

4/22/21

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पश्चिमबंग पश्चिम बंगाल WEST BENGAL

AF 507607

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

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

23 APR 2021

8000839094/21

E-Query No 8000839094 /2021

GENERAL POWER OF ATTORNEY AFTER DEVELOPMENT & CONSTRUCTION AGREEMENT

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE,

M
23/4/21

Pijush Kanti Saha
Nirmal Kanti Saha.

UNIVERSAL CONSTRUCTION CO.
Anand Kumar Das
PARTNER

321A-0

Date of Purchase
from Asansol Treasury
2-5 MAR 2021
L No 1 of 2000-01

স্মারক নং 555 তারিখ 13/4/21
মূল্য 1000
নাম Pijush hanti Saha & another
ঠিকানা- Asansol
ভাড়া শ্রী. *[Signature]*

সিনিয়র, আসানসোল

Notarized that the Document is
submitted to registration the
endorsement about attached
with this document on the 13/4/21
Date document
Addl. District Sub-Registrar
Asansol, Dist. Paschim Bardhaman



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

23 APR 2021

Pijush Kanti Saha
Nirmal Kanti Saha

UNIVERSAL CONSTRUCTION CO.

Amit Kumar Rai

PARTNER

(1) **SHRI PIJUSH KANTI SAHA** (PAN- BNNPS8943K), son of Late BIBHU RANJAN SAHA, (2) **SHRI NIRMAL KANTI SAHA** (PAN- BATPS2452J), son of Late BIBHU RANJAN SAHA, both citizenship - Indian, by faith - Hindu, by occupation - Business & Service respectively, both permanent residents of - Aradanga, Asansol, P.O. - Asansol, P.S. - Asansol South, Pin - 713303, A.D.S.R. Office - Asansol, District - Paschim Bardhaman, West Bengal, India;; hereinafter called and referred to as the '**LAND OWNER**' / "**FIRST PARTY**' (which expression shall unless excluded by or inconsistent with or repugnant to the context mean and include all their legal heirs, nominees, executors, administrators, representatives, successors and assigns) of the **ONE PART**.

WHEREAS:

- A. The Land Owner / Principal is the owner & possessor of the "**Said Property**" described in the **Schedule** below AND the Developer/ Attorney is **UNIVERSAL CONSTRUCTION CO.'** (PAN NO.- AADFU9050F) a Partnership Firm having its registered office at 'C/O Kabita Enterprise, S B Gorai Road, Near Ram Sayer Maidan, P.O.- Asansol, Pin - 713301, P.S.- Asansol (South), District - Paschim Bardhaman, West Bengal, India. (Hereafter called the "**Attorney/Developer**").
- B. The Land Owner / Principal and the Developer have entered into an Deed of Development & Construction Agreement being no.- I 23050 4154 of 2021, dated - 23-04-2021 registered with the Additional District Sub Registrar, Office at Asansol (hereafter called the "**Development & Construction Agreement**"), to develop the Said Property (hereafter the "**Project**") under the terms and conditions as detailed therein.
- C. In terms of the Development & Construction Agreement and/or otherwise, the Land Owner / Principal are required and/or is desirous of appointing the Developer as their true and lawful Attorney for the purposes hereinafter mentioned.

NOW KNOW ALL BY THESE PRESENTS THAT we, the above named Land Owner / Principal, do hereby nominate, constitute and/or appoint **UNIVERSAL CONSTRUCTION CO.'** (PAN NO.- AADFU 9050 F) a Partnership Firm , represented by one of its Partner **MR. AMIT KUMAR RAI** (PAN NO. ARUPR1718F) S/o Shri Kailash Rai resident of - 3/F-03, 3rd Floor, Radhika Apartment, Simultala, No.- 01 Mohishila Colony, P.O.- Asansol, Pin - 713303, P.S.- Asansol (South), District - Paschim Bardhaman, West Bengal, India, (hereafter called the "**Attorney**"), to act as the true and lawful attorney of the Land Owner / Principal, for/or in the name of and/or on behalf of the Land Owner / Principal and the Attorney to do, exercise and perform all or any of the following acts, deeds and/or things relating to the Said Property, that is to say:

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Nishu Kanti Saha

UNIVERSAL CONSTRUCTION CO.

Amit Kumar Das

PARTNER

1. To possess and hold possession of the Said Property and to warn off, prohibit and if necessary, to proceed in due form of law against all or any of the trespassers at the Said Property or any part thereof and also against all defaulters in payment of rent or other considerations or those who have committed any breach of their covenants or obligations and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance.
2. To appoint and terminate the appointment of Architects, Engineers and/or Surveyors for surveying and doing soil testing and also for preparation of plans for construction of the said G+IV multi-storied building at the Said Property and also for any additions and/or alterations and/or modification thereto and to have such plans prepared and the soil of the Said Property tested.
3. To apply for and submit the plans for constructions of the Building/Complex to the Asansol Durgapur Development Authority (hereafter the "ADDA") and A.M.C, for sanctioning and have the same sanctioned and if so deemed fit and proper, to have the plans submitted and/or sanctioned and/or, as stated above, to have the same modify and/or altered by the ADDA and A.M.C or other competent authorities and in connection therewith to submit the title deeds and other papers and documents concerning the Said Property to the concerned authorities and take back the same.
4. To pay fees, obtain sanctions and such other orders and/or permissions from the necessary authorities as be necessary for such sanctioning, modification and/or alteration of the said plans.
5. To appear and represent us before all necessary authorities and/or Government Departments and/or their officers and also all other State Executives, Judicial or Quasi Judicial authorities, including without limitation the ADDA, A.M.C, Fire Brigade, Forest Authorities, Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, and if necessary to apply for and obtain all permissions and/or approvals from them or any of them in connection with the sanctioning, modification and/or alteration of the said plans including boundary verifications.
6. (a) The Developer shall be solely responsible for all Bank Finance related to the specific units of the 'Dipali Residency', excepting Land owner's Allocation i.e. Schedule 'B below mentioned'.
 (b) That it has been specifically settled between the parties that the Developer shall have no right or authority to create any mortgage, lieu or charge or encumbrance in respect of the said property before handing over Landowner's

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Allocation in total finished condition (in respect to Schedule 'D') and to the full satisfaction of the Landowners.

7. (a) To execute any Mortgage for the purpose of creation of, though not excluding others, Unit Finance from any Scheduled, Private or Nationalized Bank and/or Financial Institutions in respect of the Schedule A property but excluding the Land owner's Allocation i.e. Schedule 'B' property as a whole.

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

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

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

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

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

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

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

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

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PARTNER

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

15. To enforce any covenant in any agreement, sale deeds, lease deeds, declarations and/or licenses or tenancy agreements or any other documents entered into by the Land Owner / Principal and if any right to re-enter arises in any manner under such covenants or under notice to vacate or quit, then to exercise such right amongst others in the said G+IV building, excepting Land owner's Allocation i.e. Schedule 'B' property.

16. To terminate any contract or agreement with any person or persons and to deal with the spaces and/or rights of such person or persons relating to the Project in such manner as the Attorney may deem fit and proper excepting Land owner's Allocation i.e. Schedule 'B' property.

17. To prepare, sign, execute, submit, enter into, modify, cancel, confirm, alter, draw, approve and/or register and/or give consent and confirmation to all papers, documents, agreements, supplemental agreements, construction contracts, consents, deeds, sale deeds, lease deeds, tenancy agreements, cancellation deeds, surrenders, nominations, rectification deeds, declarations, prescribed forms, affidavits, applications, understandings, indemnities, plans and other documents as may in any way be required to be so done excepting Land owner's Allocation i.e. Schedule 'B' property.

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

Be it mentioned here that any of the Partners or partner singly or jointly being the representatives of our said constituted Attorney '**UNIVERSAL CONSTRUCTION CO.**' shall be entitled to execute necessary Sale Deed/s, Lease Deed/s, or any such deed or deeds/documents for ourselves and on our behalf in respect of the specific portion/share of the proposed/constructed apartment as allocated to the Developer's Allocation (except Land owner's allocation as specifically mentioned in the Schedule 'B' below) to any intending Purchaser/purchasers.

19. To sell, lease out or otherwise transfer, deal with and dispose of the residential units, commercial spaces, car parking spaces, Garages, servants quarters, roof or other constructed areas or saleable spaces in the G+IV storied

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- Building(s)/Complex namely "**DIPALI RESIDENCY**", in accordance with the said Development & Construction Agreement to the persons interested in purchasing or otherwise acquiring the same at such prices and on such terms and/or conditions as the Attorney may deem fit and proper and to receive and realize the consideration and other amounts payable there for by the intending buyers and grant receipts and discharges there for which shall fully exonerate the person or persons paying the same excepting Land owner's Allocation i.e. Schedule 'B' property.
20. To exclusively sign, execute and have registered all deeds for selling, leasing or transferring by any other means all areas in the G+IV storied Building(s)/Complex namely "**DIPALI RESIDENCY**", and to admit such execution before the concerned registrar excepting Land owner's Allocation i.e. Schedule 'B' property.
21. To handover the Land Owner's allocation i.e. the "B" schedule property in the complex to the Land Owner / Principal, as per terms of the said Development & Construction Agreement after full completion of the Land owner's Allocation i.e. Schedule 'B' property.
22. To have the flats and other constructed areas and saleable spaces in the Building separately assessed and mutated in the names of the Land owners thereof in all public records and with all authorities including the ADDA and A.M.C.
23. To accept, receive, sign and acknowledge all notices and/or services of all papers or documents from all Courts, Tribunals, Postal Authorities and/or other authorities and/or persons and also all registered or insured letters, parcels and/or money orders.
24. To commence, prosecute, enforce, defend, answer and/or oppose all suits, actions and/or other legal proceedings and/or demands, civil, criminal or revenue, concerning the Premises or any of the affairs of the Land Owner / Principal in connection therewith or any of the matters aforesaid in which the Land owners is now or may hereafter be interested or concerned and also if thought fit to compromise, settle, refer to arbitration, abandon, submit to judgment or become non-suited in any actions and/or proceedings as aforesaid.
25. To sign, declare, verify and/or affirm all Vakalatnamas, Plaints, Written Statements, Petitions, Consent Petitions, Warrants of Attorney, Memorandums of Appeal, Affidavits and all other documents or cause papers as the occasion shall require and/or as the Said Attorney may think fit and proper. For better and more effectually exercising all or any of the powers and authorities aforesaid, to

Pijush Kanti Saha
Nishu Kant Saha

retain, appoint and/or employ Advocates, Pleaders, Solicitors and to revoke such appointment.

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

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

28. The Original copy of this instant 'General Power Of Attorney After Development & Construction Agreement' shall be in the custody of the Second Party/Developer for all times & if the First Party / Landowner so wishes then they shall apply for a certified copy at their own cost & expenses.

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

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

SCHEDULE - "A" ABOVE REFERRED TO :-

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

ITEM No.- 01 recorded in the name of LAND OWNER NO.- 01 SHRI PIJUSH KANTI SAHA :- In the District of Paschim Bardhaman, A.D.S.R. Office - Asansol, P.S. Asansol South, **Mouza – ASANSOL**, J.L. No. 035, being Holding No.- 46/95 & under the local limits of Ward no.- 021 (OLD) 040 (NEW) of Asansol Municipal Corporation, all that piece and parcel of "Commercial Bastu" class land respectively measuring an area of **04 (four) katha** (approx.) equivalent to **2880 sq. ft.** equivalent to **07 decimal** (approx.) of homestead land, holding No. 46/95, comprised in or upon **R.S. Plot Nos.- 535 & 536** respectively corresponding to **L.R. Plot No.- 588 & 589** respectively under **L.R. Khatian no.-**

Pijush Kanti Saha
Nirmal Kanti Saha

5613, alongwith all hereditaments & easement rights at – Arya Kanya School Road, Aradanga, Near Durga Mandir, Assnsol - 713303.

ITEM No.- 02 recorded in the name of LAND OWNER NO.- 02 SHRI NIRMAL KANTI SAHA :- In the District of Paschim Bardhaman, A.D.S.R. Office - Asansol, P.S. Asansol South, **Mouza – ASANSOL**, J.L. No. 035, being Holding No.- 46/95 & under the local limits of Ward no.- 021 (OLD) 040 (NEW) of Asansol Municipal Corporation, all that piece and parcel of "Commercial Bastu" class land respectively measuring an area of **04 (four) katha** (approx.) equivalent to **2880 sq. ft.** equivalent to **06 decimal** (approx.) of homestead land, holding No.46/95, comprised in or upon **R.S. Plot Nos.- 535 & 536** respectively corresponding to **L.R. Plot No.- 588 & 589** respectively under **L.R. Khatian no.- 5614**, alongwith all hereditaments & easement rights at - Arya Kanya School Road, Aradanga, Near Durga Mandir, Asansol - 713303.

The said ITEM No.- 01 & ITEM No.- 02 property are butted and bounded by:

On the North – H/o Late Priyaranjan Saha. **On the South** - Pucca Road of 28' ft. wide. **On the East** - H/o Santosh Sarkar & others. **On the West** - H/o Prabal Roy & Sushanta Mitra.

:- SCHEDULE - "B" ABOVE REFERRED TO :-
(Land Owner's Allocation)

The Land Owner/First Party members shall be entitled to **Rs.32,00,000/- (Rupees Thirty two Lakhs) only** as whole and in the manner written below out of the entire saleable areas in the complex according to Asansol Municipal Corporation's Sanctioned Building Plan as security deposit as well as share of future estimated profit out of the proposed Project.

Allocation OF Property To LAND OWNER NO.- 01 SHRI PIJUSH KANTI SAHA - (a) ONE self contained Flat being no.- 2/F01, having super built up area 1370 Sq. ft., carpet area measuring 1020 sq. ft. on the SECOND Floor situated on the south east corner. (b) ONE Shop room in the Ground Floor being No.- G/01 (being the 1st Shop), having super built up area of 150 sq. ft & carpet area measuring 137 sq. ft. in the South east corner, (c) ONE covered four wheeler car parking space 135 Sq. ft. on the Ground Floor, (d) ONE open four wheeler car parking space 120 Sq. ft. on the Ground Floor of the said proposed building "DIPALI RESIDENCY" which would be allotted to Land Owner No.- 01.

Allocation OF Property To LAND OWNER NO.- 02 SHRI NIRMAL KANTI SAHA (a) ONE self contained Flat being no.- 2/F02, having super built up area 1275 Sq. ft., carpet area measuring 949 sq. ft. on the SECOND Floor situated on the north east corner. (b) ONE Shop room in the Ground Floor being No.- G/02 (being the 2nd Shop), having super built up area of 137 sq. ft & carpet area measuring 124 sq. ft. in the South east corner, (c) ONE covered four wheeler car

Amrit Kumar Rai
Partner
UNIVERSAL CONSTRUCTION CO.

UNIVERSAL CONSTRUCTION CO.

Amrit Kumar Rai

PARTNER

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parking space 135 Sq. ft. on the Ground Floor, (d) ONE open four wheeler car parking space 120 Sq. ft. on the Ground Floor of the said proposed building "DIPALI RESIDENCY" which would be allotted to Land Owner No.- 02.

Apart from the aforesaid Flat/s, Shop room/s & 04 (four) wheeler spaces alongwith proportionate share of land in Schedule A & right of passage to each Landowners no.- 01 & 02, both of the Land Owner No.- 01 & 02 shall get a sum of **Rs. 16,00,000/-** (Rupees sixteen lakhs only) each as security deposit as well as share of future estimated profit out of the proposed Project & **Rs.4,000/-** (Rupees Four Thousand) only to each of the Land Owner No.- 01 & 02 per month, for accommodation purpose, till completion of owner's Allocation, *within 36 months from the date of sanction of Building Plan by AMC.*

Be it mentioned herein that an amount of **Rs.10,00,000/- (Rupees Ten Lakhs) only** has already been paid by the Developer to the Landowner/First Party members no.- 01 & 02 above written by Cheque Nos.- 000101 & 000102 of HDFC Bank, Asansol Branch, dated – 17.06.2019, respectively.

Be it mentioned herein that remaining amount of **Rs.22,00,000/- (Rupees twenty two Lakhs) only** will be paid in 04 equal QUARTERLY installments to each of the Landowners respectively. That this installment payment shall start after the Building Plan has been finally sanctioned by the Asansol Municipal Corporation.

:- SCHEDULE - "C" ABOVE REFERRED TO :-
(DEVELOPER'S Allocation Property)

All that land mentioned in the above 'A' schedule and super built up area including the covered area on each floor of the proposed building alongwith undivided proportionate shares of land under the name & style of "DIPALI RESIDENCY", excepting the 02 Residential Flats, 02 Shops & 04 numbers of four wheeler parking space provided to the aforesaid Land owner together with the right of passage.

SCHEDULE- "D" [Specifications]

Foundation	Concrete cement structure.
Walls	Conventional Brick work.
Wall Finish	Interior – Plaster of Paris. Exterior - High quality paint.
Flooring	Bedroom – Marble, Living & Dining – Marble, Kitchen – Marble, Toilet – Wall, floor & Tiles.
Kitchen	Platform made of Marble with Stainless Steel sink. Electrical point for Refrigerator and exhaust fan.
Toilet	Sanitary ware with all C.P. fittings. Electrical point for Geyser & Exhaust fan.
Plumbing	Concealed pipe line.

Door & Windows	Wooden frame with flush view doors & Aluminum window
Lift	Reputed Lift manufacturer
Electric	PVC conduit pipes with concealed copper wiring with good Quality switches with MCB distribution panel.

IN WITNESS WHEREOF WE, execute this deed in free mind, sound health and after fully knowing the contents thereof being read over & explained to us in Vernacular on the 23RD of APRIL, 2021 at Asansol.

WITNESSES:

1. Bogendu Tal

S/o PradiP Kumar Tal
ISMILE, B.R.M.B. Road.
ASANSOL.
Pin- 713303
P.S- Hiratpur.

2. Ajit Rai

S/o Kailash Rai
3/F03 Radika
Apartment
Mohisila ASANSOL
713303

Pijon Ranbi Saha
Nirumalkanti Saha.

Signature of the land owner /
Principal

UNIVERSAL CONSTRUCTION CO.

Amit Kumar Rai

PARTNER

Signature of the Attorney

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

Utsav Mukherjee

(UTSAV MUKHERJEE)

(Advocate)

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

Thumb

Littlefinger to forefinger



Thumb

Forefinger to Littlefinger



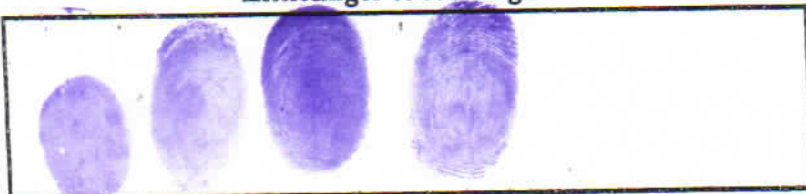
Amit Kumar Rai

Right Hand

Finger Print attested by me : Amit Kumar Rai

Thumb

Littlefinger to forefinger



Left Hand

Thumb

Forefinger to Littlefinger



Piyush Kanti Saha

Right Hand

Finger Print attested by me : Piyush Kanti Saha

Thumb

Littlefinger to forefinger



Left Hand

Thumb

Forefinger to Littlefinger



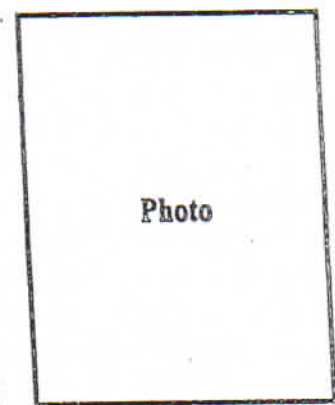
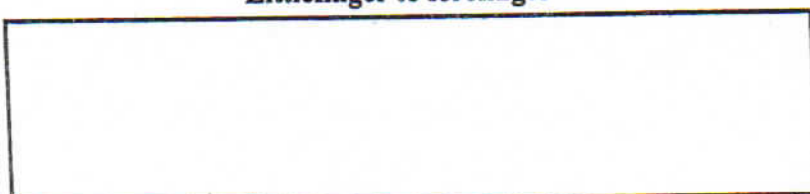
Nirmal Kanti Saha

Right Hand

Finger Print attested by me : Nirmal Kanti Saha

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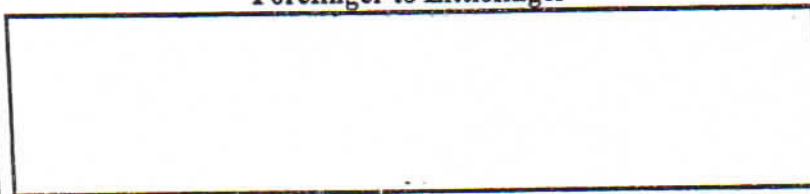
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Left Hand

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Photo

Right Hand

Finger Print attested by me :

Major Information of the Deed



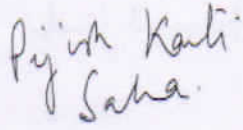


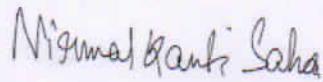
Deed No :	I-2305-04168/2021	Date of Registration	23/04/2021
Query No / Year	2305-8000839094/2021	Office where deed is registered	
Query Date	23/04/2021 1:39:37 PM	2305-8000839094/2021	
Applicant Name, Address & Other Details	Utsav Mukherjee Asansol,Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, Mobile No. : 8250942170, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
Rs. 4/-	Rs. 91,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 14/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 230504154/2021 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: Arya Kanya School 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-588	LR-5613	Bastu	Baid	4 Dec	1/-	28,00,000/-	Width of Approach Road: 28 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-589	LR-5613	Bastu	Bahal	3 Dec	1/-	21,00,000/-	Width of Approach Road: 28 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-588	LR-5614	Bastu	Baid	3 Dec	1/-	21,00,000/-	Width of Approach Road: 28 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-589	LR-5614	Bastu	Bahal	3 Dec	1/-	21,00,000/-	Width of Approach Road: 28 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			13Dec	4 /-	91,00,000 /-	
		Grand Total :			13Dec	4 /-	91,00,000 /-	




Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr PIJUSH KANTI SAHA (Presentant) Son of Late BIBHU RANJAN SAHA Executed by: Self, Date of Execution: 23/04/2021 , Admitted by: Self, Date of Admission: 23/04/2021 ,Place : Office			
	23/04/2021	LTI 23/04/2021	23/04/2021	
ARADANGA ASANSOL, P.O:- ASANSOL, P.S:- Asansol, Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN - 713303 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BNxxxxxx3K,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 23/04/2021 , Admitted by: Self, Date of Admission: 23/04/2021 ,Place : Office				
2	Name Mr NIRMAL KANTI SAHA Son of Late BIBHU RANJAN SAHA Executed by: Self, Date of Execution: 23/04/2021 , Admitted by: Self, Date of Admission: 23/04/2021 ,Place : Office			
	23/04/2021	LTI 23/04/2021	23/04/2021	
ARADANGA ASANSOL, P.O:- ASANSOL, P.S:- Asansol, Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN - 713303 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BAxxxxxx2J,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 23/04/2021 , Admitted by: Self, Date of Admission: 23/04/2021 ,Place : Office				




Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	UNIVERSAL CONSTRUCTION CO C/O Kabita Enterprise, S B Gorai Road, Near Ram Sa, P.O:- ASANSOL, P.S:- Asansol, Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN - 713301 , PAN No.:: AAxxxxxx0F,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr AMIT KUMAR RAI Son of Mr KAILASH RAI Date of Execution - 23/04/2021, , Admitted by: Self, Date of Admission: 23/04/2021, Place of Admission of Execution: Office			
		Apr 23 2021 2:26PM	LTI 23/04/2021	23/04/2021
3/F-03, 3rd Floor, Radhika Apartment, Simultala, No.- 01 Mohishila Colony, P.O:- ASANSOL, P.S:- Asansol, Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN - 713303, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ARxxxxxx8F,Aadhaar No Not Provided Status : Representative, Representative of : UNIVERSAL CONSTRUCTION CO (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Prasenjit Pal Son of Mr Pradip Kumar Pal Ismile B R M B Road, P.O:- Asansol, P.S:- Hirapur, District:-Paschim Bardhaman, West Bengal, India, PIN - 713303			
	23/04/2021	23/04/2021	23/04/2021
Identifier Of Mr PIJUSH KANTI SAHA, Mr NIRMAL KANTI SAHA, Mr AMIT KUMAR RAI			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr PIJUSH KANTI SAHA	UNIVERSAL CONSTRUCTION CO-4 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr PIJUSH KANTI SAHA	UNIVERSAL CONSTRUCTION CO-3 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr NIRMAL KANTI SAHA	UNIVERSAL CONSTRUCTION CO-3 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Mr NIRMAL KANTI SAHA	UNIVERSAL CONSTRUCTION CO-3 Dec

and Details as per Land Record

District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: Arya Kanya School 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:- 588, LR Khatian No:- 5613	Owner:পিয়ূষ কাতি সাহা, Gurdian:ওঁ বিজু রজন সাহা, Address:আরাডাঙ্গা , Classification:বাইদ, Area:0.04000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 589, LR Khatian No:- 5613	Owner:পিয়ূষ কাতি সাহা, Gurdian:ওঁ বিজু রজন সাহা, Address:আরাডাঙ্গা , Classification:বহাল, Area:0.03000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 588, LR Khatian No:- 5614	Owner:নির্মল কাতি সাহা, Gurdian:ওঁ বিজু রজন সাহা, Address:আরাডাঙ্গা , Classification:বাইদ, Area:0.03000000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 589, LR Khatian No:- 5614	Owner:নির্মল কাতি সাহা, Gurdian:ওঁ বিজু রজন সাহা, Address:আরাডাঙ্গা , Classification:বহাল, Area:0.03000000 Acre,	Owner Name not selected by applicant.



Endorsement For Deed Number : I - 230504168 / 2021

On 23-04-2021

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 14:18 hrs on 23-04-2021, at the Office of the A.D.S.R. ASANSOL by Mr PIJUSH KANTI SAHA , 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 91,00,000/-

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

Execution is admitted on 23/04/2021 by 1. Mr PIJUSH KANTI SAHA, Son of Late BIBHU RANJAN SAHA, ARADANGA ASANSOL, P.O: ASANSOL, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession Business, 2. Mr NIRMAL KANTI SAHA, Son of Late BIBHU RANJAN SAHA, ARADANGA ASANSOL, P.O: ASANSOL, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession Service

Indetified by Mr Prasenjit Pal, , Son of Mr Pradip Kumar Pal, Ismile B R M B Road, P.O: Asansol, Thana: Hirapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by profession Others

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

Execution is admitted on 23-04-2021 by Mr AMIT KUMAR RAI, PARTNER, UNIVERSAL CONSTRUCTION CO, C/O Kabita Enterprise, S B Gorai Road, Near Ram Sa, P.O:- ASANSOL, P.S:- Asansol, Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN - 713301

Indetified by Mr Prasenjit Pal, , Son of Mr Pradip Kumar Pal, Ismile B R M B Road, P.O: Asansol, Thana: Hirapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14/- (E = Rs 14/-) and Registration Fees paid by Cash Rs 14/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 60/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 555, Amount: Rs.100/-, Date of Purchase: 13/04/2021, Vendor name: P Ghanty

Hillol Ghosh

Hillol Ghosh

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL

Paschim Bardhaman, West Bengal

ertificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2305-2021, Page from 114761 to 114778
being No 230504168 for the year 2021.



Digitally signed by HILLOL GHOSH
Date: 2021.04.23 16:07:43 +05:30
Reason: Digital Signing of Deed.

Hilol Ghosh

(Hilol Ghosh) 2021/04/23 04:07:43 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
West Bengal.

(This document is digitally signed.)