.: ADxxxxxx5K,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Shri SANJOY ROY Son of CHANDRA NATH ROY Date of Execution - 08/08/2023, , Admitted by: Self, Date of Admission: 08/08/2023, Place of Admission of Execution: Office	Photo  Aug 8 2023 2:08PM	Finger Print  LTI 08/08/2023	Signature  08/08/2023
	East Ramsayar Maidan SB Gorai Road, Block/Sector: Asansol, City:- Not Specified, P.O:- Asansol, P.S:- Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713301, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ACxxxxxx2D,Aadhaar No Not Provided Status : Representative, Representative of : SIDDHIVINAYAKA REALTY LLP (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Ajeet Kumar Rai Son of Mr Kailash Rai 3f/03 3rd Floor Universal Residency Simultala, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303	 08/08/2023	 08/08/2023	 08/08/2023
Identifier Of Smt Debjani Bal, Smt Ena Dey, Shri Pradipta Sarkar, Shri Swapan Kumar Sarkar, Shri ASHOK SARKAR, Shri SANJOY ROY			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri Pradipta Sarkar	SIDDHIVINAYAKA REALTY LLP-2 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Shri Pradipta Sarkar	SIDDHIVINAYAKA REALTY LLP-1 Katha
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Smt Ena Dey	SIDDHIVINAYAKA REALTY LLP-1 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Smt Debjani Bal	SIDDHIVINAYAKA REALTY LLP-1 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Shri Swapan Kumar Sarkar	SIDDHIVINAYAKA REALTY LLP-3 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Shri ASHOK SARKAR	SIDDHIVINAYAKA REALTY LLP-3 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, , Ward No: 86, Holding No:26/26 Pin Code : 713303

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1797, LR Khatian No:- 6710	Owner:প্রদীপ্ত সরকার , Gurdian:রঞ্জিত কুমার সরকার, Address:নিজ , Classification:বাস্তু, Area:0.02000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 1797, LR Khatian No:- 6715	Owner:প্রদীপ্ত সরকার , Gurdian:রঞ্জিত কুমার সরকার, Address:নিজ , Classification:বাস্তু, Area:0.04000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 1797, LR Khatian No:- 6711	Owner:এনা দে , Gurdian:রঞ্জিত কুমার সরকার, Address:নিজ , Classification:বাস্তু, Area:0.01000000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 1797, LR Khatian No:- 6712	Owner:দেবযানী বল , Gurdian:রঞ্জিত কুমার সরকার, Address:নিজ , Classification:বাস্তু, Area:0.01000000 Acre,	Owner Name not selected by applicant.
L5	LR Plot No:- 1797, LR Khatian No:- 6713	Owner:স্বপন কুমার সরকার , Gurdian:বীরেন্দ্রনাথ সরকার, Address:নিজ , Classification:বাস্তু, Area:0.03000000 Acre,	Owner Name not selected by applicant.

L6	LR Plot No:- 1797, LR Khatian No:- 6714	Owner:অশোক সরকার , Gurdian:বীরেন্দ্রনাথ সরকার, Address:নিজ ; Classification:বাস্তু, Area:0.03000000 Acre,	Owner Name not selected by applicant.
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On 08-08-2023

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 13:58 hrs on 08-08-2023, at the Office of the A.D.S.R. ASANSOL by Shri ASHOK SARKAR Alias Asok Sarkar, one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,20,10,096/-

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

Execution is admitted on 08/08/2023 by 1. Smt Debjani Bal, Daughter of Late Ranjit Sarkar Alias Ranjit Kumar Sarkar, 3no Ushampur Pally,, Sector: Panihati, Agarpura, P.O: Agarpura, Thana: Amdanga, , North 24-Parganas, WEST BENGAL, India, PIN - 700109, by caste Hindu, by Profession House wife, 2. Smt Ena Dey, Daughter of Late Ranjit Sarkar Alias Ranjit Kumar Sarkar, Ramkrishna Pally,, Sector: Belgharia,, Flat No: Kamarhati, P.O: Nandan Nagar, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700083, by caste Hindu, by Profession House wife, 3. Shri Pradipta Sarkar, Son of Late Ranjit Kumar Sarkar Alias Ranjit Sarkar, 1no Mohishila Colony, P.O: Ushagram, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession Others, 4. Shri Swapan Kumar Sarkar, Son of Late Birendra Nath Sarkar, 541, NO. 1 MOHISHILA COLONY,, Sector: NEAR WATER TANK, P.O: Ushagram, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession Others, 5. Shri ASHOK SARKAR, Alias Asok Sarkar, Son of Late BIRENDRA NATH SARKAR, 1NO MOHISHILA COLONY,, P.O: USHAGRAM Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession Others

Indetified by Mr Ajeet Kumar Rai, , Son of Mr Kailash Rai, 3f/03 3rd Floor Universal Residency Simultala, P.O: Asansol, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by profession Business

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

Execution is admitted on 08-08-2023 by Shri SANJOY ROY, PARTNER, SIDDHIVINAYAKA REALTY LLP, Ground Floor, Unit No. 09,, Block/Sector: Vishnupriya I, Simultala, 1no Mohishila Colony,, City:- Asansol, P.O:- Asansol, P.S:- Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303

Indetified by Mr Ajeet Kumar Rai, , Son of Mr Kailash Rai, 3f/03 3rd Floor Universal Residency Simultala, P.O: Asansol, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by profession Business

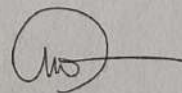
Payment of Fees

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 1746, Amount: Rs.100.00/-, Date of Purchase: 07/08/2023, Vendor name: P GHANTY



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 2305-2023, Page from 133714 to 133735

Being No 230506926 for the year 2023.



Digitally signed by MANOJ KUMAR
MANDAL

Date: 2023.08.09 15:06:09 +05:30

Reason: Digital Signing of Deed.

(Manoj Kumar Mandal) 2023/08/09 03:06:09 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)