

8520/24

I - 8570/2024



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AS 586091

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

30 OCT 2024

Or No. 23058002777539/2024

GENERAL POWER OF ATTORNEY(AFTER REGISTERED DEVELOPMENT AGREEMENT)KNOW ALL MEN BY THESE PRESENT THAT, We,

- (1) SHRI SUBIR GHOSE, (P.A.N. ADDPG8235B), and
- (2) SHRI PRABIR GHOSE, (P.A.N. AJAPG1508Q), both are Son of Late Ramesh Chandra Ghose. by faith Hindu, Nationality Indian, by occupation Retired Persons, resident of Ramgulam Singh Road, Ushagram, P.O. Ushagram, P.S. Asansol (South), District Paschim Bardhaman, PIN-713303, hereinafter jointly and severally referred to as the **PRINCIPALS** send greetings :-

WHEREAS, out of the total schedule mentioned property, the raiyati land comprised in R.S. Plot No. 885 under R.S. Khatian No. 410, corresponding L.R. Plot No. 1067 under L.R. Khatian No. 1299, measuring in total 13 Decimal originally belonged to the father of the Principals, namely, Ramesh Chandra Ghosh, since deceased, Son of Fani Bhushan Ghosh and his such ownership and possession had been correctly recorded in the R.S. Records of Rights and subsequently in the L.R. Record of Rights also.

AND WHEREAS, out of the total schedule mentioned property, the raiyati land comprised in R.S. Plot No. 889 under R.S. Khatian No. 646, corresponding L.R. Plot No. 1071, measuring in total 04 Decimal originally belonged to one Kiran Kumar Gupta, Son of Kumudini Gupta of Raniganj and his such ownership and possession had been correctly recorded in the R.S. Records of Rights.

AND WHEREAS said Sri Kiran Kumar Gupta while owning and possessing the said property sold and transferred all his right, title and interest in the said property in favour of Sri Sitaram Mishra, Son of Late Shiu Prasad Mishra of Ushagram, Asansol by virtue of the Deed of Sale dated 19/12/1958 being No. I-5851 for the year 1958 of Sub-Registry Office, Asansol for the consideration price mentioned in the said Deed of Sale.

AND WHEREAS subsequently said Sri Sitaram Mishra while owning and possessing his said purchased property sold and transferred all his right, title and interest in the said property in favour of the father of the Principals, namely, Ramesh Chandra Ghosh, since deceased, Son of Fani Bhushan Ghosh by virtue of the Deed of Sale dated 06/07/1959 being No. I-3720 for the year 1959 of Sub-Registry Office, Asansol for the consideration price mentioned in the said Deed of Sale and he got his name recorded in the finally published L.R. Record of Rights in separate L.R. Khatian No. 1299.

AND WHEREAS aforesaid Ramesh Chandra Ghosh while owning and possessing the aforesaid properties measuring in total 17 Decimal died

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intestate on 07/04/1983 leaving behind Sulekha Ghose, since deceased, as his widow and the Principals herein as his two sons and four daughters, viz., Smt. Minati Chaki, Smt. Keya Guha, Smt. Lily Bose and Smt. Bulbul Ghosh, being his only legal heirs and successors, to inherit the aforesaid properties in accordance with the provisions of the Hindu Succession Act, 1956.

AND WHEREAS be it mentioned herein that the Principals and their aforesaid co-sharers while owning and possessing the aforesaid inherited properties in R.S. Plot No. 885 measuring 13 Decimal sold and transferred 05.825 Decimal land in favour of 'M/s. Dharohar Construction' and are owners of the remaining 07.175 Decimal land in R.S. Plot No. 885.

AND WHEREAS, out of the total schedule mentioned property, the raiyati land comprised in R.S. Plot No. 888 under R.S. Khatian No. 419, corresponding L.R. Plot No. 1070, measuring in total 04 Decimal originally belonged to one Gobind Prasad Lala, Son of Late Bishun Prasad Lala who while owning and possessing the said property sold and transferred all his right, title and interest in the said property in favour of Smt. Jograni Debi, Wife of Sri Jagdeo Show of Asansol by virtue of the Deed of Sale dated 25/08/1957 being No. I-3672 for the year 1957 of Sub-Registry Office, Asansol for the consideration price mentioned in the said Deed of Sale.

AND WHEREAS said Jograni Debi since after her purchase as aforesaid and also by adverse possession got her name correctly recorded in the R.S. Records of Rights and subsequently said Smt. Jograni Debi while owning and possessing the said property sold and transferred all her right, title and interest in the said property in favour of Sri Harbans Singh, Son of Bishun Das Singh of Ushagram, Asansol by virtue of the Deed of Sale dated 04/03/1960 being No. I-1175 for the year 1960 of Sub-Registry Office, Asansol for the consideration price mentioned in the said Deed of Sale.

AND WHEREAS subsequently said Sri Harbans Singh while owning and possessing the said purchased property sold and transferred all his

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right, title and interest in the said property in favour of the mother of the Principals, namely, Sulekha Ghosh, since deceased, Wife of Late Ramesh Chandra Ghosh, by virtue of the Deed of Sale dated 10/01/1962 being No. I-206 for the year 1960 of Sub-Registry Office, Asansol for the consideration price mentioned in the said Deed of Sale and her such ownership and possession had been correctly recorded in the finally published L.R. Record of Rights in separate L.R. Khatian No. 3708.

AND WHEREAS said Sulekha Ghosh while owning and possessing her said properties got constructed a two-storied residential house upon part of her aforesaid purchased properties and also got her name recorded in the assessment register of Asansol Municipal Corporation in Holding No. 46 (39) of Ward No. 20 (old) / 86 (new).

AND WHEREAS aforesaid Sulekha Ghosh during her lifetime executed two separate Deeds of Gift in favour of the Principals herein gifting her entire inherited and purchased share in the aforesaid properties vide the Deeds of Gift both of them dated 17/08/2015 being No. I-5865 and I-5875 for the year 2015 of A.D.S.R. Office, Asansol wherein her share in the said properties were calculated erroneously omitting the share of her four daughters.

AND WHEREAS aforesaid Sulekha Ghosh subsequently died intestate on 04/10/2021 leaving behind the Principals herein as her two sons and her aforesaid four daughters being her only legal heirs and successors, to inherit the aforesaid properties in accordance with the provisions of the Hindu Succession Act, 1956.

AND WHEREAS in order to perfect the right, title and interest of the Principals herein in respect of the schedule mentioned property and also to avoid future complications and litigations it was felt necessary by the said co-sharers Smt. Minati Chaki, Smt. Keya Guha, Smt. Lily Bose and Smt. Bulbul Ghosh to execute a Deed of Gift in favour of the Principals herein transferring all their entire inherited share in respect of the schedule mentioned properties in

Minati
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consideration of the natural love and affection which the aforesaid co-sharer sisters have for the Principals herein by virtue of the Deed of Gift executed on 13/12/2022 and registered on 22/12/2022 duly registered in Book-I, Volume number 2305-2022, Page from 229430 to 229456, being No. I-230510812 for the year 2022 of A.D.S.R. Office, Asansol.

AND WHEREAS the Principals herein since thereafter are in peaceful khas and absolute possession of the schedule mentioned property each having undivided half-share (hereinafter referred to as "the said property") by making payment of the fixed revenue and taxes, etc. having indefeasible title thereto which is free from all encumbrances, charges and/or mortgages.

AND WHEREAS we the Principals / Owners being engaged in our respective commitments we abandoned our intention of developing our said land by ourselves and invited the Developer herein for developing the said project and the Developer being 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 labours and also put in resources for building materials and supervise the completion of the construction of the proposed multi-storied building and to procure prospective flat-buyers for the flats, apartments and other spaces to be built as per the Building Permit sanctioned by the authorities of Asansol Municipal Corporation and/or other competent authorities.

AND WHEREAS we the Principals / Owners herein decided to develop our said property by raising a multi-storied (B+G+4-storied) building/apartment thereon more fully described in the Schedule written hereunder and the Attorney / Developer herein approached us, i.e., the Principals / Owners to develop the said land by constructing a new multi-storied building / apartment upon the said land under the terms and condition more fully described here under.

[Handwritten signature]
(Adv)

AND WHEREAS we the Principals / Owners herein have entered into a Development Agreement dated 30/10/2024 with the Developer, i.e., the Attorney herein, which has been duly registered before the A.D.S.R. Office, Asansol and recorded as Deed No. I-230508559..... for the year 2024.

AND WHEREAS we the Principals / Owners herein, duly appoint, nominate, authorise and constitute **"BRIDDDHI DEVELOPERS"**, (P.A.N. ABDFB4001G), a Partnership Firm, having its Office at : 924/New, R.B. Tower, BDG Path, Upper Chelidanga, P.O. Asansol-4, P.S. Asansol (South), District Paschim Bardhaman, being represented by its authorised Partners :- (1) **SHRI ANUP GHOSAL**, (P.A.N. AFHPG1010J), Son of Shri Nandalal Ghosal, by Faith Hindu, Nationality Indian, by occupation Business, resident of 'Sonartori Apartment', Plot No. 10 & 11, Kalyanpur Housing Estate, P.O. Asansol-5, P.S. Asansol (North), District Paschim Bardhaman, and (2) **SHRI BISWAJIT GHOSH**, (P.A.N. AEMPG0273M), Son of Late Kamakshya Pada Ghosh, by faith Hindu, by occupation Business, Citizenship Indian, resident of 'Sudha Neer Apartment', K.B. Raj Road, Upper Chelidanga, P.O. Asansol-4, P.S. Asansol (South), District Paschim Bardhaman, as our true and lawful constituted **Attorney** to do and perform or cause to be done or performed all or any of the following acts, deeds and things for us and on our behalf including maintaining, managing, looking after, controlling the Schedule mentioned properties as well as for the purpose of transfer/convey/lease out/let out/mortgage/assign, etc. the schedule property either in part or full of the Developer's allocated portions (except our allotted properties as averred fully in the said Development Agreement) more fully described in the Development Agreement, i.e.,

1. To look after, manage and control the schedule mentioned property on our behalf;
2. To take any other necessary step/steps measures for the protection of the Schedule mentioned property from damage, waste and alienate in any manner whatsoever on our behalf;

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(Adh)

3. To pay rents and taxes to the Government of West Bengal and/or to the Asansol Municipal Corporation and/or any other authority or authorities concerned in respect of our schedule mentioned property.
4. To construct the multi-storied building / apartment in accordance with the Building Permit sanctioned by the authorities of Asansol Municipal Corporation and/or any other competent authorities and thereafter transfer/sell the property developed falling under the Developer's Allocation (except our allocated properties) together with proportionate undivided impartible share of land and common parts and amenities of the said proposed building to intending Purchaser/s.
5. To make and execute necessary application for water connection, sewerage connection, electric supply and other incidental requirements which is/are required for development purpose of the said land.
6. To engage Engineers, Architect, Contractor, Masons, Helpers for the construction of the multi-storied building/apartment and take necessary permission from the appropriate authority or authorities concerned as and when required by the Developer at its/their own cost.
7. To sign any document or documents or paper or papers required by law for the management and maintenance of the Schedule mentioned property on our behalf.
8. To appoint and engage Advocates, Pleaders, Solicitors, whenever our Attorney shall think fit and proper and to discharge and/or terminate his/her/their appointments.
9. To compromise compound or withdraw cases or be non-suited or refer to arbitration all disputes and differences.
10. To sign and verify all application of execution of decrees or orders of the Court for and on our behalf.

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(Sd/-)

11. To withdraw and receive documents or money from any Court, office or opposite party/parties, either in execution of decrees or otherwise and to do all the acts that may be necessary in connection with any of such cases.
12. To prepare, sign, apply and execute all papers and documents in connection with the sanction/revision/renewal/amendment of the site plan and the building plan/plans by the Asansol Municipal Corporation and/or any other appropriate authority concerned in respect of the said landed property and collect NO OBJECTION CERTIFICATE from the competent Department as and when it will be required by the Developer.
13. To do all other acts, deeds, matters and things in respect of the said landed property described in the Schedule hereunder written including to represent before and making correspondence with the Asansol Municipal Corporation and/or ADDA or any other appropriate authority or authorities concerned relating to mutation, conversions and/or and any other matters relating to the said landed property.
14. To represent us before all the offices, authorities and departments of the State Govt. / Central Govt. and in other private and public offices and to submit all petitions, returns, complaints and statements, forms, affidavits, including the office of the S.D.L. & L.R.O., Asansol, A.D.D.A., Asansol Municipal Corporation for conversion, mutation, etc. as and when required by executing the same for us and on our behalf.
15. To appear before any Authority or Authorities either Public or Private or Statutory or Government Authority or Authorities including Police Authority, Income Tax/Wealth Tax Authority.
16. To make necessary representation including filing of complaints and appeals before the Asansol Municipal Corporation and/or ADDA at its jurisdiction, Assessor and Collectors of Paschim Bardhaman District and other concerned authorities in respect to fixation of rateable value of the said property.

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17. To sign the plaint, written statements either supported by verification or affidavit and to file the same in any Court of law and to file Suit or proceedings.
18. To sign in the Memorandum of Appeal and to file the same in any Court of Law and also to defend any appeal or appeals.
19. To file any Writ Petition under Article 226 of the Constitution of India in any High Court in India and also to defend any Writ Petition by taking appropriate and necessary steps.
20. To enter into any Agreement for Sale/Transfer/Lease/Mortgage/Tenancy in respect of the Schedule mentioned property and/or any part thereof with any prospective/intending Purchaser/Lessee/Transferee/Tenant/Mortgagee and to receive the entire earnest money/advance/consideration money in part or full connection with the DEVELOPER'S ALLOCATED portion more fully described in the said Development Agreement.
21. To negotiate on terms for and to agree to Transfer/Lease Out/Let Out the said property of the DEVELOPER'S ALLOCATION ONLY to any intending purchaser/purchasers/Lesseees/transferees/tenants at such price or prices which our said Attorney shall decide in its/their absolute discretion as fit and proper and to agree upon and to enter into agreement or agreements as is deemed fit and proper.
22. To sign and execute any Deed of Conveyance/Assignment/Lease in respect of the said property of DEVELOPER'S ALLOCATED PORTION ONLY in favour of any intending Purchaser/Purchasers/Lessee/Lesseees/Transferee and collect consideration money from them and also discharge valid receipt thereof and also present for registration before the Registration Authority at its jurisdiction i.e. A.D.S.R. Office, Asansol, District Sub-Registrar, Paschim Bardhaman, District Registration Authority of Paschim Bardhaman, Registrar of Assurances for registration of the required Deeds/documents/conveyances, etc. in respect of the said property to the intending Purchasers/

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Lessee/Lesseees and handover the physical/Identical Possession of the property.

23. That the said Attorney/Developer, i.e., "BRIDDHI DEVELOPERS", shall be at liberty to sell, transfer, mortgage, lease, gift, exchange, or allot and transfer the flat/s or any other structures or portion thereof in the said proposed multi-storied building (excepting our allocations of the properties as aforesaid) including proportionate undivided land share / interest in the said land to any person including any Banks, i.e., Private or Public or Commercial Banks, NBFC, financial institutions, organisations, etc. at such price and on such terms and conditions as the Developer may think fit and proper subject to any terms that may be imposed by any authority. Furthermore, the Developer will issue the allotment letter / possession letter in favour of the Principals at the time of handover of their allotted properties and the Principals shall have all transferable rights including sale, gift, lease, mortgage, etc. in respect of their said allotted properties to any person/s at any price or terms and considerations at their own free will without requiring any permission from the Developer or the Flat Owners' Association.
24. It is also stated that this Deed of General Power of Attorney is only for the purpose of development and construction and promotion of the multi-storied building, transfer of the flats, etc. (excepting our allocation of the properties as stated fully in the said Development Agreement) to the intending buyers/purchasers and administration for development works as well as formation of the ~~Society~~ to manage the flat owners/occupiers.

THAT be it expressly stated that this deed does not constitute/ create/assume at all any kind of transfer and enjoyment of the schedule mentioned property/land in favour of our said Attorney and this General Power of Attorney is revocable.

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AND GENERALLY to do and cause to be done all lawful acts, deeds, matters and things necessary for the maintenance and interest of our Schedule mentioned property more fully and particularly described in the Schedule written hereunder which we could or would do if personally present.

AND WE do hereby agree to ratify and confirm all acts, deeds, matters and things lawfully and bona fide done or cause to be done by our said Attorney / Developer by virtue of this Power of Attorney, which shall be construed as acts deeds and things done and cause to be done by us to all intents and purpose as if we were personally present.

THE SCHEDULE ABOVE REFERRED TO

Description of the property

In the District of Paschim Bardhaman, P.S. Asansol, Addl. Dist. Sub Registry Office Asansol, within **Mouza Asansol**, J.L. No. 35, under the limits of Asansol Municipal Corporation, Holding No. 46 (39), Ward No. 20 (old) / 86 (new), Ram Gulam Singh Road, Asansol-3, all that the piece or parcel of raiyati land measuring as follows :

Sl. No.	R.S. Plot	L.R. Plot	L.R. Khatian	R.S. Khatian	Class	Proposed Use	Area (Decimal)
1	885	1067	4530	410	Bastu	Bastu	3.5875
2	889	1071	4530	646	Bastu	Bastu	1.715
3	888	1070	4530	419	Bastu	Bastu	1.715
4	885	1067	4531	410	Bastu	Bastu	3.5875
5	889	1071	4531	646	Bastu	Bastu	1.715
6	888	1070	4531	419	Bastu	Bastu	1.715

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Total land in the aforesaid three plots measuring more or less 15.175 Decimal minus the area of 01.14 Decimal gifted to A.M.C. for widening of road, i.e., the remaining total land measuring more or less **14.035 (fourteen point zero three five) Decimal** together with the 25 years cement floored tiles-shed residential house constructed thereupon having an area of 100 Sq. Ft. with all fittings, fixtures, electric meter, line and connection and easement rights attached thereto is hereby handed over to the Attorney/Developer by the Principals for development.

The said property is butted and bounded by :

On the North : House of Birbal Singh and Souhard Apartment.

On the South : Property of John Swami and Subodh Karmakar.

On the East : 24 feet wide Ram Gulam Singh Road.

On the West : 10 feet wide Ram Gulam Singh Bye-Lane.

The proportionate land revenue is payable to the Govt. of West Bengal through S.D.L. & L.R.O. (E.P. 1), Asansol.

IN WITNESSES WHEREOF the Principals / Executants and the Attorney have hereunto set and subscribed their respective hands and seal on this the 30th day of October, 2024.

Witnesses :-

1. Prasanta Rout
5/0 It Gagan Chakraborty
Ram Boudh
PO Bupur 713325
Dr. Paschim Boudheman.

2. Luluata Das
(Advocate)
Asansol Court.

1. Subho Ghose.
2. Prabir Ghose.

SIGNATURE OF THE PRINCIPALS

BRIDDHI DEVELOPERS

Amr Ghosh
PARTNER

BRIDDHI DEVELOPERS

Biswajit Ghosh
PARTNER

SIGNATURE OF THE ATTORNEY

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

Luluata Das
Advocate, Asansol Court.

Enrol. No. WB/1116/1999.

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Littlefinger to forefinger

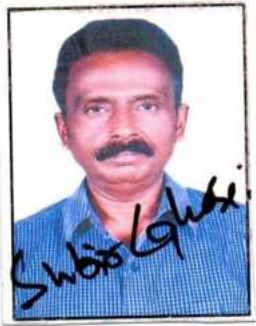


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Forefinger to Littlefinger



Right Hand



Finger Print attested by me: Subir Ghose

Thumb

Littlefinger to forefinger



Left Hand

Thumb

Forefinger to Littlefinger



Right Hand



Finger Print attested by me: Prabir Ghose

Thumb

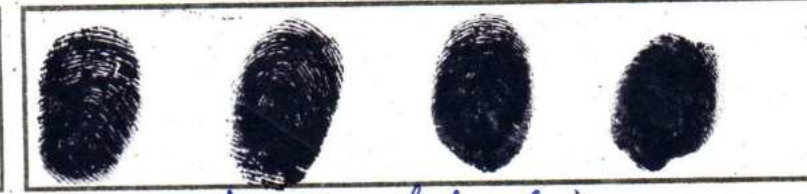
Littlefinger to forefinger



Left Hand

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Forefinger to Littlefinger



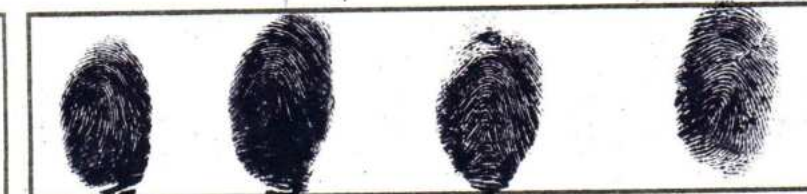
Right Hand



Finger Print attested by me: Anup Ghose

Thumb

Littlefinger to forefinger



Left Hand

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Forefinger to Littlefinger



Right Hand



Finger Print attested by me: Baiswajit Shoh

DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম) Prasanta Rout
2. FATHER / HUSBAND NAME
(পিতা / স্বামীর নাম) De Gagan Ch Rout
3. OCCUPATION (পেশা) Burner
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)
VILLAGE / TOWN (গ্রাম) Rambandh.
POST OFFICE (পোস্ট অফিস) Bumpu
POLICE STATION (থানা) Hirapw PIN 713325
DISTRICT (জেলা) Paschim Bardhaman STATE (রাজ্য) West Bengal
5. RELATIONSHIP WITH SELLER / BUYER (দলিলের বিক্রেতা / দাতাগণের সহিত সম্পর্ক) well wisher
6. AADHAR NO. 5994 8727 1114
PAN
EPIC NO

আমি (শনাক্তকারী) Prasanta Rout অত্র দলিলের (Query No.)
23058002777539/2 বিক্রেতা / দাতা গণকে শনাক্ত করিলাম।

I, as identifier identifying the executants of the concerned deed
(Query No.)

হবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND						
RIGHT HAND						

Prasanta Rout

Identifier Signature

(শনাক্তকারীর স্বাক্ষর)

Mob. No.:

Major Information of the Deed

Deed No :	I-2305-08570/2024	Date of Registration	30/10/2024
Query No / Year	2305-8002777539/2024	Office where deed is registered	
Query Date	30/10/2024 12:33:10 PM	A.D.S.R. ASANSOL, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Subrata Maji Asansol, Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, PIN - 713304, Mobile No. : 7001243660, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 52,20,000/-	Rs. 71,71,717/-		
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]:- 230508559/2024 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: Ram Gulam Singh Road, Mouza: Asansol, Pin Code : 713303

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1067	LR-4530	Bastu	Bastu	3.5875 Dec	10,00,000/-	18,26,364/-	Width of Approach Road: 34 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-1071	LR-4530	Bastu	Bastu	1.715 Dec	8,00,000/-	8,73,091/-	Width of Approach Road: 34 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-1070	LR-4530	Bastu	Bastu	1.715 Dec	8,00,000/-	8,73,091/-	Width of Approach Road: 34 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-1067	LR-4531	Bastu	Bastu	3.5875 Dec	10,00,000/-	18,26,364/-	Width of Approach Road: 34 Ft., Adjacent to Metal Road, , Project Name :
L5	LR-1071	LR-4531	Bastu	Bastu	1.715 Dec	8,00,000/-	8,73,091/-	Width of Approach Road: 34 Ft., Adjacent to Metal Road, , Project Name :

L6	LR-1070	LR-4531	Bastu	Bastu	1.715 Dec	8,00,000/-	8,73,091/-	Width of Approach Road: 34 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			14.035Dec	52,00,000 /-	71,45,092 /-	
		Grand Total :			14.035Dec	52,00,000 /-	71,45,092 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4, L5, L6	100 Sq Ft.	20,000/-	26,625/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 25 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
	Total :	100 sq ft	20,000 /-	26,625 /-	

Principal Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Subir Ghose Son of Late Ramesh Chandra Ghose Executed by: Self, Date of Execution: 30/10/2024 , Admitted by: Self, Date of Admission: 30/10/2024 ,Place : Office	 30/10/2024	 LTI 30/10/2024	 30/10/2024
Ram Gulam Singh Road, Ushagram, City:- Asansol, P.O:- Ushagram, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India , PAN No.:: Adxxxxxx5b, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 30/10/2024 , Admitted by: Self, Date of Admission: 30/10/2024 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Mr Prabir Ghose (Presentant) Son of Late Ramesh Chandra Ghose Executed by: Self, Date of Execution: 30/10/2024 , Admitted by: Self, Date of Admission: 30/10/2024 ,Place : Office	 30/10/2024	 LTI 30/10/2024	 30/10/2024

Ram Gulam Singh Road, Ushagram, City:- Asansol, P.O:- Ushagram, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India , PAN No.:: ajxxxxxx8q,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 30/10/2024
 , Admitted by: Self, Date of Admission: 30/10/2024 ,Place : Office

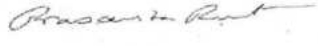
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Briddhi Developers 924/New, R B Tower, BDG Path, Upper Chelidanga, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713304 , PAN No.:: abxxxxxx1g,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Anup Ghosal Son of Mr Nandalal Ghosal Date of Execution - 30/10/2024, , Admitted by: Self, Date of Admission: 30/10/2024, Place of Admission of Execution: Office	Photo  Oct 30 2024 1:30PM	Finger Print  Captured LTI 30/10/2024	Signature  30/10/2024
	Sonartori Apartment, Plot No 10 And 11, Kalyanpur Housing Estate, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713305, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: afxxxxxx0j,Aadhaar No Not Provided Status : Representative, Representative of : Briddhi Developers (as Partner)			
2	Name Mr Biswajit Ghosh Son of Late Kamakshya Pada Ghosh Date of Execution - 30/10/2024, , Admitted by: Self, Date of Admission: 30/10/2024, Place of Admission of Execution: Office	Photo  Oct 30 2024 1:31PM	Finger Print  Captured LTI 30/10/2024	Signature  30/10/2024
	Sudha Neer Apartment, K B Raj Road, Upper Chelidanga, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: aexxxxxx3m,Aadhaar No Not Provided Status : Representative, Representative of : Briddhi Developers (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Prasanta Rout Son of Late Gagan Chandra Gout Rambandh, City:- Asansol, P.O:- Burnpur, P.S:-Hirapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713325		 Captured	
	30/10/2024	30/10/2024	30/10/2024

Identifier Of Mr Subir Ghose, Mr Anup Ghosal, Mr Biswajit Ghosh, Mr Prabir Ghose

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Subir Ghose	Briddhi Developers-3.5875 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Subir Ghose	Briddhi Developers-1.715 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr Subir Ghose	Briddhi Developers-1.715 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Mr Prabir Ghose	Briddhi Developers-3.5875 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Mr Prabir Ghose	Briddhi Developers-1.715 Dec

Transfer of property for L6

Sl.No	From	To. with area (Name-Area)
1	Mr Prabir Ghose	Briddhi Developers-1.715 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Subir Ghose	Briddhi Developers-50.00000000 Sq Ft
2	Mr Prabir Ghose	Briddhi Developers-50.00000000 Sq Ft

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: Ram Gulam Singh Road, 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:- 1067, LR Khatian No:- 4530	Owner:সুবীর ঘোষ, Gurdian:রেনেসা চন্দ্র ঘোষ, Classification:ডাঙ্গা, Area:0.07000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 1071, LR Khatian No:- 4530	Owner:সুবীর ঘোষ, Gurdian:রেনেসা চন্দ্র ঘোষ, Classification:ডাঙ্গা, Area:0.02000000 Acre,	Owner Name not selected by applicant.

L3	LR Plot No:- 1070, LR Khatian No:- 4530	Owner:সুবীর ঘোষ, Gurdian:রমেশ চন্দ্র ঘোষ, Classification:ডাঙ্গা, Area:0.02000000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 1067, LR Khatian No:- 4531	Owner:প্রবীর ঘোষ, Gurdian:রমেশ চন্দ্র ঘোষ, Classification:ডাঙ্গা, Area:0.06000000 Acre,	Owner Name not selected by applicant.
L5	LR Plot No:- 1071, LR Khatian No:- 4531	Owner:প্রবীর ঘোষ, Gurdian:রমেশ চন্দ্র ঘোষ, Classification:ডাঙ্গা, Area:0.02000000 Acre,	Owner Name not selected by applicant.
L6	LR Plot No:- 1070, LR Khatian No:- 4531	Owner:প্রবীর ঘোষ, Gurdian:রমেশ চন্দ্র ঘোষ, Classification:ডাঙ্গা, Area:0.02000000 Acre,	Owner Name not selected by applicant.



Endorsement For Deed Number : I - 230508570 / 2024

On 30-10-2024

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 13:25 hrs on 30-10-2024, at the Office of the A.D.S.R. ASANSOL by Mr Prabir Ghose , 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 71,71,717/-

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

Execution is admitted on 30/10/2024 by 1. Mr Subir Ghose, Son of Late Ramesh Chandra Ghose, Ram Gulam Singh Road, Ushagram, P.O: Ushagram, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession Retired Person, 2. Mr Prabir Ghose, Son of Late Ramesh Chandra Ghose, Ram Gulam Singh Road, Ushagram, P.O: Ushagram, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession Retired Person

Indetified by Mr Prasanta Rout, , , Son of Late Gagan Chandra Gout, Rambandh, P.O: Burnpur, Thana: Hirapur, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713325, by caste Hindu, by profession Others

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

Execution is admitted on 30-10-2024 by Mr Anup Ghosal, Partner, Briddhi Developers, 924/New, R B Tower, BDG Path, Upper Chelidanga, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304

Indetified by Mr Prasanta Rout, , , Son of Late Gagan Chandra Gout, Rambandh, P.O: Burnpur, Thana: Hirapur, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713325, by caste Hindu, by profession Others

Execution is admitted on 30-10-2024 by Mr Biswajit Ghosh, Partner, Briddhi Developers, 924/New, R B Tower, BDG Path, Upper Chelidanga, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304

Indetified by Mr Prasanta Rout, , , Son of Late Gagan Chandra Gout, Rambandh, P.O: Burnpur, Thana: Hirapur, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713325, 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 677, Amount: Rs.100.00/-, Date of Purchase: 28/10/2024, Vendor name: P K DAS



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 2305-2024, Page from 181846 to 181868
being No 230508570 for the year 2024.



Digitally signed by MANOJ KUMAR MANDAL
Date: 2024.11.18 14:01:03 -08:00
Reason: Digital Signing of Deed.

(Manoj Kumar Mandal) 18/11/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
West Bengal.