

8345/24

I - 8385/2024



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AS 587701

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

Query No:- 23058002733437/2024 25 OCT 2024

GENERAL POWER OF ATTORNEY AFTER DEVELOPMENT & CONSTRUCTION AGREEMENT

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE,

1. SRI GOUTAM MONDAL, (PAN No. ATZPM9310R, AADHAAR No. 2179 2075 2734), S/o Late Chaitan Mondal, by faith Hindu, by Nationality Indian, by occupation Business, resident of AS-3/69/1, Kalyanpur Housing Estate, P.O R.K.Mission, P.S Asansol North, Dist.- Paschim Bardhaman, PIN No. 713305, State:- West Bengal,

2. SMT. RAKHI BISWAS, (PAN NO. BNEPB6420R, AADHAR No. 6349 9874 6908), W/o Sibasis Biswas, D/o Goutam Mondal, by faith Hindu, by occupation:- Business, by Citizenship Indian, resident of AS-3/69/1, Kalyanpur Housing Estate, P.O R.K.Mission, P.S Asansol North, Dist.- Paschim Bardhaman, PIN No. 713305, State:- West Bengal, 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 the Govt. of West Bengal with the intent to rehabilitate the Refugees from East Pakistan now Bangladesh acquired land in Mouza Asansol in the District of Burdwan under the provisions of L.D.P Act, 1948/LA Act-I of 1894 including the plot now in occupation of various refugees. Whereas the part of land measuring **06 katha in LOP No. 23, C.S Plot no. 1539(P), corresponding to R.S. Plot No. 39**, was originally belonged to Ranjit Kumar Roy and Mihir Kanti Roy both S/o Mahananda Roy who was the lawful owner of the piece of land which they acquired by a regd. Deed of Gift/ Patta-deed executed by the Governor of State of West Bengal by virtue of regd. Indenture Deed no. **I-285 for the year 1990** at ADSRO, Asansol. Thereafter Ranjit Kumar Roy and Mihir Kanti Roy became absolute joint owners and possessors of the said property and constructed a house over the plot of land and subsequently Ranjit Kumar Roy while owning and

possessing died intestate leaving behind his one daughter namely Bidisha Chakraborty and one son namely Debajit Roy as his legal heirs and successors and they inherited the property left by him. Similarly while owning and possessing Mihir Kanti Roy also died intestate leaving behind his two daughters namely Tanushree Roy and Arpita Chattopadhyay as his legal heirs and successors and they inherited the property left by him. Thus all above mentioned persons became absolute joint owners and possessors of the said property.

AND WHEREAS again another adjacent land measuring 02 katha in LOP No. 23 (P), C.S Plot no. 1539(P), corresponding to R.S. Plot No. 39, was originally belonged to Debajit Roy S/o Late Ranjit Roy who was the lawful owner of the piece of land which he acquired by a regd. Deed of Gift/Patta deed executed by the Governor of State of West Bengal by virtue of regd. Indenture Deed no. I-221 for the year 1998 at ADSRO, Asansol.

AND WHEREAS thus Bidhisha Chakraborty, Debajit Roy, Tanushree Roy and Arpita Chattopadhyay became absolute joint owners and possessors of the said schedule-A property and later they recorded their name in the L.R. Record of Right under khatian no. 6463, 6465, 6462 & 6464 and obtained parcha in their individual names. And after that all were in absolute khas possession, exercising their absolute right, title, and interest became a direct tenant "Raiyat" under the Government of West Bengal.

AND WHEREAS, Bidhisha Chakraborty, Debajit Roy, Tanushree Roy and Arpita Chattopadhyay while owning and possessing decided to sell out the land with building to the First Party i.e Goutam Mondal and Rakhi Biswas and thus Bidhisha Chakraborty, Debajit Roy, Tanushree Roy and Arpita Chattopadhyay jointly sold and transferred the schedule- A land with building to the First Party i.e Goutam Mondal and Rakhi Biswas by way of regd. Deed of Sale being no. **I-09867 for the year 2023, dated 22/11/23** at ADSRO Asansol for valuable consideration.

AND WHEREAS thus Sri Goutam Mondal and Smt. Rakhi Biswas became absolute owner of schedule mentioned property and subsequently they recorded their name in the L.R. Record of Right under khatian no. 7038 & 7039 and obtained parcha in their name.

AND WHEREAS all the Land owner no. 1 & 2 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 **(G+4)** multistoried building consisting of

various residential units & garages in the manner recorded below and whereas the Developer namely "M/S S.R.CONSTRUCTION", (PAN NO. AFBFS1820A), a partnership firm having its regd. office at Premises Holding No. 69/3/69, House no. AS-3/69/1, Kalyanpur Housing Estate, P.O R.K.Mission, P.S Asansol North, Dist.- Paschim Bardhaman, PIN No. 713305, represented by its partners **1. SRI GOUTAM MONDAL**, (PAN NO. ATZPM9301R, AADHAR NO. 217920752734) S/o Late Chaitan Mondal, **2. SMT. JYOTSNA MONDAL**, (PAN No. CAYPM5989A, AADHAAR no. 6884 9871 1919), W/o Goutam Mondal and **3. SMT. RAKHI BISWAS**, (PAN NO. BNEPB6420R, AADHAR No. 634998746908), D/o Goutam Mondal, all resident of resident of AS-3/69/1, Kalyanpur Housing Estate, P.S Asansol North, P.O:- R.K.Mission, Dist.- Paschim Bardhaman, PIN No. 713305, herein is directly involved in the business of Real Estate Development having proper know how, manpower, finance & other 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 and Developer jointly executed and Registered a Development & Construction Agreement being no. I-8377 of the year 2024, dated 25/10/24, duly registered at A.D.S.R. Office, Asansol. And be it mentioned that the Land Owner/ Principle has already obtained NOC from ADDA vide memo no. **ADDA/ASL/2024/000342** dated **04/04/2019**, Fire & Emergency Service vide Memo No. **FSR/01251862491000056** dated 12/02/2024, converted the land to

(Signature)

Goutam Mondal

Commercial Vastu vide Conversion Case No. CN/2024/2305/777 dated 27/05/24 and CN/2024/2305/775 dated 27/05/24, and lastly got sanctioned permit vide No. SWS-OBPAS/1101/2024/0889 dated 13/08/24 from Asansol Municipal Corporation for construction of G+IV storied building over the schedule mentioned property.

AND WHEREAS the Land Owners / Executants 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 / Principal are the owner & possessor of the "Said Property" described in the Schedule below AND the Attorney /Developer is "M/S S.R.CONSTRUCTION", (PAN NO. AFBFS1820A), a partnership firm represented by its partners namely 1. SRI GOUTAM MONDAL, 2. SMT. JYOTSNA MONDAL, and 3. SMT. RAKHI BISWAS, having its regd. office at Premises Holding No. 69/3/69, House no. AS-3/69/1, Kalyanpur Housing Estate, P.O R.K.Mission, P.S Asansol North, Dist.- Paschim Bardhaman, PIN No. 713305. (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-.....8377..... of the year 2024, dated 25/10/24... 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 / Principal is required and/or is desirous of appointing the Developer as his true and lawful Attorney for the purposes hereinafter mentioned.

 NOW KNOW ALL BY THESE PRESENTS THAT we, the above named Land Owner aforesaid/ Principal, do hereby **nominate, constitute and/or appoint "M/SS.R.CONSTRUCTION", (PAN NO. AFBFS1820A)**, a partnership firm represented by its partners namely **1. SRI GOUTAM MONDAL, 2. SMT. JYOTSNA MONDAL, and 3. SMT. RAKHI BISWAS**, having its regd. office at Premises Holding No. 69/3/69, House no. AS-3/69/1, Kalyanpur Housing Estate, P.O R.K.Mission, P.S Asansol North, Dist.- Paschim Bardhaman, PIN No. 713305, W.B., India, (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, manage and supervise the said land & property for me and on our behalf and to take all appropriate steps for preserving our right, title, interest and possession over the said land.

2. To raise/erect a multi-storied building consisting of self contained flats with four-wheeler, two-wheeler parking space garages, office spaces, shop/s in the ground floor thereof upon the schedule mentioned land with the help of good quality building materials and by taking assistance of engineering expert for us and on my behalf in accordance with the valid and sanctioned building plan/s.
3. To submit the revised site plan and building plan duly prepared through competent person planner/Civil Engineer before the authority of Asansol Municipal Corporation after signing the same for me and on my behalf for the purpose of construction erection of such multistoried building apartment upon the schedule mentioned land and to deposit the requisite fees for getting the said revised plan sanctioned (if required) in my names and to collect the receipts for me and on my behalf. In this connection our said Attorney shall be able to sign and execute all other papers, documents, applications, forms, affidavits, etc. for me and on my behalf.
4. To spend money for such construction of the building according to attorney discretion.
5. To pay various deposits to the Asansol Municipal Corporation and other concerned Authorities as may be necessary for the purpose of carrying out the development work on the said land and construction of the structures thereon and to claim refund of such deposits so paid by our said Attorney and to give valid and effectual receipts in our name and on our behalf in connection with the refund of such deposits.

6. To submit any other building plan for addition, alteration/extension as and when required after signing the same for us and on our behalf in connection with the said proposed building before the office of Asansol Municipal Corporation and to get it sanctioned/approved from the said authority by taking all necessary steps in this regard for us and on our behalf and to raise all further overhead structure on the top roof of the proposed building in accordance with law and in strict compliance of the building plan if so sanctioned/approved by the authority concerned.

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

8. To enter into any agreement or contract with any person/proposed purchaser for purchasing the said flat/flats and the parking spaces including the commercial shops and spaces (except the said flats and parking space allotted to the executants/land owner in the proposed multi-storied building/apartment) to such party or parties and on such terms as my said Attorneys will be competent to execute all agreements/contracts relating to such transfers by receiving advance money or consideration price for me and on my behalf.

9. To sign and execute all sale deeds for me and on my behalf transferring all our rights, title and interest in respect of the said property/proposed flats along with 2-wheeler and 4-wheeler parking spaces/garages, shops, office spaces, etc. (excepting proposed allocation which shall be given to executant) in favour of all transferees on receipt of considerations by the Power of Attorney holders which may be mentioned in all such conveyances and to present the said sale deed/s before the appropriate registering authority for getting the same registered.

10. In connection with such registration our said Attorneys shall be competent to sign and execute all other relevant papers, documents, forms, notices, etc. at the registration office which shall be found essential in this regard for me and on my behalf.

11. To hand over possession of the property/ flat/ flats/ 2-wheeler & 4-wheeler parking spaces and garages, shops/offices, etc. so sold to the transferee for me and on my behalf.

12. 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 as and when required by executing the same for us and on our behalf.

a. To file suits, claims, and other legal proceedings in all court civil, criminal, revenue and other statutory authority and tribunals for me and on my behalf by signing all complaints, petitions, affidavits, and to pursue all such legal proceedings by appointing Lawyers, Advocates, etc. By executing necessary

Vokatnama and other Powers for me and on my behalf and to file all Motions, Revisions, Appeals, Writ petitions etc. against all judgments, orders and decrees which may be passed by any Court and/or judicial and quasi judicial authorities in appropriate Higher Court or Courts including the writ court and to defend me in like manner against all suits, cases, legal proceeding, revisions, motions, appeals, etc. which may be brought against me in connection with my said property at his costs.

b. The said "M/S S.R.CONSTRUCTION" will pay all holding taxes and ground rent in connection with the Holding mentioned in the Schedule below from the date of execution of this presents up to delivery of the flats to the executant.

c. That said "M/S S.R.CONSTRUCTION" 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 to any person including financial institutions, organizations, etc. at such price and on such terms and conditions as the Developers/Attorney may think fit and proper subject to any terms that may be imposed by any authority, excepting my allocation in the proposed building.

d. And generally to do everything what we could do legally for me and on my behalves and I undertake to ratify and confirm all such acts, deeds and things what will be lawfully done by my said Attorney in exercise of the irrevocable power of attorney hereby conferred.

AND WE HEREBY DECLARE that this Power of Attorney is given in favour of the said Attorney jointly and severally and accordingly the said Attorney shall be entitled to exercise independently of each other the Power conferred upon them.

e. AND WE HEREBY DECLARE that the powers and authorities hereby granted shall create interest of the Developer in the said land and therefore the same will be irrevocable within the meaning of section 60(b) of the Easements Act, 1882 subject to that all the process of these development of the multistoried building & handover the possession of premises to the future legal owners occurs legally.

13. 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 & if the Principal / Landowners 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 Owners / 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.

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

In the District of Paschim Bardhaman, P.S. Asansol, Sub Division Asansol and Addl. Dist. Sub Registry Office Asansol, within ward no. **18 (Old) 86 (New)** of Asansol Municipal Corporation, bearing Holding No. **258**, comprising in **Mouza Asansol**, J.L No. 35, wherein all Bastu land measuring **13 (Thirteen) decimal** comprising in LOP No. 23 & 23 (P), corresponding to C.S Plot no. 1539(P) corresponding to **R.S. Plot No. 39** corresponding to **L.R Plot no. 107 (One hundred seven) under L.R. Khatian No. 7038 and 7039,**

Name of Parties	R.S Plot No.	L.R Plot no.	L.R. Khatian No.	Area of land (Decimal)
First Party No. 1	R.S Plot no. 39	L.R Plot no. 107	7038	6.5 Deci
First Party No. 2	R.S Plot no. 39	L.R Plot no. 107	7039	6.5 Deci

which is situated at 1 No. Mohishila Colony, Asansol, District:- Paschim Bardhaman, with all easement rights attached thereto is hereby sold and the said property is butted and bounded by:-

On the North: By House of Haru Bhandari,

On the South: By House of Putul Das,

On the East: **By 30' wide Mohishila Colony Road,**

On the West: By House of Pankaj Ghatak.

IN WITNESS WHEREOF the executants and the attorney set and subscribed their respective hands on this the 25th Day of October, 2024 before A.D.S.R. Asansol in free and fair state of mind and health.

WITNESSES:

1. Deep Mukherjee.

Amit Kumar Mukherjee
Lower Kumarpur,
Asansol,
P.O. R.K. Mission,
Dist:- Paschim Bardhaman
PIN - 713305

2. Chiranjit Goswami.

S/o Lt. Chandan Goswami
Kalyanpur Housing,
Asansol - 713305
Dist:- Paschim Bardhaman

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

Geetam Mondal

Rakhi Biswas

Signature of Executants
S. R. CONSTRUCTION
Geetam Mondal

PARTNER

S. R. CONSTRUCTION

Geetam Mondal

PARTNER

S. R. CONSTRUCTION

Rakhi Biswas

PARTNER

Signature of Attorney

Geetam Mondal

Rakhi Biswas

Attested by the Executants

DETAILS OF IDENTIFIER WITH PHOTO (শনাক্তকারীর সচিব বিবরণ)

1. NAME (নাম) : Deep Mukherjee
 2. FATHER/HUSBAND NAME : Ajit Kumar Mukherjee
 (বিশ্বাস/স্বামীর নাম)
 3. OCCUPATION (পেশা) : Others (Pub. Service)
 4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)
 VILLAGE/TOWN (গ্রাম) Lower Kumarpur Asansol
 POST OFFICE (পোস্ট অফিস) Asansol
 POLICE STATION (থানা) Asansol PIN 713305
 DISTRICT (জেলা) Paschim Bardhaman STATE (রাজ্য) West Bengal
 5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক) Staff
 6. AADHAR NO 3202 00095264
 PAN _____
 EPIC NO _____

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

I, Deep Mukherjee as identifier identifying the executants
 of the concerned deed (Query No.) 23058002733437/2024.

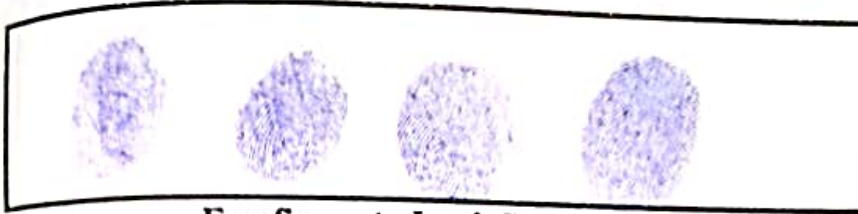
ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND						
RIGHT HAND						

Deep Mukherjee

IDENTIFIER SIGNATURE
(শনাক্তকারীর স্বাক্ষর)

Littlefinger to forefinger



Forefinger to Littlefinger



Goutam Mondal

Finger Print attested by me: Goutam Mondal

Thumb

Littlefinger to forefinger



Left Hand

Thumb

Forefinger to Littlefinger

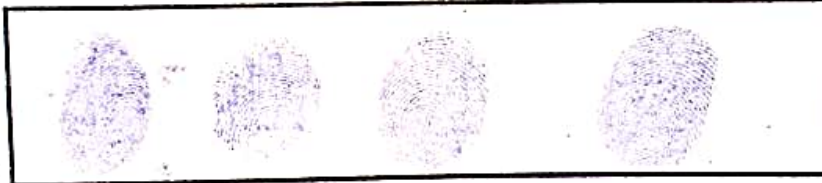
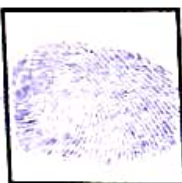


Rakhi Biswas

Finger Print attested by me: Rakhi Biswas

Thumb

Littlefinger to forefinger



Left Hand

Thumb

Forefinger to Littlefinger

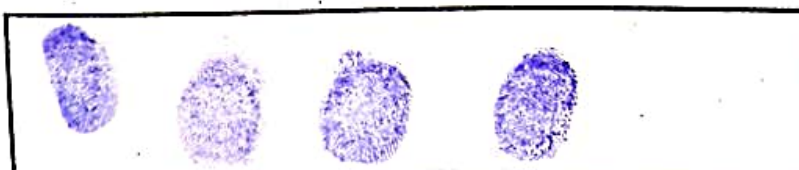


Goutam Mondal

Finger Print attested by me: Goutam Mondal

Thumb

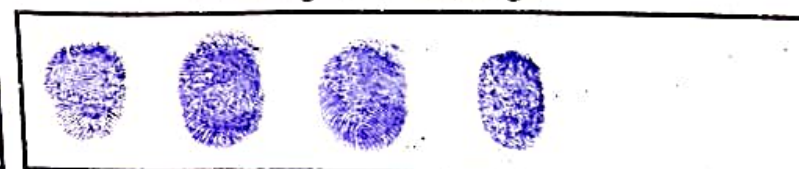
Littlefinger to forefinger



Left Hand

Thumb

Forefinger to Littlefinger



Right Hand



Jyotsna Mondal

Finger Print attested by me: Jyotsna Mondal

Littlefinger to forefinger

Thumb

Forefinger to Littlefinger



Rakhi Bidwad

Finger Print attested by me:

Rakhi Bidwad

Thumb

Littlefinger to forefinger

Left Hand

Thumb

Forefinger to Littlefinger

Photo

Right Hand

Finger Print attested by me:

Thumb

Littlefinger to forefinger

Left Hand

Thumb

Forefinger to Littlefinger

Photo

Right Hand

Finger Print attested by me:

Thumb

Littlefinger to forefinger

Left Hand

Thumb

Forefinger to Littlefinger

Photo

Right Hand

Major Information of the Deed

Deed No :	I-2305-08385/2024	Date of Registration	25/10/2024
Query No / Year	2305-8002733437/2024	Office where deed is registered	
Query Date	25/10/2024 12:28:34 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, PIN - 713304, Mobile No. : 8250540426, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 74,45,452/-		
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]:- 230508377/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

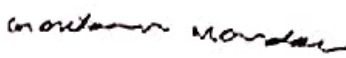
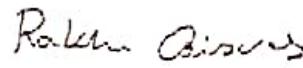
Land Details :

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

District: Paschim Bardhaman
(Road Width (20-30) -- Road Width (20-30)) , Mouza: Asansol, Pin Code : 713303

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-107	LR-7038	Vastu	Vastu	6.5 Dec	1/-	37,22,726/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-107	LR-7039	Vastu	Vastu	6.5 Dec	1/-	37,22,726/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			13Dec	2 /-	74,45,452 /-	
	Grand Total :				13Dec	2 /-	74,45,452 /-	

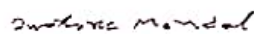
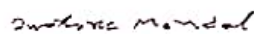
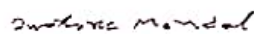
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Goutam Mondal (Presentant) Son of Late Chaitan Mondal Executed by: Self, Date of Execution: 25/10/2024 , Admitted by: Self, Date of Admission: 25/10/2024 ,Place : Office		 Captured	
		25/10/2024	LTI 25/10/2024	25/10/2024
	As- 3/69/1 Kalyanpur Housing Estate Asansol, City:- Asansol, P.O:- R K Mission, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713305 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.: ATxxxxxx0R,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 25/10/2024 , Admitted by: Self, Date of Admission: 25/10/2024 ,Place : Office			
2	Name	Photo	Finger Print	Signature
	Smt Rakhi Biswas Wife of Mr Sibasis Biswas Daughter Of Goutam Mondal Executed by: Self, Date of Execution: 25/10/2024 , Admitted by: Self, Date of Admission: 25/10/2024 ,Place : Office		 Captured	
		25/10/2024	LTI 25/10/2024	25/10/2024
	As- 3/69/1 Kalyanpur Housing Estate Asansol, City:- Asansol, P.O:- R K Mission, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713305 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.: BNxxxxxx0R,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 25/10/2024 , Admitted by: Self, Date of Admission: 25/10/2024 ,Place : Office			

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	MS. S. R. CONSTRUCTION HOLDING NO. 69/3/69 HOUSE NO. AS/3/69/1-KALYANPUR HOUSING ESTATE, City:- Asansol, P.O:- R K Mission, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713305 , PAN No.: AFxxxxxx0A,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> Shri Goutam Mondal Son of Late Chaitan Mondal Date of Execution - 25/10/2024, , Admitted by: Self, Date of Admission: 25/10/2024, Place of Admission of Execution: Office </td> <td>  Oct 25 2024 1:20PM </td> <td>  Captured LTI 25/10/2024 </td> <td>  25/10/2024 </td> </tr> </tbody> </table> As/3/69/1 Kalyanpur Housing Estate Asansol, City:- Asansol, P.O:- R K Mission, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713305, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ATxxxxxx0R, Aadhaar No Not Provided Status : Representative, Representative of : MS. S. R. CONSTRUCTION (as PARTNERS)	Name	Photo	Finger Print	Signature	Shri Goutam Mondal Son of Late Chaitan Mondal Date of Execution - 25/10/2024, , Admitted by: Self, Date of Admission: 25/10/2024, Place of Admission of Execution: Office	 Oct 25 2024 1:20PM	 Captured LTI 25/10/2024	 25/10/2024
Name	Photo	Finger Print	Signature						
Shri Goutam Mondal Son of Late Chaitan Mondal Date of Execution - 25/10/2024, , Admitted by: Self, Date of Admission: 25/10/2024, Place of Admission of Execution: Office	 Oct 25 2024 1:20PM	 Captured LTI 25/10/2024	 25/10/2024						
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Smt Jyotsna Mondal Wife of Goutam Mondal Date of Execution - 25/10/2024, , Admitted by: Self, Date of Admission: 25/10/2024, Place of Admission of Execution: Office </td> <td>  Oct 25 2024 1:23PM </td> <td>  Captured LTI 25/10/2024 </td> <td>  25/10/2024 </td> </tr> </tbody> </table> As-3/69/1 Kalyanpur Housing Estate Asansol, City:- Asansol, P.O:- R K Mission, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713305, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CAxxxxxx9A, Aadhaar No Not Provided Status : Representative, Representative of : MS. S. R. CONSTRUCTION (as PARTNER)	Name	Photo	Finger Print	Signature	Smt Jyotsna Mondal Wife of Goutam Mondal Date of Execution - 25/10/2024, , Admitted by: Self, Date of Admission: 25/10/2024, Place of Admission of Execution: Office	 Oct 25 2024 1:23PM	 Captured LTI 25/10/2024	 25/10/2024
Name	Photo	Finger Print	Signature						
Smt Jyotsna Mondal Wife of Goutam Mondal Date of Execution - 25/10/2024, , Admitted by: Self, Date of Admission: 25/10/2024, Place of Admission of Execution: Office	 Oct 25 2024 1:23PM	 Captured LTI 25/10/2024	 25/10/2024						
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Smt Rakhi Biswas Daughter of Goutam Mondal Date of Execution - 25/10/2024, , Admitted by: Self, Date of Admission: 25/10/2024, Place of Admission of Execution: Office </td> <td>  Oct 25 2024 1:22PM </td> <td>  Captured LTI 25/10/2024 </td> <td>  25/10/2024 </td> </tr> </tbody> </table> As- 3/69/1 Kalyanpur Housing Estate Asansol, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713305, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BNxxxxxx0R, Aadhaar No Not Provided Status : Representative, Representative of : MS. S. R. CONSTRUCTION (as partners)	Name	Photo	Finger Print	Signature	Smt Rakhi Biswas Daughter of Goutam Mondal Date of Execution - 25/10/2024, , Admitted by: Self, Date of Admission: 25/10/2024, Place of Admission of Execution: Office	 Oct 25 2024 1:22PM	 Captured LTI 25/10/2024	 25/10/2024
Name	Photo	Finger Print	Signature						
Smt Rakhi Biswas Daughter of Goutam Mondal Date of Execution - 25/10/2024, , Admitted by: Self, Date of Admission: 25/10/2024, Place of Admission of Execution: Office	 Oct 25 2024 1:22PM	 Captured LTI 25/10/2024	 25/10/2024						

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Deep Mukherjee Son of Mr Ajit Kumar Mukherjee Lower Kumarpur, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304		 Captured	

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri Goutam Mondal	MS. S. R. CONSTRUCTION-3.25 Dec
2	Smt Rakhi Biswas	MS. S. R. CONSTRUCTION-3.25 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Shri Goutam Mondal	MS. S. R. CONSTRUCTION-3.25 Dec
2	Smt Rakhi Biswas	MS. S. R. CONSTRUCTION-3.25 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:- 107, LR Khatian No:- 7038	Owner:গৌতম মণ্ডল, Gurdian:চৈতন , Address:নিজ , Classification:ডাঙ্গা, Area:0.06500000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 107, LR Khatian No:- 7039	Owner:রাখী বিশ্বাস, Gurdian:দিবাকীষ , Address:নিজ , Classification:ডাঙ্গা, Area:0.06500000 Acre,	Owner Name not selected by applicant.



Endorsement For Deed Number : I - 230508385 / 2024

On 25-10-2024

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 13:10 hrs on 25-10-2024, at the Office of the A.D.S.R. ASANSOL by Shri Goutam Mondal, 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 74,45,452/-

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

Execution is admitted on 25/10/2024 by 1. Shri Goutam Mondal, Son of Late Chaitan Mondal, As- 3/69/1 Kalyanpur Housing Estate Asansol, P.O: R K Mission, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713305, by caste Hindu, by Profession Business, 2. Smt Rakhi Biswas, Wife of Mr Sibasis Biswas Daughter Of Goutam Mondal, As- 3/69/1 Kalyanpur Housing Estate Asansol, P.O: R K Mission, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713305, by caste Hindu, by Profession Business

Indetified by Mr Deep Mukherjee, , , Son of Mr Ajit Kumar Mukherjee, Lower Kumarpur, P.O: Asansol, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, by caste Hindu, by profession Others

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

Execution is admitted on 25-10-2024 by Shri Goutam Mondal, PARTNERS, MS. S. R. CONSTRUCTION, HOLDING NO. 69/3/69 HOUSE NO. AS/3/69/1 KALYANPUR HOUSING ESTATE, City:- Asansol, P.O:- R K Mission, P.S:- Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713305

Indetified by Mr Deep Mukherjee, , , Son of Mr Ajit Kumar Mukherjee, Lower Kumarpur, P.O: Asansol, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, by caste Hindu, by profession Others

Execution is admitted on 25-10-2024 by Smt Jyotsna Mondal, PARTNER, MS. S. R. CONSTRUCTION, HOLDING NO. 69/3/69 HOUSE NO. AS/3/69/1 KALYANPUR HOUSING ESTATE, City:- Asansol, P.O:- R K Mission, P.S:- Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713305

Indetified by Mr Deep Mukherjee, , , Son of Mr Ajit Kumar Mukherjee, Lower Kumarpur, P.O: Asansol, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, by caste Hindu, by profession Others

Execution is admitted on 25-10-2024 by Smt Rakhi Biswas, partners, MS. S. R. CONSTRUCTION, HOLDING NO. 69/3/69 HOUSE NO. AS/3/69/1 KALYANPUR HOUSING ESTATE, City:- Asansol, P.O:- R K Mission, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713305

Indetified by Mr Deep Mukherjee, , , Son of Mr Ajit Kumar Mukherjee, Lower Kumarpur, P.O: Asansol, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 7.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2816, Amount: Rs.100.00/-, Date of Purchase: 22/10/2024, Vendor name: P
GHANTY



Manoj Kumar Mandal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
Paschim Bardhaman, West Bengal



ificate of Registration under section 60 and Rule 69.
istered in Book - I
ume number 2305-2024, Page from 177115 to 177139
ing No 230508385 for the year 2024.



Digitally signed by MANOJ KUMAR MANDAL
Date: 2024.10.30 12:02:00 +05:30
Reason: Digital Signing of Deed.

(Manoj Kumar Mandal) 30/10/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
West Bengal.