

1023/23

1

1-999/2023



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AL 906104

21/03/2023

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

21 MAR 2023

Query no.- 8000753936/2023.

UNIVERSAL CONSTRUCTION SO.
[Signature]
Partner

[Signature]
Chandra Maji

GENERAL POWER OF ATTORNEY AFTER DEVELOPMENT & CONSTRUCTION AGREEMENT

TO ALL TO WHOM THESE PRESENTS SHALL COME, I,

13
1

9 MAR 2023
1 of 2310-52

UNIVERSAL CONSTRUCTION CO.
Amit Kumar Rai
Partner

Chandra Maji

MRS. CHANDRA MAJI (PAN – AMQPM0386F), (AADHAR – 7037 7188 6098), daughter of Late Priya Ranjan Saha, wife of Shri Subrata Maji, citizenship - Indian, by faith - Hindu, by occupation – Housewife, resident of – Flat no.- GA 13, Shankar Plaza, S.P. Mukherjee Road, Opposite Idgah High School, Murgasole, Asansol, P.O. – Murgasole, P.S. – Asansol, 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 her 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 Registered Deed of Development & Construction Agreement being no.- **230100997** of **2023**, dated - **21.03.2023**, registered with the *District Sub Registrar Office Paschim Bardhaman 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:

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, 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 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 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

UNIVERSAL CONSTRUCTION CO.

Amit Kumar Rai

Partner

Chandra Maji

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 Building(s)/Complex, in accordance with the said Development & Construction Agreement to the persons interested in purchasing or otherwise acquiring the same at such prices and on such terms and/or conditions as the Attorney may deem fit and proper and to receive and realize the consideration and other amounts payable there for by the intending buyers and grant receipts and discharges there for which shall fully exonerate the person or persons paying the same excepting Land owner's Allocation i.e. Schedule 'B' property.

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

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

22. To have the flats and other constructed areas and saleable spaces in the Building separately assessed and mutated in the names of the Land owners thereof in all public records and with all authorities including the ADDA and A.M.C.
23. To accept, receive, sign and acknowledge all notices and/or services of all papers or documents from all Courts, Tribunals, Postal Authorities and/or other authorities and/or persons and also all registered or insured letters, parcels and/or money orders.
24. To commence, prosecute, enforce, defend, answer and/or oppose all suits, actions and/or other legal proceedings and/or demands, civil, criminal or revenue, concerning the Premises or any of the affairs of the Land Owner / Principal in connection therewith or any of the matters aforesaid in which the Land owners is now or may hereafter be interested or concerned and also if thought fit to compromise, settle, refer to arbitration, abandon, submit to judgment or become non-suited in any actions and/or proceedings as aforesaid.
25. To sign, declare, verify and/or affirm all Vakalatnamas, Plaints, Written Statements, Petitions, Consent Petitions, Warrants of Attorney, Memorandums of Appeal, Affidavits and all other documents or cause papers as the occasion shall require and/or as the Said Attorney may think fit and proper. For better and more effectually exercising all or any of the powers and authorities aforesaid, to retain, appoint and/or employ Advocates, Pleaders, Solicitors and to revoke such appointment.
26. To receive and/or pay and/or deposit all moneys including without limitation court fees, stamp and registration fees and to receive refunds thereof and grant valid receipts and discharges in respect thereof.
27. For all or any of the purposes herein-stated, to appear and represent the Land owners before all concerned authorities and officials, Central and State Government Departments, Income Tax Departments, Revenue Departments, Land Departments and/or its Officers and also all other state Executives, Judicial or Quasi Judicial, Municipal and other authorities and also all Courts and Tribunals, including without limitation Officials of Reserve Bank of India, Income Tax Officers, Commissioner of Income Tax and make commitments and/or give undertakings.

UNIVERSAL CONSTRUCTION CO.

Anil Kumar Das

Partner

Chandra Moji

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)

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.- 47/96 & under the local limits of Ward no.- 021 (OLD) 040 (NEW) of Asansol Municipal Corporation, all that piece and parcel of "*Commercial Bastu*" class of vacant land respectively measuring an area of **07 (seven) katha 04 (four) chhatak 29 (twenty nine) sq. ft.**, recorded in the ROR being area measuring **13 (thirteen) decimal** of homestead land, comprised in or upon **R.S. Plot No.- 536** corresponding to **L.R. Plot No.- 589** under **L.R. Khatian no.- 6218**, alongwith all hereditaments & easement rights at – Arya Kanya School Road, Aradanga, Near Durga Mandir, Asansol - 713303.

The said property is butted and bounded by:

On the North – 12'ft wide Road.

On the South – Property of Pijush Kanti Saha & Nirmal Kanti Saha.
(Dipali Residency Block I)

On the East - House of Siddhartha Halder.

On the West – House of Manas Chatterjee.

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

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 21th of MARCH, 2023 at Asansol.

WITNESSES:

1. Ajeet Kumar Rai
S/O Kailash Rai
Universal Residency
3F/03 3 RD FLOOR
SIMUNTALA I NO
MOHILA COLONY
ASANSOL 713303

2. Dipak Biswas
S/O Late Sridam Ch Biswas
Kalparilla (Gradanga)
Po. Asansol P.S. Asansol South
Dist - Paschim Bardhaman
Pin - 713303 (W.B)

Chandra Maji

Signature of the land owner /
Principal

UNIVERSAL CONSTRUCTION CO.

Amit Kumar Rai

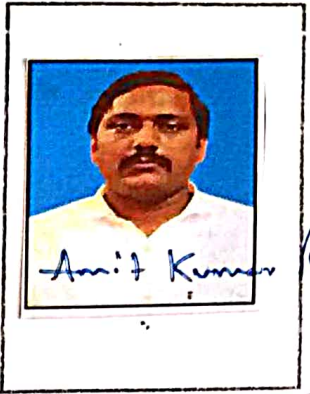
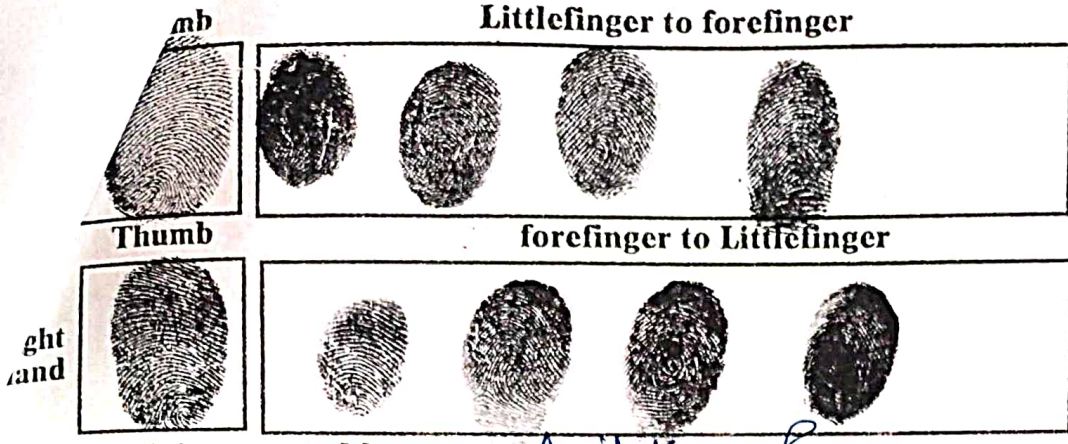
Partner

Signature of the Attorney

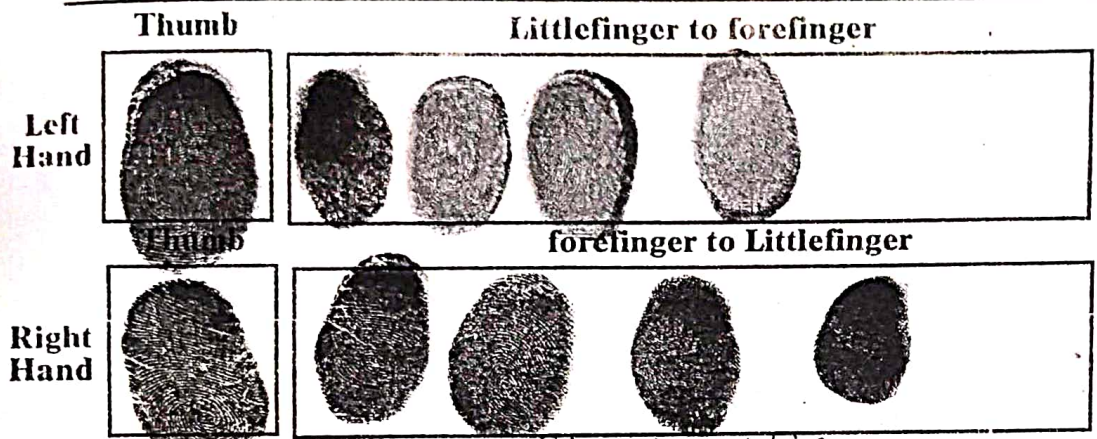
Drafted & Prepared by me as per Instruction, directions & documents provided by both the parties and explained the contents to both the Parties in Vernacular (English & bengali) and Printed in my office.

Utsav Mukherjee
(UTSAV MUKHERJEE)
(Advocate)

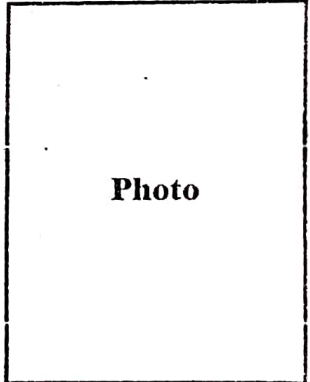
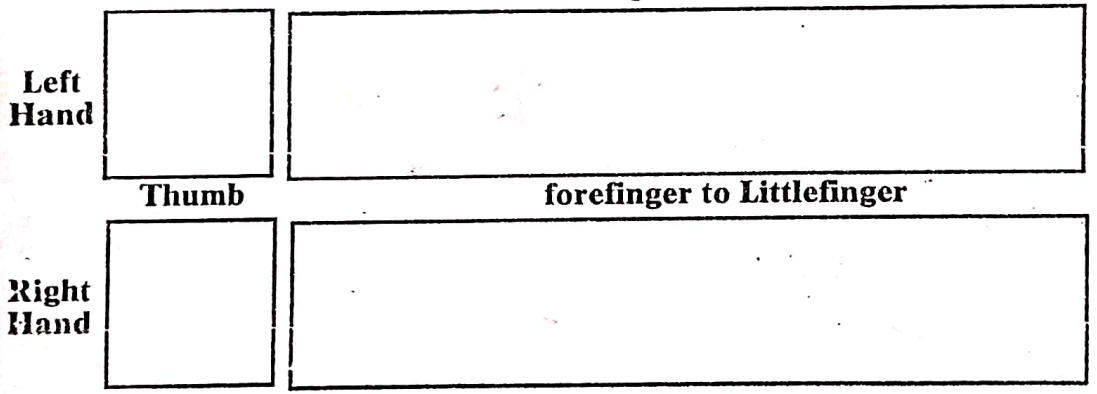
PASCHIM BARDHAMAN DISTRICT JUDGE'S COURT AT ASANSOL
Enrolment No.- WB/549/2011



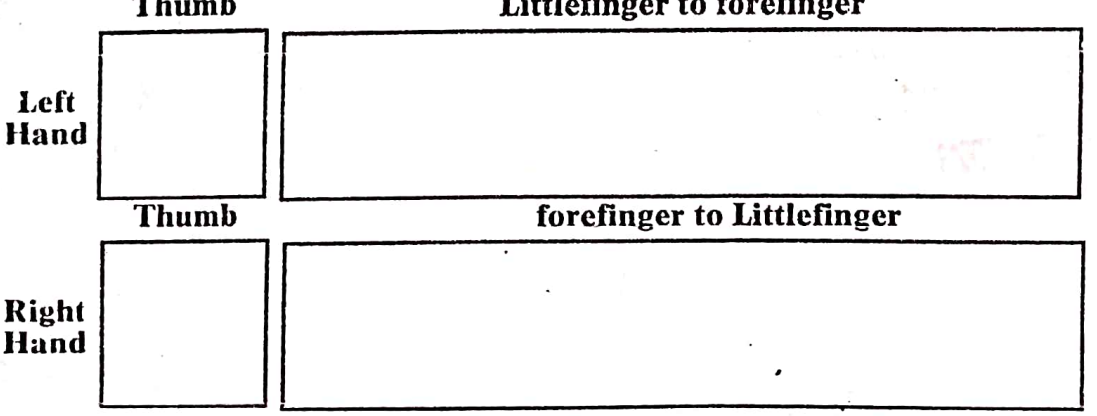
Finger Print attested by me : Amit Kumar Red



Finger Print attested by me : Chandra Maji



Finger Print attested by me :



Finger Print attested by me :



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

WB/38/260/417233



নির্বাচকের নাম : চন্দ্রা মাজি
Elector's Name : Chandra Maji
খন্দের নাম : সুব্রত মাজি
Husband's Name : Subrata Maji
লিঙ্গ/Sex : স্ত্রী/F
জন্ম তারিখ
Date of Birth : 25/11/1970

WB/38/260/417233

ঠিকানা:
সীমান্ত পাড়া, রূপনারায়নপুর বাজার, সালানপুর, বর্ধমান-
713386


Address:
SIMANTA PALLY, RUPNARAYANPUR
BAZAR, SALANPUR, BURDWAN-713386

Date: 09/08/2015

283-বারাবনি নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
আধিকারিকের স্বাক্ষরের অনুকৃতি
Facsimile Signature of the Electoral
Registration Officer for
283-Barabani Constituency

ত্রিভাঙ্গ পরিবর্তন হলে নতুন ঠিকানার জেটার পিঠে নাম তোলার ও একই
নম্বরের নতুন সঠিক পরিচয়পত্র পাওয়ার জন্য নির্দিষ্ট অর্থে এই
পরিচয়পত্রের নথিটি উত্তোলন করুন।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number

Chandra Maji


भारत निर्वाचन आयोग
ELECTION COMMISSION OF INDIA
 पहचान पत्र
IDENTITY CARD

FGL1856715

निर्वाचक का नाम: अमित
 Elector's Name: Amit
 पिता/माता/पति का नाम: कलश
 Father/Mother/Husband's Name: Kalash
 लिंग: पुरुष/Male
 Sex: Male
 आयु: 2001
 Age as on 11-11-2001: 70

पहचान पत्र संख्या: FGL1856715

पता:
 गली/मोहल्ला: डेकमाखण्ड-1
 ग्राम/नगर: डेकमा
 पोस्टा: आजमगढ़
 विला: आजमगढ़
 Address: आजमगढ़
 H.No.: 9
 Str/Mohalla: Dhekamakhanda-1
 Vill/Town: Dhekama
 PoliceStn: आजमगढ़
 Distn: आजमगढ़
 Pin:

निर्वाचक रजिस्ट्रेशन अधिकारी के
 हस्ताक्षर की अनुकृति
 निर्वाचन क्षेत्र: 216-मेहनगर
 Facsimile Signature of
 Electoral Registration Officer
 for 216-Mehnagar

स्थान: आजमगढ़
 Place: Azamgarh
 दिनांक: 06/12/2002
 Date:

इस कार्ड को विभिन्न सरकारी योजनाओं के अंतर्गत पहचान
 पत्र के रूप में प्रयोग किया जा सकता है।
 This card can be used as an Identity Card
 under different Government Programmes.

Amit Kumar Ka

Major Information of the Deed

Deed No :	I-2301-00999/2023	Date of Registration	21/03/2023
Query No / Year	2301-8000753936/2023	Office where deed is registered	
Query Date	21/03/2023 12:53:22 PM	D.S.R. Paschim Bardhaman, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	UTSAV MUKHERJEE ASANSOL COURT, Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, PIN - 713304, Mobile No. : 8250942170, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 1/-]		
Set Forth value	Market Value		
	Rs. 1,48,20,004/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 46/- (Article:E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 230100997/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		




Land Details :

District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: Arya Kanya School Road, Mouza: Asansol, , Ward No: 40 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-589	LR-6218	Other Commercial Usage	Bastu	13 Dec		1,48,20,004/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					13Dec	0 /-	148,20,004 /-	

Principal Details :



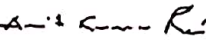


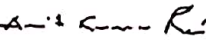


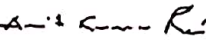
Name,Address,Photo,Finger print and Signature

Sl No	Name	Photo	Finger Print	Signature
1	Mrs CHANDRA MAJI (Presentant) Daughter of Mr PRIYA RANJAN SAHA WIFE OF SHRI SUBRATA MAJI Executed by: Self, Date of Execution: 21/03/2023 , Admitted by: Self, Date of Admission: 21/03/2023 ,Place : Office			
		21/03/2023	LTI 21/03/2023	21/03/2023
SHANKAR PLAZA, OPPOSITE IDGAH HIGH SCHOOL,, Block/Sector: S.P. MUKHERJEE ROAD,, Flat No: GA 13, City:- Asansol, P.O:- MURGASOLE, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AMxxxxxx6F,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 21/03/2023 , Admitted by: Self, Date of Admission: 21/03/2023 ,Place : Office				



Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	UNIVERSAL CONSTRUCTION CO C/o Kabita Enterprise, Block/Sector: Sb Gorai Rd Near Ram Sayer Maidan, Flat No: Asansol, City:- Asansol, P.O:- Asansol, P.S:-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	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr AMIT KUMAR RAI Son of Mr KAILASH RAI Date of Execution - 21/03/2023 , Admitted by: Self, Date of Admission: 21/03/2023, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td></td> <td>Mar 21 2023 1:15PM</td> <td>LTI 21/03/2023</td> <td>21/03/2023</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr AMIT KUMAR RAI Son of Mr KAILASH RAI Date of Execution - 21/03/2023 , Admitted by: Self, Date of Admission: 21/03/2023, Place of Admission of Execution: Office					Mar 21 2023 1:15PM	LTI 21/03/2023	21/03/2023
Name	Photo	Finger Print	Signature										
Mr AMIT KUMAR RAI Son of Mr KAILASH RAI Date of Execution - 21/03/2023 , Admitted by: Self, Date of Admission: 21/03/2023, Place of Admission of Execution: Office													
	Mar 21 2023 1:15PM	LTI 21/03/2023	21/03/2023										
3F03 3RD FLOOR, Block/Sector: RADHIKA APPT, Flat No: SIMULTALA, 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.:: ARxxxxxx8F,Aadhaar No Not Provided Status : Representative, Representative of : UNIVERSAL CONSTRUCTION CO (as PARTNER)													

Identifier Details :

	Photo	Finger Print	Signature
AJEET KUMAR RAI Son of KAILASH RAI UNIVERSAL RESIDENCY, SIMULTALA, MOHISHILA COLONY, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713303			Ajeet Kumar Rai
	21/03/2023	21/03/2023	21/03/2023
Identifier Of Mr AMIT KUMAR RAI, Mrs CHANDRA MAJI			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mrs CHANDRA MAJI	UNIVERSAL CONSTRUCTION CO-13 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: Arya Kanya School Road, Mouza: Asansol, , Ward No: 40 Pin Code : 713303

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 589, LR Khatian No:- 6218	Owner: চন্দ্রা মাজি, Gurdian: সুব্রত মাজি, Address: আসানসোল , Classification: বহাল, Area: 0.13000000 Acre,	Owner Name not selected by applicant.

21/03-2023

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

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

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

Presented for registration at 13:11 hrs on 21-03-2023, at the Office of the D.S.R. Paschim Bardhaman by Mrs CHANDRA MAJI ,Executant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,48,20,004/-

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

Execution is admitted on 21/03/2023 by Mrs CHANDRA MAJI, Daughter of Mr PRIYA RANJAN SAHA WIFE OF SHRI SUBRATA MAJI, SHANKAR PLAZA, OPPOSITE IDGAH HIGH SCHOOL,, Sector: S.P. MUKHERJEE ROAD,, Flat No: GA 13, P.O: MURGASOLE, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession House wife

Indetified by AJEET KUMAR RAI, , Son of KAILASH RAI, UNIVERSAL RESIDENCY, SIMULTALA, MOHISHILA COLONY, P.O: ASANSOL, Thana: Asansol, , City/Town: ASANSOL, 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 21-03-2023 by Mr AMIT KUMAR RAI, PARTNER, UNIVERSAL CONSTRUCTION CO, C/o Kabita Enterprise, Block/Sector: Sb Gorai Rd Near Ram Sayer Maidan, Flat No: Asansol, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713301

Indetified by AJEET KUMAR RAI, , Son of KAILASH RAI, UNIVERSAL RESIDENCY, SIMULTALA, MOHISHILA COLONY, P.O: ASANSOL, Thana: Asansol, , City/Town: ASANSOL, 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 46.00/- (E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 46.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 100/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 5679, Amount: Rs.100.00/-, Date of Purchase: 18/03/2023, Vendor name: Prasanta Ghanty



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

ate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 2301-2023, Page from 19561 to 19579
Deed No 230100999 for the year 2023.



Digitally signed by SUBODH KUMAR
MAJUMDER
Date: 2023.03.22 12:09:22 +05:30
Reason: Digital Signing of Deed.

Subodh Kumar Majumdar

(Subodh Kumar Majumdar) 2023/03/22 12:09:22 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. Paschim Bardhaman
West Bengal.

(This document is digitally signed.)