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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL
 817624664/22

AH 152488

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

[Signature]
 Addl District Sub-Registrar
 West Bengal

23 DEC 2022

E-QUERY - 203058003624664 / 2022

GENERAL POWER OF ATTORNEY AFTER DEVELOPMENT & CONSTRUCTION AGREEMENT

TO ALL TO WHOM THESE PRESENTS SHALL COME, I,

[Handwritten signature]
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 7

- (1) **SMT. SUBRATA BANERJEE**, (PAN - AKXPB2080Q), (AADHAR - 7518 2160 2699), Daughter of Late Samir Roy @ Samir Kumar Roy, wife of Ramendra Banerjee; by citizenship - Indian, by faith - Hindu, by occupation - Housewife, resident of 25C Vasudha Apartment, Sector 6, P.O. - Vasundhara, P.S. - Indirapuram Sector 7, Pin - 201012, District - Ghaziabad, Uttar Pradesh, India;
- (2) **SMT. SUTAPA ROY**, (PAN- BXIPR2827J), (AADHAR - 5108 7271 4030), Daughter of Samir Kumar Roy; by citizenship - Indian, by faith - Hindu, by occupation - Housewife, resident of B/1 Savitri Sadan, S.S.R. Road, P.O. - Asansol, P.S. - Asansol, Pin - 713301, District - Paschim Bardhaman, West Bengal,
- (3) **MR SARIT KUMAR ROY** (PAN- AMEPR7594J), (AADHAR - 8160 7073 8022), Son of Late Samir Kumar Roy, by citizenship - Indian, by faith - Hindu, by occupation - Others, resident of Purba Para, 1 no. Mohishila Colony, City:- Asansol, P.O:- Ushagram, P.S:- Asansol, Pin:- 713303 District:-Paschim Bardhaman, West Bengal, India, hereinafter jointly & severally 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 / First party / Principal is the owner & possessor of the "**Said Property**" described in the **Schedule 'A'** 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.- | 10848 of 2022, dated - 23/12/22, 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 Agreement and/or otherwise, the Land Owner / Principal is required and/or is desirous of appointing the Developer as his true and lawful Attorney for the purposes hereinafter mentioned.

NOW KNOW ALL BY THESE PRESENTS THAT we, the above named Land Owner / Principal, do hereby nominate, constitute and/or appoint **UNIVERSAL CONSTRUCTION CO.'** (PAN NO.- AADFU9050F) a Partnership Firm, represented by one of its Partner **MR. AMIT KUMAR RAI** (PAN - 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

Sarrit Kumar Roy

UNIVERSAL CONSTRUCTION CO.
Amit Kumar Rai
Partner

Amy
Adv

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 look after 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 and to the full satisfaction of the Landowners.

(Amr)
(Ach)

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

(Amn)
(Adv)

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 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.

*Amr
(Adv)*

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 possess and hold possession of the Said Property, 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. That this instant 'General Power Of Attorney After Development & Construction Agreement' is revocable by nature & this Original copy of this instant Deed shall be in the custody of the Second Party/Developer for all times & if the First Party / Landowner so wishes then they shall apply for a certified copy at his/her/it's/their own cost & expenses.

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

AND the Land 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)

Within the District of Paschim Bardhaman, A.D.S.R. Office - Asansol, P.S. Asansol **Mouza – MOHISHILA**, (Road :- Mohishila Colony No.-01) J.L. No. 037, in measuring an area of **0.05 acres** (more or less), recorded in the individual L.R. ROR, of vacant land standing and comprised upon L.O.P. No.- 478/1 appertaining to **C.S. Plot No.- 79 (P)** corresponding to **R.S. & L.R. Plot No.- 79/3389** appertaining to **L.R. Khatian Nos.- 4966, 4967 & 4964** being 'Commercial Bastu' class of land, under the local limits of Ward no.- 20 (OLD) 86 (NEW) of Asansol Municipal Corporation, at Near Chakraborty More, 01 number Mohishila Colony, Asansol - 713303, along with all easements & hereditaments attached thereto.

The said property is butted and bounded by:

On the North	Anandam Apartment
On the South	Pucca Road width 28'ft.
On the East	P/o Mallika Roy Chowdhury
On the West	Pucca Road width 28'ft.

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 23rd of DECEMBER, 2022 at Asansol.

WITNESSES:

1. Ajit Kumar Rai
S/O Kailash Rai
Radika Apartment
Simhata I NO
Mohisila Colony
ASANSOL 713303

① Sudanta Banjee .

② Sutapa Roy

③ Sarit Kumar Ray .

Signature of the land owner :
Principal

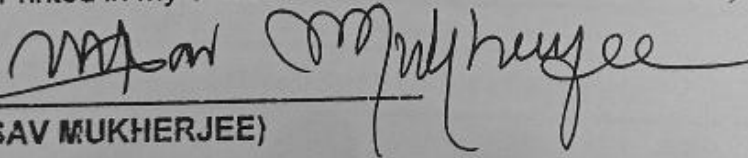
2. Prosenjit Pal
S/O Tapan Kumar Pal
ISMILE, ASANSOL
713301

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 / Hindi / English) and Printed in my office.


(UTSAV MUKHERJEE)

(Advocate)

PASCHIM BARDHAMAN DISTRICT JUDGE'S COURT AT ASANSOL.

Enrolment No.- W/B/549/2011.

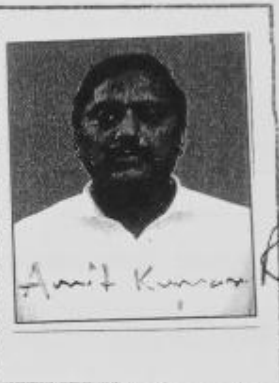
amb

Littlefinger to forefinger



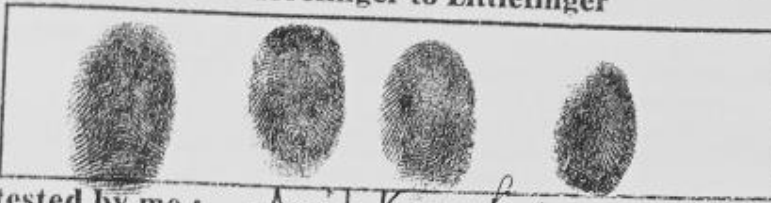
Thumb

forefinger to Littlefinger



Amit Kumar Rai

Right hand

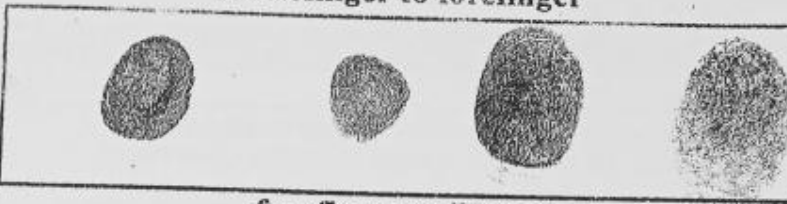


Finger Print attested by me : Amit Kumar Rai

Thumb

Littlefinger to forefinger

Left hand



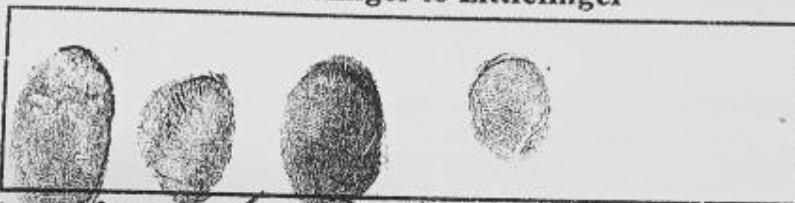
Thumb

forefinger to Littlefinger



Subale Kumari

Right hand



Finger Print attested by me : Subale Kumari

Thumb

Littlefinger to forefinger

Left hand



Thumb

forefinger to Littlefinger



Sarit Kumar Roy

Right hand

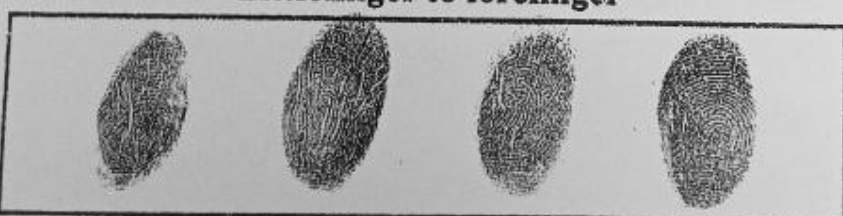


Finger Print attested by me : Sarit Kumar Roy

Thumb

Littlefinger to forefinger

Left hand



Thumb

forefinger to Littlefinger



Sulepa Roy

Finger Print attested by me : Sulepa Roy



Major Information of the Deed

No :	I-2305-10859/2022	Date of Registration	23/12/2022
Deed No / Year	2305-8003624664/2022	Office where deed is registered	
Deed Date	23/12/2022 2:11:01 PM	A.D.S.R. ASANSOL, 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			
Set Forth value		Market Value	
		Rs. 54,00,000/-	
Stampduty 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]:- 230510848/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

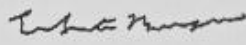
Land Details :

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



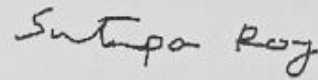
Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-79/3389	LR-4966	Other Commercial Usage	Danga	0.02 Acre		21,60,000/-	Width of Approach Road: 56 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-79/3389	LR-4967	Other Commercial Usage	Danga	0.01 Acre		10,80,000/-	Width of Approach Road: 56 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-79/3389	LR-4964	Other Commercial Usage	Danga	0.02 Acre		21,60,000/-	Width of Approach Road: 56 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			5Dec	0 /-	54,00,000 /-	
		Grand Total :			5Dec	0 /-	54,00,000 /-	

Personal Details :



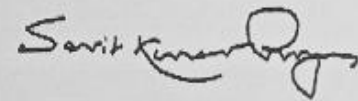
Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Smt SUBRATA BANERJEE Wife of Mr RAMENDRA BANERJEE Executed by: Self, Date of Execution: 23/12/2022 , Admitted by: Self, Date of Admission: 23/12/2022 ,Place : Office			
23/12/2022	LTI 23/12/2022	23/12/2022	

25C VASUDHA APARTMENT, SEC6, VASUNDHARA, City:- Not Specified, P.O:- VASUNDHRA, P.S:- GHAZIABAD KOTWALI, District:-Ghaziabad, Uttar Pradesh, India, PIN:- 201012 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AKxxxxxx0Q,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 23/12/2022 , Admitted by: Self, Date of Admission: 23/12/2022 ,Place : Office

Name	Photo	Finger Print	Signature
Smt SUTAPA ROY Daughter of SAMIR KUMAR ROY Executed by: Self, Date of Execution: 23/12/2022 , Admitted by: Self, Date of Admission: 23/12/2022 ,Place : Office			
23/12/2022	LTI 23/12/2022	23/12/2022	

B/1 SAVITRI SADAN, S.S.R. ROAD,, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713301 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BXxxxxxx7J,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 23/12/2022 , Admitted by: Self, Date of Admission: 23/12/2022 ,Place : Office

Name	Photo	Finger Print	Signature
Mr SARIT KUMAR ROY (Presentant) Son of Late SAMIR KUMAR ROY Executed by: Self, Date of Execution: 23/12/2022 , Admitted by: Self, Date of Admission: 23/12/2022 ,Place : Office			
23/12/2022	LTI 23/12/2022	23/12/2022	

PURBA PARA, 1NO MOHISHILA COLONY, City:- Asansol, P.O:- USHAGRAM, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AMxxxxxx4J,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 23/12/2022 , Admitted by: Self, Date of Admission: 23/12/2022 ,Place : Office



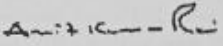
Agency Details :

Name, Address, Photo, Finger print and Signature


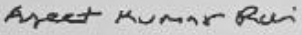
UNIVERSAL CONSTRUCTION CO

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	Name	Photo	Finger Print	Signature
	Mr AMIT KUMAR RAI Son of Mr KAILASH RAI Date of Execution - 23/12/2022, , Admitted by: Self, Date of Admission: 23/12/2022, Place of Admission of Execution: Office	 Dec 23 2022 2:41PM	 LTI 23/12/2022	 23/12/2022
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 :

Name	Photo	Finger Print	Signature
Mr AJEET KUMAR RAI Son of Mr KAILASH RAI RADHIKA APARTMENT SIMULTALA ASANSOL, City:- , P.O:- ASANSOL, P.S:- Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303	 23/12/2022	 23/12/2022	 23/12/2022
Identifier Of Smt SUBRATA BANERJEE, Mr AMIT KUMAR RAI, Smt SUTAPA ROY, Mr SARIT KUMAR ROY			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt SUBRATA BANERJEE	UNIVERSAL CONSTRUCTION CO-2 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Smt SUTAPA ROY	UNIVERSAL CONSTRUCTION CO-1 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr SARIT KUMAR ROY	UNIVERSAL CONSTRUCTION CO-2 Dec

nd Details as per Land Record

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

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 79/3389, LR Khatian No:- 4966	Owner:সুব্রতা ব্যানার্জী, Gurdian:রমেন্দ্র ব্যানার্জী, Address:25 সি,বসুধা অ্যাপার্টমেন্ট সেক্টর-6,গাজিয়াবাদ, ইউ.পি.-201012, Classification:ডাঙ্গা, Area:0.02000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 79/3389, LR Khatian No:- 4967	Owner:সুতপা রায়, Gurdian:সমীর কুমার রায়, Address:বি/1 সাবিত্রী সদন,এস.এস.আর রোড আসানসোল , Classification:ডাঙ্গা, Area:0.01000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 79/3389, LR Khatian No:- 4964	Owner:সরিত কুমার রায়, Gurdian:সমীর কুমার রায়, Address:1 নং মহিশীলা কলনী. , Classification:ডাঙ্গা, Area:0.02000000 Acre,	Owner Name not selected by applicant.

23-12-2022

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

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

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

Presented for registration at 14:28 hrs on 23-12-2022, at the Office of the A.D.S.R. ASANSOL by Mr SARIT KUMAR ROY , 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 54,00,000/-

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

Execution is admitted on 23/12/2022 by 1. Smt SUBRATA BANERJEE, Wife of Mr RAMENDRA BANERJEE, 25C VASUDHA APARTMENT, SEC 6, VASUNDHARA, P.O: VASUNDHRA, Thana: GHAZIABAD KOTWALI, , Ghaziabad, UTTAR PRADESH, India, PIN - 201012, by caste Hindu, by Profession House wife, 2. Smt SUTAPA ROY, Daughter of SAMIR KUMAR ROY, B/1 SAVITRI SADAN, S.S.R. ROAD,, P.O: ASANSOL, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713301, by caste Hindu, by Profession House wife, 3. Mr SARIT KUMAR ROY, Son of Late SAMIR KUMAR ROY, PURBA PARA, 1NO MOHISHILA COLONY, P.O: USHAGRAM, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession Others

Indetified by Mr AJEET KUMAR RAI, , Son of Mr KAILASH RAI, RADHIKA APARTMENT SIMULTALA ASANSOL, P.O ASANSOL, Thana: Asansol, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by profession Business

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

Execution is admitted on 23-12-2022 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 Mr AJEET KUMAR RAI, , Son of Mr KAILASH RAI, RADHIKA APARTMENT SIMULTALA ASANSOL, P.O ASANSOL, Thana: Asansol, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by profession Business

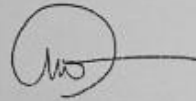
Payment of Fees

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 4586, Amount: Rs.100.00/-, Date of Purchase: 17/12/2022, Vendor name: P K Panja



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 2305-2022, Page from 230340 to 230355
being No 230510859 for the year 2022.



Digitally signed by Manoj Kumar Mandal
Date: 2022.12.27 15:24:23 +05:30
Reason: Digital Signing of Deed.

(Manoj Kumar Mandal) 2022/12/27 03:24:23 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
West Bengal.

(This document is digitally signed.)