

4412/22

1-4496/2022



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AE 518410

11/10/2022

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

[Signature]
DISTRICT SUB-REGISTRAR
Paschim Bardhaman

11 OCT 2022

Query No. 8002966484

/2022

GENERAL POWER OF ATTORNEY

AFTER REGISTERED DEVELOPMENT AGREEMENT

Prohe
(A22)

THIS GENERAL POWER OF ATTORNEY made on this the

11th day of October 2022

Contd.....P/2.

18

-: 2 :-

KNOW ALL MEN BY THESE PRESENT, We,

(1) **SRI. TAMAL KANTI DAS**, PAN No. **AEXPD3193A**, Son of Late Ramesh Chandra Das, by faith Hindu, Citizenship Indian, resident of 1 No. Mohishila Colony, Yuba Sarani, Asansol, P.O. Ushagram – 713303, P.S. Asansol (South), Chowki & A.D.S.R. Office Asansol, District Paschim Bardhaman,

(2) **SMT. MOUMITA DAS**, PAN No. **AGKPD8767B**, Daughter of Late Mrinal Kanti Das, by faith Hindu, Citizenship Indian, resident of 11/8, Marcony, Avenue, Durgapur Steel Town, Durgapur, P.S. Durgapur, District Paschim Bardhaman, hereinafter referred to as the **PRINCIPAL / OWNERS**, send greetings :-

WHEREAS one Rekha Das (since deceased) wife of Late Ramesh Chandra Das was the lawful and rightful owner of the property situated under Mouza Asansol, J.L.No.35, comprised in part of C.S. Plot No.1510(P), R.S. Plot No.1178, corresponding to L.R. Plot No.1392, under L.R. Khatian No.1391, measuring total area of 7 Cottahs of land along with one 20 years old dilapidated residential house standing thereon which is more fully and specifically mentioned and described in the First schedule below. That said Rekha Das was acquired the aforesaid property by virtue of a Regd. Deed of Gift executed by the Governor of the State of West Bengal from R.R. & R Department, Govt. of West Bengal being Deed No.I-21 for the year 2007, from Additional District Sub-Registrar, Burdwan at Asansol.

Contd.....P/3.

-: 3 :-

AND WHEREAS while was owning and possessing the First Schedule landed property the Owner constructed a residential building and paid Holding Tax and recorded her name before the competent authority and also paid Ground Rent.

AND WHEREAS while was owning and possessing the First Schedule mentioned property aforesaid Rekha Das died intestate leaving behind her four sons, namely, Tamal Kanti Das, Mridul Kanti Das , Mrinal Kanti Das and Dulal Kanti Das and her five daughters , namely, Manju Bhawal, Sipra Sen, Swapna Das, Sewli Paul and Krishna Datta as her only legal heirs and successors to inherit her left out estate . Be it mentioned herein, that the husband of said Rekha Das, namely, Ramesh Chandra Das has also left this mortal world.

AND WHEREAS the aforesaid legal heirs of said Rekha Das became the joint owners and occupiers in respect of the First schedule mentioned property. Be it mentioned herein, that aforesaid Mrinal Kanti Das while was owning and possessing the First Schedule property to the extent of his share died intestate leaving behind his widow, namely, Rama Das and one daughter, namely, Moumita Das as his only legal heirs and successors to inherit his left out share in respect of the First Schedule property according to the Hindu Succession Act.

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AND WHEREAS, while was owning and possessing their respective shares of the First schedule property more fully mentioned below aforesaid Mridul Kanti Das , Manju Bhawal , Sipra Sen , Swapna Das and Krishna Datta out of their love and affection gifted their respective share jointly by executing one registered Deed Of Gift being no 2740 for the year 2021 , dated 16th March , 2021 before the A.D.S.R office at Asansol in favor of their full blooded brother , namely, Tamal Kanti Das.

AND WHEREAS the aforesaid Dulal Kanti Das and Sewli Pal have jointly transferred their share from the First Schedule property mentioned below out of their love and affection thereby gifted to the extent of their respective share by executing Registered Deed of Gift being no 5858 for the year 2021 in favor of their full blooded brother, namely Tamal Kanti Das .

AND WHEREAS said Rama Das i.e. the widow of deceased Mrinal Kanti Das has also executed one deed of gift in respect of her share of the left out property of deceased Mrinal Kanti Das being the Gift Deed No.4239 for the year 2022 before the Additional Register of Assurance -IV , Kolkata , dated 9th March , 2022 in favor of Sri Tamal Kanti Das .

AND WHEREAS after the aforesaid transactions said Tamal Kanti Das becomes the owner of the landed property measuring 4760 Sqft and said Moumita Das i.e. the daughter of deceased Mrinal Kanti Das has become the owner of the landed

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property measuring 280 Sqft for the purpose of their respective shares in respect of the schedule mentioned property.

AND WHEREAS the Principals / Owners with the intent to develop the said property invited the Developer / Attorney herein to undertake the development of the schedule mentioned property of the Principal/ Owners .

AND WHEREAS the developer is engaged in the business of developing and promoting and also sponsoring construction of multi-storied building having its own financial resources to carry out any development scheme, including taking up all related responsibility of preparation and sanction of plan for construction and engage engineers , masons and labourers and also put in resources for building materials and supervise for completing the construction of the proposed building and to procure prospective flat – buyers for the flats ,apartments and other space to be built as per the plan sanctioned by the authorities of Asansol Municipal Corporation and / or other competent authorities .

Make (22)
AND WHEREAS we the Principals / Owners herein have entered into a Development Agreement with the Developer i.e. the Attorney herein , which was duly registered before the office of the D.S.R., Paschim Bardhaman, and recorded in Book I, being No....4495.. for the year 2022.

Contd.....P/6.

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AND WHEREAS, We being the Principals/ Owners do hereby appoint, nominate, authorise and constitute "MRINMOYEE", PAN No.ABIFM0332L, a Partnership Firm, made under the Partnership Act 1932 and having its principal place of business at 436/N, T.P.Road, Ushagram, P.O. Asansol - 713303, P.S. Asansol (South), Chowki & A.D.S.R. Office Asansol, District Paschim Bardhaman, being represented by its Partners (1) SRI KANCHAN MITRA, PAN No.AEAPM1510M, Son of Late Kamala Kanta Mitra, by faith Hindu, by occupation Business, Citizenship Indian, resident of A.P.C. Pally, S.B.Roy Road, Asansol, P.O. Asansol- 713303, P.S. Asansol (South), Chowki & A.D.S.R. Office Asansol, District Paschim Bardhaman, (2) SRI KRISHNA MALAKAR, PAN No.AEPPM5104E, Son of Late Kansa Malakar, by faith Hindu, by occupation Business, Citizenship Indian, resident of Purba Para, 1 No. Mohishila Colony, Asansol, P.O. Asansol - 713303, P.S. Asansol (South), Chowki & A.D.S.R. Office Asansol, District Paschim Bardhaman, (3) SRI ADHIR KUMAR GUPTA, PAN No. ADFPG4667D, Son of Late Gopal Krishna Gupta, by faith Hindu, by occupation Business, Citizenship Indian, resident of Nuruddin Road, Talpukuria, Raghunath Chalk, Asansol, P.O. Asansol - 713301, P.S. Asansol (South), Chowki & A.D.S.R. Office Asansol, District Paschim Bardhaman, (4) SRI SWARUP CHANDRA DHURJEE, PAN No.AIXPC5286B,

Contd.....P/7.

Son of Late Nanda Gopal Chandra Dhurjee, by faith Hindu, by occupation Business, Citizenship Indian, resident of Mohishila Colony, Near Bottala Bazar, Sanchayan Library, Asansol, P.O. Asansol – 713303, P.S. Asansol (South), Chowki & A.D.S.R. Office Asansol, District Paschim Bardhaman, as our true and lawful constituted Attorney to do and perform and / or cause to be done or performed the following acts, deeds and things for us and on our behalf including maintaining , managing , looking after , controlling the schedule mentioned properties as well as for the purpose of transfer / lease out / let out the schedule property either in part or full of Developer's allocated portion and except the Principals/ Owners allocated portion of the said proposed multi storied building to be constructed by the Attorney/Developers more fully described in the Development Agreement.

Inde (R)
AND WHEREAS said scheduled property is under physical possession of the Executants and accordingly the owners i.e. the Executants holds good and absolute title of said schedule property till date and the Principals / Owners will hand over the physical possession of the schedule mentioned property to their Attorney for the purpose of construction and development of the schedule property and among other act or acts on behalf of Owners as Constituted Attorney on the following contents written in below :-

Contd.....P/8.

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- 1) To look after, manage and supervise the schedule property and to take all appropriate steps for preserving our right, title and interest.
- 2) To represent us before all officials and departments of the State Govt. and Central Govt. and all other public and private offices and to submit all petitions, returns, plans and statements for us and on our behalf relating to schedule mentioned land.
- 3) To take other necessary step/steps measures for the protection of the schedule property from damage , waste and alienate in any manner whatsoever on our behalf.
- 4) To pay rents and taxes to the Government of West Bengal and or to the Asansol Municipal Corporation and / or any other authority or authorities concerned in respect of the schedule mentioned property.
- 5) To Construct the commercial -cum - residential multi-storied building in accordance with the site plan and the Building Plan to be sanctioned by the authorities of Asansol Municipal Corporation and / or any other competent authorities and thereafter transfer /sell the property developed falling under the Developer's Allocation , except the Owner's allocation of the proposed new multi - storied building together with proportionate undivided share of land and common parts and amenities of the said proposed building to intending purchaser's.

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- 6) To make and execute necessary application for water connection, sewerage connection, electric supply and other incidental requirements which is / are required for development purpose of the land.
- 7) To engage Engineers, Architect, Contractor, Masons, Helpers for the construction of the multi-storied building / apartments and take necessary permission from the appropriate authority or authorities concerned as and when required by the Developer at its their own const.
- 8) To sign any document or documents or paper or papers required by law for the management and maintenance of the schedule mentioned property on our behalf.
- 9) To appoint and engage Advocates, pleaders, solicitors whenever our Attorney shall think fit and proper and to discharge and /or terminate his / her / their appointment.
- 10) To file all type of suits, claims and other legal proceedings in all courts, civil, criminal, revenue and other authority / authorities and tribunals for us and to pursue all such legal proceedings by signing and executing necessary Vakalatnama and other powers for us and on our behalf and to file all judgements, orders and decrees which may be passed by all such court, judicial and quasi-judicial authorities in appropriate higher court or courts and in the Writ court and to defend us in like manner against all suits, cases, legal proceedings, revisions, motions, appeals etc. which may be brought against us in connection with the schedule mentioned land belonging to ourselves.

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11) To compromise, compound or withdraw cases or be non-suited or refer to arbitration all disputes and differences .

12) To sign and verify all application of execution of decrees or orders of the Court for and on our behalf .

13) To withdraw and receive documents or money from any Court , office or opposite party/ parties either in execution of decrees or otherwise and to do all acts that may be necessary in connection with any of such cases .

14) To get the master plan / site plan and building plan sanctioned / approved from the authority concern on our behalf by submitting the same before the said authority and to collect and receive the same after its sanction / approval for the purpose of developing and erecting the said houses upon the schedule mentioned land and in this connection to sign the necessary papers and receipts at the said office for us and on our behalf.

15) To enter into agreement or contract with any person / persons for selling / to collect money, transferring the proposed G+4 Storied Building to such party / parties and on such term above named attorney holder be competent person to sign and execute all agreements relating to such transfer having right to receive consideration price and / or advance price from them (save and except owners' allocation).

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(A22)

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-:: 11 ::-

16) To raise / erect G+4 storied building upon the schedule mentioned land in accordance with and strictly compliance with the said master plan / site plan and building plan to be received and collected by the attorney above named and shall observe and follow all other directions to be issued by the concerned authority from time to time, for us and on our behalf and while performing the said acts, deeds and things the above named attorney shall sign and execute all documents, papers, forms, application etc. as and when required for us and on our behalf. The above named attorney shall also be competent to submit and to take delivery of building plan and to take receipt thereof including right to deposit all fees in this regard for us and on our behalf.

17) To sign and execute all forms, applications, documents etc. for us and on our behalf for the purpose of taking water connection and electric connection with meter and lines in the proposed G+4 storied building.

Charles
(A) 18) To sign and swear all affidavits before the court of law for us and on our behalf as and when required in connection with the said schedule land and / or with the constructional matter or in the matter of taking water connection or to get necessary permission for such purpose and electric connection and to submit the same before the appropriate authority for us and on our behalf whenever required.

Contd.....P/12.

19) To do all other acts, deeds, matters and things in respect of the said landed property described in the schedule hereunder written including to represent before and making correspondence with the Asansol Municipal Corporation and A.D.D.A and S.D.L & L.R.O Asansol (E.P 1) or any other appropriate authority or authorities concerned relating to mutation , NOC, Conversion and any other matters relating to the said landed property.

20) To represent us before all the offices , authorities and departments of State Govt., Central Govt and in other private and public offices and to submit all petitions , returns , complaints and statements form affidavits including the Office of the S.D.L & L.R.O Asansol (E.P 1) , Asansol Municipal Corporation , ADDA etc. for conversion , mutation , gift of corner plot and / or for widening of road as per AMC rules etc as and when required by executing the same for us and on our behalf .

21) To appear before any Authority of Authorities either public or private or statutory or Government Authority or Authorities including police authority , Income Tax / Wealth Tax Authority .

22) To make necessary representation including filling of complaints and appeals before the Asansol Municipal Corporation at its jurisdiction .Assessor and Collectors of Paschim Bardhaman District and other concerned authorities in respect of fixation of rateable value of the said property.

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23) To sign the plaint, written statement either supported by verification or affidavit and to file the same in any Court of law and to file suit or proceedings.

24) To sign the memorandum of Appeal and to file the same in any Court of Law and also to defend any appeal or appeals .

25) To file any Writ petition in any High Court in India and also to defend any Writ petition by taking appropriate and necessary steps .

26) To sign and execute Sale Deed/s transferring and selling the G+4 storied building in favour of all intending purchaser/s on receipt of valuable consideration money which shall be mentioned in all such Sale Deeds (except owners' allocation) and to present such Deed/s before the office of Additional District Sub-Registrar, Asansol or appropriate Registering Authority concern for registering the same for us and on our behalf and in this connection the above named attorney shall also be competent to sign all other relevant papers and documents at registration office for us and on our behalf which will be required for the purpose of completing the sale.

27) To hand over the original sale receipt after signing the same on our behalf to the transferee / purchaser for enabling him / her / them to procure the Title Deed in original from the Registration Office in due course and also to hand over the Original Title Deed to the said purchaser/s.

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Contd.....P/14.

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28) To sign or execute tripartite agreement or relevant documents in respect of Housing Loan regarding purchase of G+4 storied Building by intending purchasers, if required, on our behalf.

29) To borrow money from any bank or financial institution in respect of construction of the proposed multi-storied building by creating charge, mortgage on the said premises.

30) The Attorney shall be entitled to Mortgage the schedule property for taking financial assistance from any bank or financial institution for obtaining Project Loan, Housing Loan etc.

31) This is not at all a transfer to the above named attorney holder and no title is created thereby. The above named attorney holder has merely been engaged to perform specified works of attorney in its truest sense.

32) And generally to do everything what we could do for us and on our behalf and we do hereby undertake to ratify and confirm all such acts, deeds and things what will be lawfully done by the above named attorney holder in exercise of powers hereby conferred.

Contd.....P/15.

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33) AND We hereby declare that the powers and authorities hereby granted pursuant to the Development Agreement registered before the D.S.R. Office, Paschim Bardhaman, vide Deed No...44.95..... for the year 2022.

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO :-

In the District of Paschim Bardhaman, P.S. Asansol (South), Chowki & Sub-Division Asansol, A.D.S.R. Office Asansol, Mouza Asansol, J.L.No.35, all that the piece and parcel of 'Bastu' class of land comprised in part of C.S. Plot No.1510(P), LOP No.369, R.S. Plot No.1178, R.S Khatian No.228, Ija Khatian No.211, corresponding to L.R. Plot No.1392, under L.R. Khatian No.1391, measuring total area of 7 Cottahs equivalent to 5040 Sft. along with an 20 years old one storied dilapidated building standing thereon measuring covered area of 750 Sft., being Holding No.74, under Ward No.20(Old), 86(New), property situated at Simanta Pally, 1 No. Mohisila Colony, P.O. Asansol, within the limits of Asansol Municipal Corporation.

The property is butted and bounded as follows :-

On the North : R.S. Plot No.1173, Property of Dhrubajyoti Ray
On the South : R.S. Plot No.1179, Property of Late Biplab Ray
On the East : 30 ft wide Road.
On the West : R.S. Plot No.1177, Flat of Mahendra Sharma

Contd.....P/16.

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IN WITNESS WHEREOF the parties above named signed and executed this Deed of General Power of Attorney on the day, month and year first above written.

WITNESSES :-

1. *Jyotsnamsa Chatterjee*
S/o *Ajay Chatterjee*
Vill+PO - *Mojinda*
RS - *Bona Bani*
Pin - *713330*
Dist - *paschim Bardhaman,*

Tamal Kanti Sen
Moumita Das

Signature of the Executants/Owners

FOR MRINMOYEE

1/ Kausarjit Das
PARTNER

FOR MRINMOYEE

Deishne Maitra
PARTNER

FOR MRINMOYEE

Adhir K. Gupta
PARTNER

2. *Debajyoti Mukherjee*
S/o *Late Basudeb Mukherjee*
258 M.C. Garden Road
Unit-1, Block-2, Flat-4
Kolkata - 700030

Drafted & prepared by me as per instruction of the Executants and printed in my office.

Rudrajit Saha

(Rudrajit Saha)

Advocate

Asansol Court.

Enrolment No. WB-216 of 2006.

FOR MRINMOYEE

Swarn Choudhury
PARTNER

Signature of the Developer / Attorney

A sheet containing the self attested photo & finger prints of the parties is attached with this Deed.

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Littlefinger to forefinger

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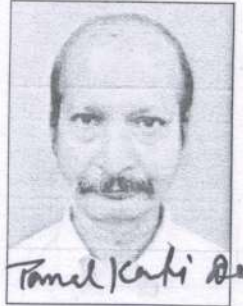
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Finger Print attested by me: Tamal Kanti Das



Thumb

Littlefinger to forefinger

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Forefinger to Littlefinger

Right
Hand



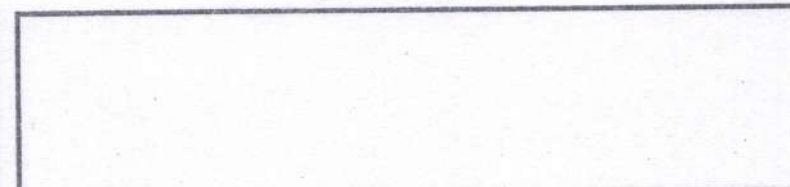
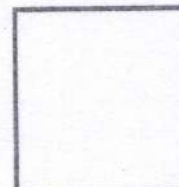
Finger Print attested by me: Moumita Das



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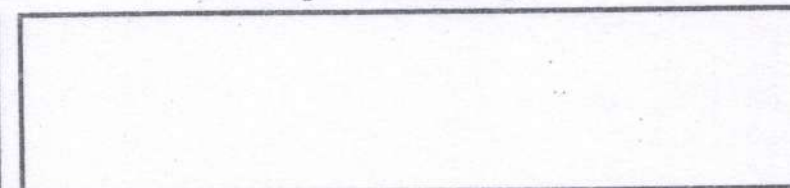
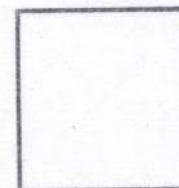
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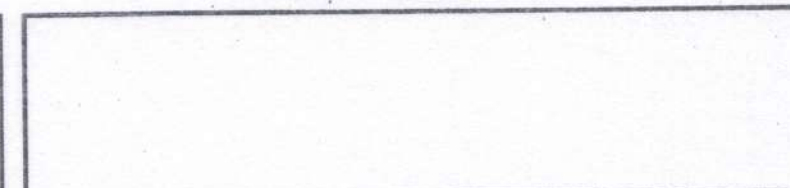
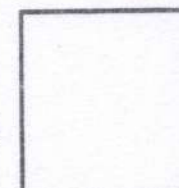
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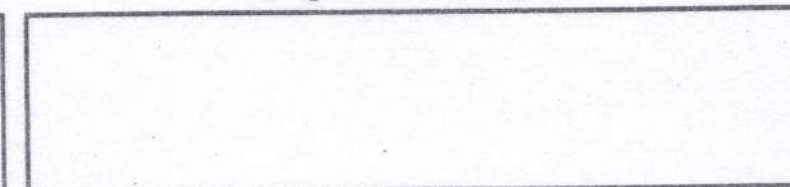
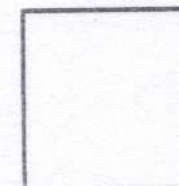
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Right
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Finger Print attested by me:

Photo

Thumb

Littlefinger to forefinger



Thumb

Forefinger to Littlefinger

Right Hand



Finger Print attested by me: Ashish K. Gupta

Thumb

Littlefinger to forefinger

Left Hand



Thumb

Forefinger to Littlefinger

Right Hand



Finger Print attested by me: Krishna Murthy

Thumb

Littlefinger to forefinger

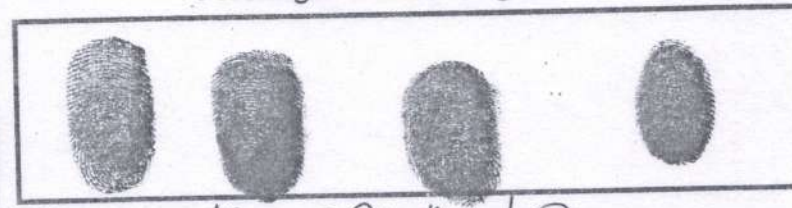
Left Hand



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Forefinger to Littlefinger

Right Hand



Finger Print attested by me: Kaushal K. Singh

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Littlefinger to forefinger

Left Hand



Thumb

Forefinger to Littlefinger

Right Hand



Finger Print attested by me: Srinivas Chandra

Major Information of the Deed

Deed No :	I-2301-04496/2022	Date of Registration	11/10/2022
Query No / Year	2301-8002966484/2022	Office where deed is registered	
Query Date	11/10/2022 1:17:58 PM	D.S.R. Paschim Bardhaman, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	RUDRAJIT SAHA ASANSOL COURT, Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, PIN - 713304, Mobile No. : 8617532699, Status : Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
Rs. 2/-		Rs. 64,21,786/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 50/- (Article:48(g))		Rs. 39/- (Article:E, M(b),)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 230104495/2022 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 Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1392	LR-1391	Bastu	Bastu	5040 Sq Ft	1/-	59,53,505/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					11.55Dec	1 /-	59,53,505 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	750 Sq Ft.	1/-	4,68,281/-	Structure Type: Structure
Gr. Floor, Area of floor : 750 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		750 sq ft	1 /-	4,68,281 /-	

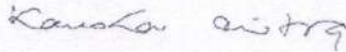
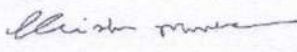
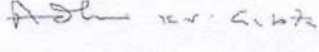
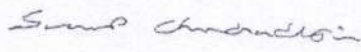
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Tamal Kanti Das (Presentant) Son of Late Ramesh Chandra Das Executed by: Self, Date of Execution: 11/10/2022 , Admitted by: Self, Date of Admission: 11/10/2022 ,Place : Office	Photo  11/10/2022	Finger Print  LTI 11/10/2022	Signature  11/10/2022
1 No. Mohishila Colony, Yuba Sarani, 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.: AExxxxxx3A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 11/10/2022 , Admitted by: Self, Date of Admission: 11/10/2022 ,Place : Office				
2	Name Smt Moumita Das Daughter of Late Mrinal Kanti Das Executed by: Self, Date of Execution: 11/10/2022 , Admitted by: Self, Date of Admission: 11/10/2022 ,Place : Office	Photo  11/10/2022	Finger Print  LTI 11/10/2022	Signature  11/10/2022
11/8, Marcony Avenue, Durgapur Steel Town, City:- Durgapur, P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713205 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: AGxxxxxx7B,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 11/10/2022 , Admitted by: Self, Date of Admission: 11/10/2022 ,Place : Office				

Attorney Details :

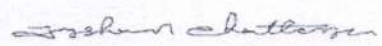
Sl No	Name,Address,Photo,Finger print and Signature
1	MRINMOYEE 436/N, T.P.Road, Ushagram, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303 , PAN No.: ABxxxxxx2L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Kanchan Mitra Son of Late Kamala Kanta Mitra Date of Execution - 11/10/2022, , Admitted by: Self, Date of Admission: 11/10/2022, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
		Oct 11 2022 1:58PM	LTI 11/10/2022	11/10/2022
	A.P.C. Pally, S.B.Roy Road, City:- Asansol, P.O:- Asansol, 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 by UIDAI Status : Representative, Representative of : MRINMOYEE (as Partner)			
2	Name Mr Krishna Malakar Son of Late Kansa Malakar Date of Execution - 11/10/2022, , Admitted by: Self, Date of Admission: 11/10/2022, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
		Oct 11 2022 1:58PM	LTI 11/10/2022	11/10/2022
	Purba Para, 1 No. Mohishila Colony, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AExxxxxx4E,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MRINMOYEE (as Partner)			
3	Name Mr Adhir Kumar Gupta Son of Late Gopal Krishna Gupta Date of Execution - 11/10/2022, , Admitted by: Self, Date of Admission: 11/10/2022, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
		Oct 11 2022 1:59PM	LTI 11/10/2022	11/10/2022
	Nuruddin Road, Talpukuria, Raghunath Chalk, City:- Asansol, 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.: ADxxxxxx7D,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MRINMOYEE (as Partner)			
4	Name Mr Swarup Chandra Dhurjee Son of Late Nanda Gopal Chandra Dhurjee Date of Execution - 11/10/2022, , Admitted by: Self, Date of Admission: 11/10/2022, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
		Oct 11 2022 1:59PM	LTI 11/10/2022	11/10/2022

Mohishila Colony, Near Bottala Bazar, Sanchayan Library, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxxx6B,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MRINMOYEE (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
JAY SHANKAR CHATTERJEE Son of AJAY CHATTERJEE MAJIARA, City:- , P.O:- MAJIARA, P.S:- Barabani, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713330			
	11/10/2022	11/10/2022	11/10/2022

Identifier Of Mr Tamal Kanti Das, Smt Moumita Das, Mr Kanchan Mitra, Mr Krishna Malakar, Mr Adhir Kumar Gupta, Mr Swarup Chandra Dhurjee

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Tamal Kanti Das	MRINMOYEE-4760 Sq Ft
2	Smt Moumita Das	MRINMOYEE-280 Sq Ft

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Tamal Kanti Das	MRINMOYEE-700.00000000 Sq Ft
2	Smt Moumita Das	MRINMOYEE-50.00000000 Sq Ft

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:- 1392, LR Khatian No:- 1391	Owner:রিলিয়াওরিজাভলেশ ডিপার্টমেন্ট, Address:নিজ , Classification:বাস্ত, Area:0.11000000 Acre,	Owner Name not selected by applicant.

On 11-10-2022

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

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

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

Presented for registration at 13:41 hrs on 11-10-2022, at the Office of the D.S.R. Paschim Bardhaman by Mr Tamal Kanti Das , 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 64,21,786/-

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

Execution is admitted on 11/10/2022 by 1. Mr Tamal Kanti Das, Son of Late Ramesh Chandra Das, 1 No. Mohishila Colony, Yuba Sarani, P.O: Ushagram, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN- 713303, by caste Hindu, by Profession Others, 2. Smt Moumita Das, Daughter of Late Mrinal Kanti Das, 11/8, Marcony Avenue, Durgapur Steel Town, P.O: Durgapur, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713205, by caste Hindu, by Profession Others

Indetified by JAY SHANKAR CHATTERJEE, , , Son of AJAY CHATTERJEE, MAJIARA, P.O: MAJIARA, Thana: Barabani, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713330, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 11-10-2022 by Mr Kanchan Mitra, Partner, MRINMOYEE, 436/N, T.P.Road, Ushagram, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303

Indetified by JAY SHANKAR CHATTERJEE, , , Son of AJAY CHATTERJEE, MAJIARA, P.O: MAJIARA, Thana: Barabani, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713330, by caste Hindu, by profession Law Clerk

Execution is admitted on 11-10-2022 by Mr Krishna Malakar, Partner, MRINMOYEE, 436/N, T.P.Road, Ushagram, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303

Indetified by JAY SHANKAR CHATTERJEE, , , Son of AJAY CHATTERJEE, MAJIARA, P.O: MAJIARA, Thana: Barabani, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713330, by caste Hindu, by profession Law Clerk

Execution is admitted on 11-10-2022 by Mr Adhir Kumar Gupta, Partner, MRINMOYEE, 436/N, T.P.Road, Ushagram, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303

Indetified by JAY SHANKAR CHATTERJEE, , , Son of AJAY CHATTERJEE, MAJIARA, P.O: MAJIARA, Thana: Barabani, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713330, by caste Hindu, by profession Law Clerk

Execution is admitted on 11-10-2022 by Mr Swarup Chandra Dhurjee, Partner, MRINMOYEE, 436/N, T.P.Road, Ushagram, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303

Indetified by JAY SHANKAR CHATTERJEE, , , Son of AJAY CHATTERJEE, MAJIARA, P.O: MAJIARA, Thana: Barabani, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713330, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39.00/- (E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 39.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 7736, Amount: Rs.50.00/-, Date of Purchase: 29/09/2022, Vendor name: P
Ghanty

Subodh Kumar Majumdar

Subodh Kumar Majumdar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. Paschim Bardhaman
Paschim Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2301-2022, Page from 88198 to 88223

being No 230104496 for the year 2022.



Digitally signed by SUBODH KUMAR
MAJUMDER

Date: 2022.10.13 16:13:27 +05:30

Reason: Digital Signing of Deed.

Subodh Kumar Majumdar

(Subodh Kumar Majumdar) 2022/10/13 04:13:27 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. Paschim Bardhaman

West Bengal.

(This document is digitally signed.)