

607/2023

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Certified that the Endorsement Sheet's and the Stamp Sheet's attached to this document are part of

U 920298

[Signature]
 Add. Dist. Sub-Registrar
 Paschim Bardhaman

17 FEB 2023

DEVELOPMENT AGREEMENT

UDAIPUR NIRMAN (P) LTD.
[Signature] Director
[Signature]
[Signature]

GRN No. : 19-202223-028178456-1.

Query No. : 2000249494/2023.

THIS DEED OF AGREEMENT made on this the day of 17th February, 2023.

BY & BETWEEN

- SMT. KALPANA DEOGHARIA**, (PAN No. AHGPD8942D) wife of Late Pashupati Deogharia, by occupation Business,
- SRI MADHUSUDAN DEOGHARIA**, (PAN No. ACRPD0348M) son of Late Sambhunath Deogharia, by occupation Retired Person,
- SRI JAGAMOHAN DEOGHARIA**, (PAN No. AHGPD8971N) son of Late Sambhunath Deogharia, by occupation Business, **AND**
- SRI PURNA CHANDRA DEOGHARIA**, (PAN No. ACSPD7120N) son of Late Sambhunath Deogharia, by occupation Business, all are by faith Hindu, Nationality Indian, all are residents of Begunia, Barakar, P.O.- Barakar, P.S.- Kulti, Dist.- Paschim Bardhaman, Pin No.- 713324, West Bengal, hereinafter referred to as "**OWNER**"/"**FIRST PARTY**" (which expression shall unless contrary or repugnant to the context include their legal representatives heirs, successors, assigns).

Contd...P/2.

Kalpna Deogharia
Madhusudan Deogharia
Jagamohan Deogharia
Purna Chandra Deogharia


249494
 12-52
 12/02/2023
[Signature]

[Signature]
[Signature]

67866

ক্রমিক নং ২৮৬/ তারিখ ৬.২.২৩
 স্থান: ২৫৫৫
 ক্রমিক: Sr. Babana Dasgupta & Key Baralee
 সীমানা জরিপের শ্রী বিক্রম দী ও ডি.এ.এ. আর জাকির
 আদালতের জরিপের নং ২/৬৬ ২০/২৩ তারিখ
 আদালতের ট্রেজারী হইতে প্রাপ্ত।




 Addl. Dist. Sub-Registrar
 Kulti, Paschim Bardhaman
 17 FEB 2023

Kalpna Deogharia

Madhhu Sudan Deogharia

Jagamohan Deogharia

Purna Chandra Deogharia

(2)

AND

UDAIPUR NIRMAN PVT. LTD.
Director

Bhagwati Agarwal

Bimal Agarwal

Sushil Agarwal

UDAIPUR NIRMAN PVT. LTD., (PAN No. AAACU9836H) a company incorporated under the Companies Act 1956, having its office at 1771 (N), Shankha Apartment, Kumarpur, P.O. Asansol, P.S. Asansol (S), Chowki, Sub-Division and Additional District Sub-Registry Office Asansol, District Paschim Bardhaman, PIN No. 713304., West Bengal, represented by its Directors **1. SRI BHAGWATI AGARWAL**, (PAN No. ACTPA1646H) **2. SRI BIMAL AGARWAL**, (PAN No. ACSPA4608A) **3. SRI SURESH AGARWAL**, (PAN No. ACSPA0510B) AND **4. SRI SUSHIL AGARWAL**, (PAN No. ACSPA0508M) all are sons of Bisweswar Lal Agarwal, all are by faith Hindu, by occupation Business, by Citizenship Indian, all are residents of Puranahat Main Road, Burnpur, P.O. Burnpur, P.S. Hirapur, Chowki, Sub-Division and Additional District Sub-Registry Office Asansol, District Paschim Bardhaman, PIN No.- 713325., West Bengal, hereinafter referred to as the **"DEVELOPER"/"SECOND PARTY"** (which expression shall unless contrary or repugnant to the context include their legal representatives heirs, successors-in-office, assigns).

WHEREAS, the property mentioned in the schedule herein below along with other properties originally belong to Sambhu Nath Deogharia (since deceased) and his name has been duly and correctly recorded in the R.S. Khatian No. 79 of Mouza Barakar.

AND WHEREAS, aforesaid Sambhu Nath Deogharia has died and his wife also died leaving behind him his 4 (Four) sons namely, 1. Pashupati Deogharia 2. Jagamohan Deogharia 3. Purna Chandra Deogharia and 4. Madhu Sudan Deogharia.

AND WHEREAS, as per the Hindu Law of Succession the aforesaid 4 (Four) sons of late Sambhu Nath Deogharia inherited all the left away properties of Sambhu Nath Deogharia being the only heirs and successors each having 1/4th share in all the left away properties including the schedule mentioned plot.

AND WHEREAS, one of the son of aforesaid Sambhu Nath Deogharia namely Pashupati Deogharia has died on 01.09.2011, leaving behind him his wife namely Kalpana Deogharia and 2 (Two) daughters namely 1. Manisha Deogharia and 2. Jayita Deogharia.

Kalpana Deogharia

Manisha Deogharia

Jayita Deogharia

Sri Purna Chandra Deogharia

(3)

INDIAN (P) LTD
Muzart Agarwal
Director

Simal Agarwal

Surend Agarwal

Ashish Agarwal

AND WHEREAS, after the demise of Pashupati Deogharia his aforesaid wife and 2 (Two) daughters has jointly inherited all the left away properties of Pashupati Deogharia and has become owner to the extent of 1/4th share of the schedule mentioned plot.

AND WHEREAS, the name of Pahupati Deogharia has also been recorded in the finally published L.R.R.O.R. in the L.R. Khatian No.- 1282, to the extent of 12 (Twelve) Decimal of land in respect of the schedule mentioned plot.

AND WHEREAS, the aforesaid 2 (Two) daughters of Pahupati Deogharia namely 1. Manisha Deogharia and 2. Jayita Deogharia sold and transferred their inherited 8 Decimal of Land which they acquired in the right, title, interest of their father namely Pahupati Deogharia, by executing & registering Deed of Sale being No. 2766 of the year 2022 of A.D.S.R. Office at Kulti, and the said Sale Deed has been executed in favour of Sri Purna Chandra Deogharia, son of Late Sambhunath Deogharia.

AND WHEREAS, the First Parties by way of inheritance as per Hindu Law of Succession and by dint of the aforesaid Deed of Sale have jointly become owner to the entire "A" schedule land in respect of the schedule mentioned property and the First Parties have been in peaceful uninterrupted possession of the same being absolute owner thereof and also recorded their name in the L.R. R.O.R. and paying taxes and rents their own names.

AND WHEREAS, the First Parties are desirous of developing the "A" Schedule property by erecting a (B+G+6) residential cum commercial complex having several independent self contained apartments, flats, office, room, shops, parking space, garage etc. etc. possessed independently on ownership basis.

AND WHEREAS, the Developer having the necessary experience, expertise and infrastructure in the development of real estate projects approached the First Party with an offer for development of the 'A' Schedule property as residential-cum-commercial complex which the First Party accepted and voluntarily agreed on the terms and conditions mutually agreed upon by and between them.

The Parties hereto have agreed to develop the said property by constructing multi-storeyed buildings thereon with the object of exploiting the same commercially for residential-cum-commercial purposes in accordance with a building plan which is to be sanctioned in the name of the First Party at the cost and expenses of the Second Parties.

Contd...P/4.

Ashish Agarwal
Director

Kalpna Deogharia
Madhusudan Deogharia
Jagamohan Deogharia
Purna Chandra Deogharia

(4)

UDAI PURN (P) LTD
Director
Bhagwati Agarwal
Bimal Agarwal
Suresh Agarwal
Sushil Agarwal

NOW THIS DEED WITNESSETH AS FOLLOWS ARTICLE 'I' DEFINITION

THE OWNER :- The Owner shall mean -

- i) SMT. KALPANA DEOGHARIA,
- ii) SRI MADHUSUDAN DEOGHARIA,
- iii) SRI JAGAMOHAN DEOGHARIA, AND
- iv) SRI PURNA CHANDRA DEOGHARIA, unless exclude by or repugnant to the subject by context be deemed to mean and include their, successors, administrators, legal representatives and/or assigns.

THE DEVELOPER:- The Developer shall mean **UDAIPUR NIRMAN PVT. LTD.**, (PAN No. AAACU9836H) a company incorporated under the Companies Act 1956, having its office at 1771 (N), Shankha Apartment, Kumarpur, P.O.- Asansol, P.S.- Asansol (S), Chowki, Sub-Division and Additional District Sub-Registry Office Asansol, District Paschim Bardhaman, PIN No.- 713304., West Bengal, represented by its Directors **1. SRI BHAGWATI AGARWAL**, (PAN No. ACTPA1646H) **2. SRI BIMAL AGARWAL**, (PAN No. ACSPA4608A) **3. SRI SURESH AGARWAL**, (PAN No. ACSPA0510B) AND **4. SRI SUSHIL AGARWAL**, (PAN No. ACSPA0508M) all are sons of Bisweswar Lal Agarwal, and unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office, executors, administrators, legal representatives, permitted assigns and nominees.

THE PROPERTY :- The property shall mean the land called distinguished and/or described and more particularly described in the Schedule "A" hereunder written.

THE BUILDING :- The building shall mean the building or buildings proposed to be constructed on the said "A" Schedule property.

COMMON FACILITIES :- Common facilities shall mean and include right to use corridors, hallways, stairways, landings, lift machine room, lift wall, staircases room, passages, lift, parking space and other spaces and facilities whatsoever, required for the uses, enjoyment, maintenance and/or management of the building or buildings or part thereof.

SALEABLE SPACE :- Saleable space shall mean the space in the building available for independent use and occupation along with the proportionate share of space defined under common areas and facilities.

OWNER ALLOCATION :- Owner's allocation shall mean the saleable space allocable to the Owner in the building in the manner hereinafter provided and more specifically mentioned in the Schedule "B" below.

[Handwritten signature]

Yashwantrao Deshpande
M. G. M. Shinde
Jyotirao Deshpande
P. M. Chaudhari

(5)

Rajendra Aggarwal
Director

Ramesh Aggarwal

Sunil Kamal

Ashish Aggarwal

DEVELOPER'S ALLOCATION:- Developer's allocation shall mean the saleable space allocable to the Developer in the building in the manner hereinafter provided excluding the Owner's allocation and more specifically mentioned in the Schedule "C" below.

THE ARCHITECT :- The architect shall mean such person, firm or company as may be appointed by the Developer for designing and planning of the building.

BUILDING PLAN :- Building plan would mean such plan or plans to be prepared by the Architect/Engineer and to be sanctioned from AMC for the construction of the building and/or any other plan addition or revised to be sanctioned by the Asansol Municipal Corporation or other appropriate authorities as per Municipal Corporation law at the cost of the Second Party in the name of the First Party for the construction of the proposed building.

TRANSFER :- Transfer with its grammatical variations shall include a transfer by delivery of possession and by other means adopted for affecting a transfer of space under the law.

TRANSFeree :- Transferee shall mean a person or persons to whom any space in the building can be transferred.

ARTICLE II - OWNERS REPRESENTATION

1. That the Owner is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property.
2. That none other than Owner have any right, title, interest claim and/or demand whatever and in respect of the said property and/or any portion thereof.
3. That entirety of the "A" schedule mentioned property is at present lying vacant and under the occupation of the First Party and with the execution of this agreement the First Party doth hereby deliver vacant possession of the said property unto the Second Party i.e. the Developer.
4. The said property is free from all mortgages, encumbrances, charges, liens, lispendens, attachments, trusts and acquisitions whatsoever and the Owners did not enter into any form of negotiation with any Third Party prior to execution of these present.

ARTICLE III- DEVELOPER'S REPRESENTATIONS

1. The Owner hereby grants exclusive right to the Developer to be built upon and exploit commercially the said property by constructing multi storied building/buildings thereon according to the terms, conditions and considerations herein contained as a residential-cum-commercial complex.

Contd...P/6.

Ashish Aggarwal
Director

Kalpna Deshpande
Mohan Subramanian
Sugamika Deshpande
Puru Chandra Deshpande

(6)

UDAIPUR NIRMAN (P) LTD
Anshul Agarwal
Datta

Bimal Agarwal
Sumeet Agarwal

Anshul Agarwal

- Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the Owner of the said property or any part thereof to the Developer or as creating any right, title or interest in respect thereof in favour of the Developer save as herein expressly provided and also an exclusive right and irrevocable authority granted to the developer to commercially exploit the same in terms hereof and to deal and to transact freely with its own allocation in the building in the manner hereinafter stated.
- The Developer shall be at liberty to prepare site plan, floor plan, elevation showing road, boundary wall, entry to building gate along with elevation and perspective views of plot of land according to its convenience as permissible under law relevant there from.

ARTICLE IV - ALLOTMENT

It is also agreed that in lieu of the Owner's "A" schedule land the First Party/Owner will be provided with the "B" schedule property (Owner's Allocation).

Be it specifically settled between the Parties that the First Party shall get their said allotted "B" schedule property complete in all respect as per specifications described in schedule "D" mentioned hereunder and the sum of Rs. 60,00,000/- (Sixty Lakhs) only to the Land Owner/First Party No. 1, 2 & 4 by dint of Cheque No. "084732", "084729", "084734", "084731", "084733" & "084730" sum of Rs. 10,00,000/- (Ten Lakh) of each cheque of Axis Bank, Asansol Branch, Dated, 30.11.2022, and the aforesaid Land Owner duly acknowledge of the same. And the said sum shall be kept as refundable security deposit which the First Party shall return to the Developer without any interest after getting possession of the "Owner's Allocation".

Be it specifically settled between the Parties that the First Party shall get their said allotted portion, complete in all respect as per schedule "D" mentioned herein under.

ARTICLE V - COMMENCEMENT

- The Agreement shall be deemed to have commenced from the date of execution of this Agreement.
- This Agreement shall remain in force for a period of 36 (Thirty Six) months from the date of receiving the duly sanctioned plan from Asansol Municipal Corporation as well as necessary permissions from other competent authority/authorities.

Contd...P/7.

Anshul Agarwal
Datta

Kalpana Deshpande

Madhu Subh Deshpande

Pragathi Deshpande

Purushottam Deshpande

(7)

Bhagwati Deshpande
Director

Bimal Deshpande

Sunil Deshpande

Jusil Deshpande

If the Developer/Second Party fails to complete the project within the said period of said 36 (Thirty Six) months subject to force majeure conditions, then further time as agreed between the Parties may be granted by the Owner/First Party before rescinding the Agreement and the period of 36 (Thirty Six) months is subject of the provisions of Force Majeure.

It is further covenants that if the Developer/Second Party fails or neglects to complete the construction of the multi storied building even after providing of further time by the Land owner, in such situation the First Party got every right to cancel the agreement on serving 1 (One) month's notice to the Developer and also entitled to engage any other promoter/Developer/or any other person or authority to complete the entire building as per the plan and in such situation the Second Party/Developer shall provide all co-operations to the First Party for completion of the project.

ARTICLE VI - PROCEDURE

1. The Developer shall have building plans to be prepared as required under the law by a competent and recognized architect/engineer.
2. The Owners shall in the name of the Owners but at the cost of the Developer submit all building plan to the Corporation and/or any other appropriate/competent authorities for sanction, permission and/or clearance as may be required.
3. The Owners shall at the cost of the Developer submit all such applications to any competent authority under any law or statute as may be required to the purpose of developing the said property as provided herein.
4. All applications referred to in clauses (2) & (3) above shall be made in the name of the Owner and the necessary sanctions, permissions and/or clearance shall be obtained in the name of the Owner but shall be retained by the Developer.
5. The Developer shall be responsible to pay all charges towards conversion of the land and also be liable to pay Khajna of the land till this date and also liable to pay the costs for obtaining NOC from the office of the ADDA.
6. The Developer shall bear all expenses whatsoever to obtain sanction, permission and/or clearance of the building plan including the cost of preparation of the same, sanction fees and all other expenses as may be necessary with the right to get refund, if any and the Owner shall/are no way be liable for the same.

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Kalpna Dhotaria

Madhushu Beglur

Ajmodan Deshpande

Prem Chandra Deshpande

(3)

Shyamt Agarwal

Kunal Agarwal

Suresh Agarwal

Ashish Agarwal

7. The Owner will render to the Developer all reasonable assistance and cooperation necessary to apply for and/or clearances mentioned in clauses (2) and (3) above and hereby agrees and assures the Developer to sign and execute such plans, applications and other papers as may be required by the Developer from time to time but the Owners shall have no financial obligation whatsoever of the said purpose.

ARTICLE VII - POSSESSION

1. With the execution of this Agreement the Owner doth hereby deliver vacant possession of the property morefully mentioned in schedule 'A' below to the Developer for the purpose of development of the same.
2. Until the completion of the building the Developer shall hold possession of the said property on his behalf as well as on behalf of the Owner PROVIDED HOWEVER the Owner and the Developer shall be entitled to deal with their respective allocation as absolute Owner thereof without any interference or disturbance from either side.

ARTICLE VIII - BUILDING

1. The Developer shall at its own costs construct/erect and complete in all respect multi storied building/buildings to be sanctioned and/or approved by the AMC on the said property within a period of 03 (Three) years as stated above.
2. The design and the nature of the building and the materials to be used shall according to the specifications to be specified by the Architect/Engineer to be appointed by the Developer.
3. The building shall be R.C.C. construction and shall conform with the specifications more fully described in the schedule hereto annexed.
4. The Developer shall also at its own cost install and provide such facilities that may be required to be provided according to the statutory bye laws and regulations of the Municipality and/or appropriate authorities.
5. The Developer shall be authorized by the Owners to apply for and to obtain temporary and/or permanent water connections, electric connections, telephone, gas connections and for other inputs and facilities as may be necessary for such constructions.
6. All costs, charges and expenses for construction of the building including Architect's fees, Engineer's fees, sanction fees etc. shall be paid and discharged by the Developer and the Owners shall have no responsibility whatsoever in this respect.
7. The name of the proposed building will be "Siddheswar Tower".

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Kalpana Deshpande
Madhu Sahu Jaggi
Sugamou Deshpande
Pravin Chandra Deshpande

(9)

UDAIFURNACE PRIVATE LTD
Director

Rajiv Agarwal
Bimal Agarwal
Suman Agarwal
Arun Agarwal

ARTICLE IX - ALLOCATIONS

1. The common and utility arrears shall be controlled by the Developer.
2. Either party shall be entitled to sell, transfer, lease and/or otherwise deal with or dispose of their respective allocated portions as they may deem fit and proper.
3. That the Owners shall have full right to enter into any form of agreement with any Third Party or parties for selling their allocated portion or portions before actual handing over of Owner's allocation.

ARTICLE X - RATES & TAXES

1. On completion of the building, the parties hereto shall take possession of their respective allocated areas/portions in the building and as from the date shall be responsible to pay and bear the maintenance/service charges for the common facilities in the building.
2. The service charges shall include insurance, utility charges; maintenance of mechanical, electrical, sanitary and other equipment's maintenance and general management of the building.
3. The Developer in consultation with the Owners and other purchaser occupier shall frame the scheme for the management, maintenance and administration of the building and all the particulars/occupiers shall abide by all the rules and regulations of such management/administration/maintenance and other schemes.

ARTICLE XI - COMMON RESTRICTIONS

1. The occupiers of the building shall not use or permit the user of their allocated portion in the building or any portion thereof for carrying on any obnoxious, illegal, unlawful and immoral trade or activity, nor permit the use thereof for any purpose, which may cause any nuisance or annoyance or disturbance and/or hazard to the other occupiers of the building and/or to the neighbours. None of the occupiers shall demolish or permit demolition of any of the structure in their allocated portion or any part thereof, or make any structural alterations therein excepting minor additions and alterations.
2. The occupiers shall abide by all laws, bye laws, rules and regulations of the Municipality, Government Authorities, local competent authorities, organizations and bodies, as the case be and shall attend to, answer for and be responsible for any deviation, violation, and/or breach of any of the aforesaid mentioned laws, bye laws, rules and regulations in this context.

Contd...P/10.

[Handwritten signature]

Kulbarna Dhotaria

Madhusudan Jais

Agnomita Desai

Poon Chandra Chandra

(10)

UDAIPUR NIRMAL (P) LTD
Bhagwati Agarwal

Bimal Agarwal

Smriti Agarwal

Aushil Agarwal

3. The occupiers shall keep their allocated portion in good condition and repair so as not to cause any damage to the building or any part thereof and shall keep the Owners and the other occupier indemnified from and against the consequence of such breach and/or act or commission.
4. None of the occupiers shall do or cause or permit any action which may render void or voidable the insurance of the building or any part thereof and shall keep the Owner and other occupiers of the building harmless and indemnified from and against the consequences of such actions.
5. No articles and/or other items shall be kept in the areas meant for common use in the building and no hindrance shall be caused in any manner for free movement in the corridors and other common areas of the building.
6. None of the occupier shall create any hindrance the Developer and/or his agents' at all reasonable times to enter into any portion of the building for the purpose of maintenance cleaning and keeping in order the common facilities including electrical sanitary heating and other systems.

ARTICLE XII- OWNER'S OBLIGATIONS

1. The Owner hereby agreed and covenants with the Developer not to cause any interference or hindrance in the construction of the building at the said property by the Developer if the terms of the Agreement are strictly complied with by the Developer.
2. The Owners hereby agrees and covenants with the Developer not to do any act or things whereby the Developer may be prevented from selling, assigning and/or disposing of any of the Developer's allocated portion in the building or at the said property.
3. The Owners hereby agrees and covenants with the Developer not to let out, grant lease, mortgage and/or charge the said property or any portion thereof without consent in writing of the Developer during the period of construction.
4. That the Developer fully complying with all the terms and conditions in this Agreement i.e. after delivery of the Owners' Allocation to the Owners, the Developer is or shall be entitled to the right of full and absolute ownership title and interest in respect of the Developer's allocation of said property and save and except the undivided proportionate share in the land of the said property attributable to the Owner's allocation to be allotted by the Developer in favour of the Owners as stated in article IV herein above.
5. The Owners will have to pay income tax or any other taxes for selling of his allocated portion and the Developer shall be liable to pay income tax or any other tax for selling of his allocated portions.

Contd...P/11.

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Shalpa Doshi
Madhusudan Doshi
Aganaka Doshi
Ram Chandra Doshi

(11)

Shree Agarwal
Bimal Agarwal
Suresh Agarwal
Ashish Agarwal

ARTICLE XIII - DEVELOPER'S OBLIGATION

1. The Developer hereby agrees and covenants with the Owners to complete the construction of the building within 03 (Three) years, from the date stated above.
2. In constructing the said building the Developer will ensure that there is no violation of any rule of environment pollution and/or sanctity of the locality.
3. The Developer will be solely responsible to pay income tax or any other taxes for selling of his allocated "C" schedule property to the third person and the Owners are not liable to pay the same.
4. The Developer hereby agrees and covenants with the Owner not to transfer and/or assign the benefit of this Agreement nor transfer any portion of Owner's allocation.
5. The Developer hereby agrees and covenants with the Owners not to do any act, deed or thing whereby the Owner is prevented from enjoying, selling, assigning and/or disposing of the Owner's allocated property in the building at the said property.
6. That it has been specifically settled between the parties that the Developer shall have no right or authority to create any mortgage, lien, or charge or encumbrance in respect of the portions to be allotted to the Owner's over the said property before handing over Owners' allocation in total finished condition.

ARTICLE XIV - OWNERS' INDEMNITY

1. The Owners hereby undertake that the Developer shall be entitled to construct and complete the said building and enjoy his allocated space(s).
2. The Owners hereby agree to indemnify the Developer against all actions, suits, costs and proceedings and claim that may arise out of the Owner's title in the said property.

ARTICLE XV - DEVELOPER'S INDEMNITY

1. The Developer hereby undertakes to keep the Owner's indemnified against all Third Party claims and actions arising out of any sort of act of omission or commission of the Developer / his men or agents in or relating to the construction of the said building.

Handwritten signature

Kalpna Deshpande,

Madhu Sule Deshpande

Agarwal Deshpande

Puram Chandu Deshpande

(12)

UDAIPUR NIRMAN (P) LTD
Shagun Agarwal
Director

Binod Agarwal

Sumit Agarwal

Anshul Agarwal

2. The Developer hereby undertakes to keep the Owner's indemnified against all actions, suits, costs and proceedings and claims that may arise out of the Developer's actions with regard to the development of the said property.

ARTICLE XVI - TITLE DEEDS

The original title deeds and other title related papers in respect of the said property "A" Schedule property shall remain with the Developer. The Developer in consultation with the subject to the approval of the Owner shall prepare such document as would be required in the context of this project.

ARTICLE XVII - MISCELLANEOUS

It is understood that from time to time to facilitate the construction of the building by the Developer, various deeds matters and things not herein specified, may be required to be done by the Developer and or which the Developer may need the authority of the Owners and various applications and other documents may be required to be signed or made by the Owner relating to which specific provisions may not have been made herein the Owner hereby authorizes the Developer and the Owner undertake to execute any such additional power of attorney and/or authorization as may be required by the Developer for the purposes. The Owner also undertake to sign and execute all such additional applications and other documents as the case may be, provided that all such acts, deeds, matters and things do not in any way infringe on the rights of the owners and/or go against the spirit of the Agreement.

That for enabling the Second Party to raise the said proposed multi-storied building as well as to enter into any agreement for sale and/or to make absolute sale/transfer of the flat / flats / shop / godown / office / garage/parking space etc. (save and except the "B" schedule - Owner's allocated property) the First Party hereby undertakes to execute General Power of Attorney empowering the Second Party authorizing him to exercise the following powers for and on behalf of the First Party as Constituted Attorney and the Developer is entitled to raise financial assistance from financial Institutions for completing the project. It is also agreed by and between the parties that the Developer company shall be solely liable for repayment of such loan as the liability of the Developer company the property of the Principals/Land owners shall not be in any way would be encumbered and it is also agreed between the Parties that the Developer

22/11/2014
Adh

Kalpana Deshpande

Hachiswini Deshpande

Jyotsna Deshpande

Pram Chandra Deshpande

(13)

Abhepali Agarwal
Director

Bimal Agarwal

Sumit Agarwal

Ashnil Agarwal

may use any other land adjoining with the "A" schedule mentioned land and is entitled to erect building over the "A" schedule land amalgamating with other land as per plan to be sanctioned by the A.M.C.

Any notice required to be given by the Developer shall, without prejudice to any other mode of service liable, be deemed to have been served on the Owners if delivered by hand or sent by prepaid registered post at the last known address of the Developer recorded with the Owners.

ARTICLE XVIII - FORCE MAJEURE CONDITION

Except under the circumstances hereinafter mentioned there will be no extension of the period for completion of construction of the building by the developer on the said property.

The parties hereto shall not be considered to be liable for any obligation hereunder to the extent than the performance of the relative obligation is proved by the existence of a force majeure and shall be suspended from the obligation during the duration of the Force Majeure.

Force Majeure condition shall mean and include flood, earthquake, riot, war, storm, tempest, civil commotion, strike, lockout, stop work notice, court cases, scarcity/non availability of building materials and/or any other act or commission beyond the control of the parties hereto.

ARTICLE XIX - JURISDICTION

The court at Asansol alone shall have the jurisdiction to entertain, try and determine all actions, suit and proceedings arising out of these presents between the parties hereto.

SCHEDULE "A" (Description of the entire land)

All that land situated within the District of **Paschim Burdhaman**, Chowki Asansol, Sub-Division and A.D.S.R. office at **Kulti**, P.S.- **Kulti**, Under Mouza- **Barakar**, J.L. No.- **30**, Khatian No.- **823, 1384, 1960, 6859, 6921, 6922, 6923**, R.S. & L.R. Plot No.- **1553**, Area of Land **47 Decimal** of vacant land, Classification **Danga**, Property used as **Bastu**, Ward No.- **30 (Old)/69(New) of Asansol Municipal Corporation, Butted & Bounded By :-**

On the East - Property of Ravinder Kaur, On the West - Property of others,
On the North - Property of others, On the South- G.T. Road (150 Ft.).

[Handwritten signature]

Kalpna Deshpande

Wadhwanth Subramanian

Ajaymala Deshpande

Purnachandra Deshpande

(14)

Chaitanya Bhagwati Bhargava

Ramesh Bhargava

Smriti Bhargava

Sushil Agarwal

SCHEDULE "B" (Owner's Allocation)

In lieu of the Owner's "A" schedule land, the First Party/Owner will be provided with 36% (Thirty Six Percent) of the entire constructed area of the total building. That the said 36% (Thirty Six Percent) of the constructed area will be as follows:-

36% of the constructed area on the basement, Ground floor and First Floor and Second Floor,

The commercial space will be provided from the West Side.

The entire 3rd (Third) Floor excepting 2100 Sq. ft. of carpet area.

2 (Two) Units of 2BHK Flat one front facing and another just behind on the Top Floor.

The remaining constructed area to be provided on the other Floor except Top Floor, basement, ground floor, 1st and 2nd floor together with all right of sell, mortgage, gift, creating tenancy etc. etc. being absolute owner thereof.

AND having undivided 36% percent of the total area on the terrace/roof of the multi storied building, including all common rights over stairs and lift together with proportionate share of land and common rights and easements attached with the Multi-Storied residential cum commercial building to be constructed over the "A" schedule land and the said properties will be delivered with finished condition with all respect as per the specifications described in Schedule "D" herein below.

SCHEDULE "C" (Developers allocation)

Save and except those are to be allotted to the First Party/Owners as per schedule "B" of this Deed mentioned herein above all other remaining properties are to be the property of the Developer with all right to Sale, Mortgage, Gift, Lease etc. etc. alongwith common rights and privileges attached with the Multi-storied building to be constructed over the "A" schedule land.

[Handwritten signature]

Yellpene Deetharini

Madhu Srinivasan

Jaganmohan Deetharini

Ravi Chandra Deetharini

(15)

UDAPURAM
Bhagwati Jaganmohan
Director

Rajesh Jaganmohan

Suresh Jaganmohan

Aushil Jaganmohan

SCHEDULE "D" (Above Referred To)

STRUCTURE : R.C.C. framed structure with 10" first class bricks in cement mortar 1:6 all external walls of 5" with good quality red bricks in cement mortar 1:4 for all internal / partition walls.

EXTERNAL FINISH : Weather coat, exquisitely designed external finish.

INTERNAL FINISH : Wall putty with primer.

DOOR : Entrance Door : Gammer wood, Sal wood frame with all fittings & fixtures.

Remaining Door : Flushed doors and properly varnished / painted with all fittings and fixtures branded quality.

Toilet Door : PVC type door with all fittings and fixtures.

WINDOWS : Aluminium frames/Steel window with smoke glass & grill fitted.

CP FITTINGS : Reputed or ISI/ISO mark of all fittings.

FLOORING : Quality marbles / vitrified tiles in all bedrooms, dinning, balcony (upto Rs. 50/- per Sq. ft.) and stairs and in common passage and Commercial area quality Marbles / vitrified tiles and mosaic.

KITCHEN : Quality marbles/Anti-skid tiles flooring, Granite counter slab with ceramic tiles up to height of 3' from the counter top & stair less steel sink.

TOILET : Anti-skid tiles flooring, wall glazed tiles up to 6', wash basin, glazed vitreous sanitary ware of standard quality, fitting chrome plated taps, cistern-PVC cistern, water tap-all bathroom with hot & cold water system.

ELECTRICAL : Concealed copper wiring of ISI Mark- Havells or equivalent. All electrical switches and accessories of Havells or equivalent at every required points as per building design.

All bedrooms with A.C. Points, Bathroom with Geyser points, Exhaust fan points at appropriate location, with MCB fittings etc.

Adequate lighting power points as per design.

ELEVATOR : High speed modern elevator proper concrete floor with tiles and with adequate levelling in the Basement.

That towards any other works, extra works or fittings in the owner's allocated area, the owner shall pay the excess/extra money.

Contd...P/16.

[Handwritten signature]

IN WITNESS WHERE OF both Parties named above signed and executed this **DEED OF DEVELOPMENT AGREEMENT** on this the 17th day of February, 2023.

WITNESSES :

1. Ram Chakraborty,
30. Sri B. N. Chakraborty,
P.O. - Vill. & P.O. - Choboghari,
P. S. - Harapur,
Dist. - Paschim Bardhaman,

2. Pin - 713326.

Smit Kumar Khattar

S/o Krishna Kumar Khattar

P.O. - PS - Keethi

Kendua Bazar (WB)

Pin - 713345

DIST - Paschim Bardhaman

1. Kalpana Debnath

2. Madhu Sudan Debnath

3. Jagannath Debnath

4. Purnu Chandra Debnath

Signature of the OWNERS

JUNI PUR NIRMAN (P) LTD.

1. Bhagwati Agarwal Director

2. Kunal Agarwal

3. Suresh Agarwal

4. Sushil Agarwal

Signature of the DEVELOPER

Prepared by me as per instruction of the Parties and readover and explained to the Parties & printed in my office.

Ayan Ranjan Mukherjee

(Ayan Ranjan Mukherjee)

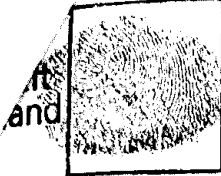
Advocate, Asansol Court.

Enrolment No. WB/1072/2009.

A Sheet containing the finger prints of both hands of the Parties herein along with their self attested photograph is attached with this Deed is to be treated as part of this Deed.

Thumb

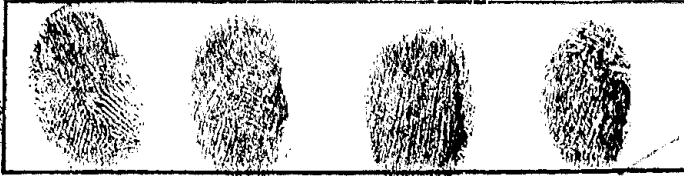
Littlefinger to forefinger



Thumb

Forefinger to Littlefinger

Right Hand

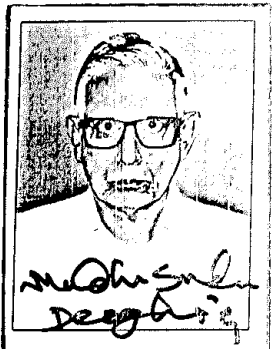


Finger Print attested by me: *Kalpana Deogharia*

Thumb

Littlefinger to forefinger

Left Hand



Thumb

Forefinger to Littlefinger

Right Hand

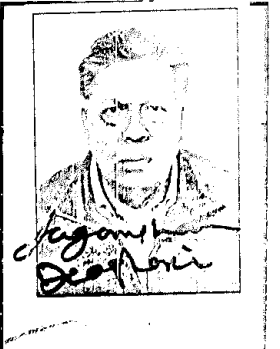


Finger Print attested by me: *Mahesh Deogharia*

Thumb

Littlefinger to forefinger

Left Hand



Thumb

Forefinger to Littlefinger

Right Hand



Finger Print attested by me: *Jagannath Deogharia*

Thumb

Littlefinger to forefinger

Left Hand



Thumb



Forefinger to Littlefinger

Right Hand





Finger Print attested by me: *Puran Chandra Deogharia*

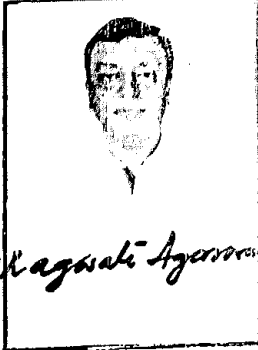
Thumb Littlefinger to forefinger

Left Hand  


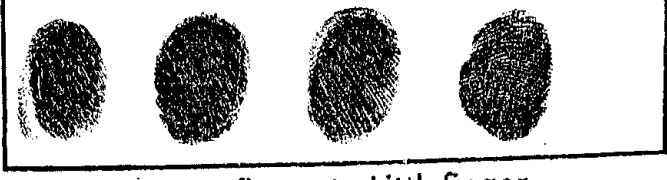
Thumb Forefinger to Littlefinger

Right Hand  


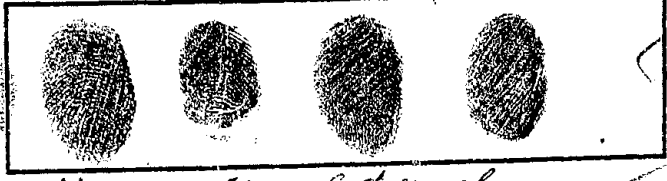
Finger Print attested by me: *Bhagwati Agarwal*



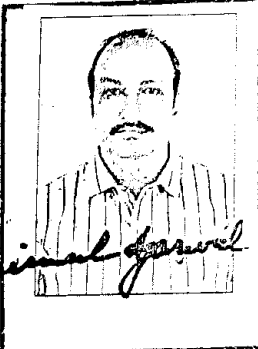
Thumb Littlefinger to forefinger

Left Hand  


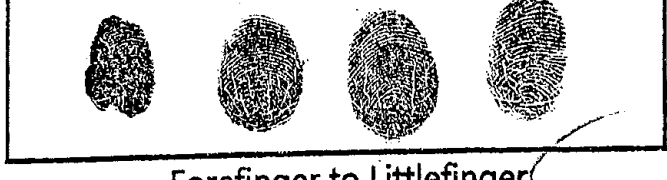
Thumb Forefinger to Littlefinger

Right Hand  


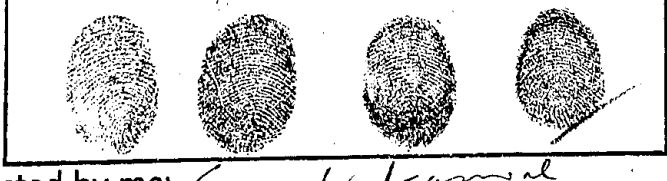
Finger Print attested by me: *Simal Agarwal*




Thumb Littlefinger to forefinger

Left Hand  



Thumb Forefinger to Littlefinger

Right Hand  



Finger Print attested by me: *Suresh Agarwal*



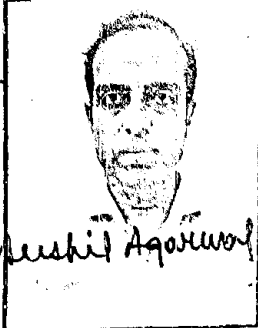
Thumb Littlefinger to forefinger

Left Hand  

Thumb Forefinger to Littlefinger

Right Hand  

Finger Print attested by me: *Sushil Agarwal*



Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192022230281784561

GRN Details

GRN: 192022230281784561 Payment Mode: Online Payment
GRN Date: 05/02/2023 19:47:41 Bank/Gateway: HDFC Bank
BRN : 2038132560 BRN Date: 05/02/2023 19:48:52
GRIPS Payment ID: 050220232028178455 Payment Init. Date: 05/02/2023 19:47:41
Payment Status: Successful Payment Ref. No: 2000249494/2/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: AYAN RANJAN MUKHERJEE
Address: ASANSOL
Mobile: 9647074140
Contact No: 9647074140
Depositor Status: Advocate
Query No: 2000249494
Applicant's Name: Shri Ayan Ranjan Mukherjee
Identification No: 2000249494/2/2023
Remarks: Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy): 05/02/2023
Period To (dd/mm/yyyy): 05/02/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000249494/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	39021
2	2000249494/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	60021
			Total	99042

IN WORDS: NINETY NINE THOUSAND FORTY TWO ONLY.

Major Information of the Deed

No./Year	I-2324-00610/2023	Date of Registration	17/02/2023
Entry Date	2324-2000249494/2023	Office where deed is registered	
Applicant Name, Address & Other Details	31/01/2023 11:28:24 AM	A.D.S.R. KULTI, District: Paschim Bardhaman	
Ayan Ranjan Mukherjee Vill.- Chhotodighari, Thana : Asansul, District : Paschim Bardhaman, WEST BENGAL, PIN - 713326, Mobile No. : 9647074140, Status : Advocate			
Transaction	[0110] Sale, Development Agreement or Construction agreement	Additional Transaction	
Set Forth value		Market Value	
Stamp duty Paid (SD)		Registration Fee Paid	
Rs. 40,021/- (Article:48(g))		Rs. 60,021/- (Article:E, E, E.)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip. (Urban area)		



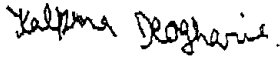


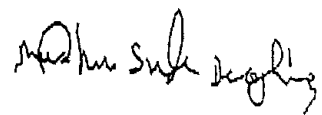
Land Details :



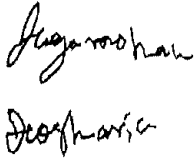
District: Paschim Bardhaman, P.S:- Kulti, Municipality: KULTI, Road: G. T. Road Barakar, Mouza: Barakar, JI No: 30, Pin Code : 713324

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1553 (RS :-1553)	LR-6921	Semi Commercial Usage	Danga	4 Dec		17,08,973/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road,
L4	LR-1553 (RS :-)	LR-1960	Semi Commercial Usage	Danga	12 Dec		51,26,918/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road,
L5	LR-1553 (RS :-1553)	LR-823	Semi Commercial Usage	Danga	12 Dec		51,26,918/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road,
L6	LR-1553 (RS :-1553)	LR-1384	Semi Commercial Usage	Danga	11 Dec		46,99,675/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road,
L7	LR-1553 (RS :-1553)	LR-6859	Semi Commercial Usage	Danga	8 Dec		34,17,946/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road,
L8	LR-1553 (RS :-)	LR-6922	Semi Commercial Usage	Danga	1 Sq Ft		979/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road,



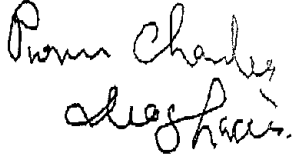
1553 (S :-)	LR-6923	Semi Commercial Usage	Danga	1 Sq Ft	979/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road.
TOTAL :				47.0046Dec	0 /-	200,82,388 /-
Grand Total :				47.0046Dec	0 /-	200,82,388 /-

Land Lord Details :

Sl No	Name, Address, Photo, Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Smt KALPANA DEOGHARIA (Presentant) Wife of Late Pashupati Deogharia Executed by: Self, Date of Execution: 17/02/2023 , Admitted by: Self, Date of Admission: 17/02/2023 ,Place : Office	 <small>17/02/2023</small>	 <small>LTI 17/02/2023</small>	 <small>17/02/2023</small>
BEGUNIA, BARAKAR, City:- Not Specified, P.O:- Barakar, P.S:-Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713324 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AHxxxxxx2D,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 17/02/2023 , Admitted by: Self, Date of Admission: 17/02/2023 ,Place : Office				
2	Shri MADHUSUDAN DEOGHARIA Son of Late Sambhunath Deogharia Executed by: Self, Date of Execution: 17/02/2023 , Admitted by: Self, Date of Admission: 17/02/2023 ,Place : Office	 <small>17/02/2023</small>	 <small>LTI 17/02/2023</small>	 <small>17/02/2023</small>
BEGUNIA, BARAKAR, City:- Not Specified, P.O:- Barakar, P.S:-Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713324 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ACxxxxxx8M,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 17/02/2023 , Admitted by: Self, Date of Admission: 17/02/2023 ,Place : Office				

Name	Photo	Finger Print	Signature
Shri JAGAMOHAN DEOGHARIA Son of Late Sambhunath Deogharia Executed by: Self, Date of Execution: 17/02/2023 , Admitted by: Self, Date of Admission: 17/02/2023 ,Place : Office	 17/02/2023	 LTI 17/02/2023	 17/02/2023

BEGUNIA, BARAKAR, City:- Not Specified, P.O:- Barakar, P.S:-Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713324 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AHxxxxxx1N,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 17/02/2023 , Admitted by: Self, Date of Admission: 17/02/2023 ,Place : Office



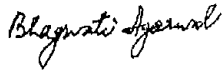


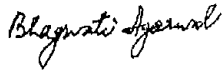


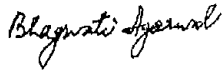
Name	Photo	Finger Print	Signature
Shri PURNA CHANDRA DEOGHARIA Son of Late Sambhunath Deogharia Executed by: Self, Date of Execution: 17/02/2023 , Admitted by: Self, Date of Admission: 17/02/2023 ,Place : Office	 17/02/2023	 LTI 17/02/2023	 17/02/2023

BEGUNIA, BARAKAR, City:- Not Specified, P.O:- Barakar, P.S:-Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713324 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx0N,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 17/02/2023 , Admitted by: Self, Date of Admission: 17/02/2023 ,Place : Office

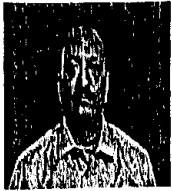




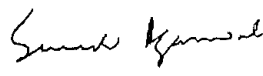


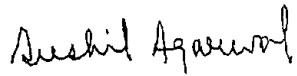
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	UDAIPUR NIRMAN PVT. LTD. 1771 (N), SHANKHA APARTMENT, KUMARPUR, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304 , PAN No.:: AAxxxxxx6H,Aadhaar No Not Provided by UIDAI, 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> Shri BHAGWATI AGARWAL Son of Bisweswar Lal Agarwal Date of Execution - 17/02/2023 , , Admitted by: Self, Date of Admission: 17/02/2023, Place of Admission of Execution: Office </td> <td>  Feb 17 2023 1:31PM </td> <td>  LTI 17/02/2023 </td> <td>  17/02/2023 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Shri BHAGWATI AGARWAL Son of Bisweswar Lal Agarwal Date of Execution - 17/02/2023 , , Admitted by: Self, Date of Admission: 17/02/2023, Place of Admission of Execution: Office	 Feb 17 2023 1:31PM	 LTI 17/02/2023	 17/02/2023
Name	Photo	Finger Print	Signature						
Shri BHAGWATI AGARWAL Son of Bisweswar Lal Agarwal Date of Execution - 17/02/2023 , , Admitted by: Self, Date of Admission: 17/02/2023, Place of Admission of Execution: Office	 Feb 17 2023 1:31PM	 LTI 17/02/2023	 17/02/2023						

PURANAHAHAT MAIN ROAD, BURNPUR, City:- Not Specified, P.O:- Burnpur, P.S:-Hirapur, District:-
Paschim Bardhaman, West Bengal, India, PIN:- 713325, Sex: Male, By Caste: Hindu, Occupation:
Business, Citizen of: India, , PAN No.:: ACxxxxxx6H,Aadhaar No Not Provided by UIDAI Status :
Representative, Representative of : UDAIPUR NIRMAN PVT. LTD. (as DIRECTOR)

	Name	Photo	Finger Print	Signature
2	Shri BIMAL AGARWAL Son of Bisweswar Lal Agarwal Date of Execution - 17/02/2023, , Admitted by: Self, Date of Admission: 17/02/2023, Place of Admission of Execution: Office	 Feb 17 2023 1:31PM	 LTI 17/02/2023	 17/02/2023
PURANAHAHAT MAIN ROAD, BURNPUR, City:- Not Specified, P.O:- Burnpur, P.S:-Hirapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713325, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx8A,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : UDAIPUR NIRMAN PVT. LTD. (as DIRECTOR)				
	Name	Photo	Finger Print	Signature
3	Shri SURESH AGARWAL Son of Bisweswar Lal Agarwal Date of Execution - 17/02/2023, , Admitted by: Self, Date of Admission: 17/02/2023, Place of Admission of Execution: Office	 Feb 17 2023 1:32PM	 LTI 17/02/2023	 17/02/2023
PURANAHAHAT MAIN ROAD, BURNPUR, City:- Not Specified, P.O:- Burnpur, P.S:-Hirapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713325, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx0B,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : UDAIPUR NIRMAN PVT. LTD. (as DIRECTOR)				
	Name	Photo	Finger Print	Signature
4	Shri SUSHIL AGARWAL Son of Bisweswar Lal Agarwal Date of Execution - 17/02/2023, , Admitted by: Self, Date of Admission: 17/02/2023, Place of Admission of Execution: Office	 Feb 17 2023 1:32PM	 LTI 17/02/2023	 17/02/2023
PURANAHAHAT MAIN ROAD, BURNPUR, City:- Not Specified, P.O:- Burnpur, P.S:-Hirapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713325, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx8M,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : UDAIPUR NIRMAN PVT. LTD. (as DIRECTOR)				

Details :

	Photo	Finger Print	Signature
RAMESH CHAKRABORTY of Shri B N Chakraborty HOTODIGHARI, City:- Not Specified, O:- Chhotodighari, P.S:-Hirapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713326			

17/02/2023

17/02/2023

17/02/2023

Identifier Of Smt KALPANA DEOGHARIA, Shri MADHUSUDAN DEOGHARIA, Shri JAGAMOHAN DEOGHARIA, Shri PURNA CHANDRA DEOGHARIA, Shri BHAGWATI AGARWAL, Shri BIMAL AGARWAL, Shri SURESH AGARWAL, Shri SUSHIL AGARWAL

Transfer of property for L1From
Smt KALPANA
DEOGHARIA**To. with area (Name-Area)**
UDAIPUR NIRMAN PVT. LTD. -4 Dec**Transfer of property for L4**SI.No From
Shri MADHUSUDAN
DEOGHARIA**To. with area (Name-Area)**
UDAIPUR NIRMAN PVT. LTD. -12 Dec**Transfer of property for L5**SI.No From
Shri JAGAMOHAN
DEOGHARIA**To. with area (Name-Area)**
UDAIPUR NIRMAN PVT. LTD. -12 Dec**Transfer of property for L6**SI.No From
Shri PURNA CHANDRA
DEOGHARIA**To. with area (Name-Area)**
UDAIPUR NIRMAN PVT. LTD. -11 Dec**Transfer of property for L7**SI.No From
1 Shri PURNA CHANDRA
DEOGHARIA**To. with area (Name-Area)**
UDAIPUR NIRMAN PVT. LTD. -8 Dec**Transfer of property for L8**SI.No From
1 Smt KALPANA
DEOGHARIA
2 Shri MADHUSUDAN
DEOGHARIA
3 Shri JAGAMOHAN
DEOGHARIA
4 Shri PURNA CHANDRA
DEOGHARIA**To. with area (Name-Area)**
UDAIPUR NIRMAN PVT. LTD. -0.00057292 Dec
UDAIPUR NIRMAN PVT. LTD. -0.00057292 Dec
UDAIPUR NIRMAN PVT. LTD. -0.00057292 Dec
UDAIPUR NIRMAN PVT. LTD. -0.00057292 Dec**Transfer of property for L9**SI.No From
1 Smt KALPANA
DEOGHARIA
2 Shri MADHUSUDAN
DEOGHARIA
3 Shri JAGAMOHAN
DEOGHARIA
4 Shri PURNA CHANDRA
DEOGHARIA**To. with area (Name-Area)**
UDAIPUR NIRMAN PVT. LTD. -0.00057292 Dec
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Details as per Land Record

Paschim Bardhaman, P.S:- Kulti, Municipality: KULTI, Road: G. T. Road Barakar, Mouza: Barakar. JI No: 30.

Code: 713324

Sl. No.	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1553, LR Khatian No:- 6921	Owner: কল্পনা দেঘরিয়া, Gurdian: পশুপতি , Address: বরাকর , Classification: ডাঙ্গা, Area: 0.04000000 Acre,	Smt KALPANA DEOGHARIA
L4	LR Plot No:- 1553, LR Khatian No:- 1960	Owner: মধুসূদন দেওঘড়িয়া, Gurdian: শঙ্কুনাথ , Address: নিজ , Classification: ডাঙ্গা, Area: 0.12000000 Acre,	Shri MADHUSUDAN DEOGHARIA
L5	LR Plot No:- 1553, LR Khatian No:- 823	Owner: জগমোহন দেওঘড়িয়া, Gurdian: শঙ্কুনাথ , Address: নিজ , Classification: ডাঙ্গা, Area: 0.12000000 Acre,	Shri JAGAMOHAN DEOGHARIA
L6	LR Plot No:- 1553, LR Khatian No:- 1384	Owner: পূর্ণচন্দ্র দেওঘড়িয়া, Gurdian: শঙ্কুনাথ , Address: নিজ , Classification: ডাঙ্গা, Area: 0.11000000 Acre,	Shri PURNA CHANDRA DEOGHARIA
L7	LR Plot No:- 1553, LR Khatian No:- 6859	Owner: পূর্ণচন্দ্র দেওঘরিয়া, Gurdian: শঙ্কুনাথ , Address: নিজ , Classification: ডাঙ্গা, Area: 0.08000000 Acre,	Shri PURNA CHANDRA DEOGHARIA
L8	LR Plot No:- 1553, LR Khatian No:- 6922	Owner: জয়িতা দেঘরিয়া, Gurdian: পশুপতি , Address: বরাকর , Classification: ডাঙ্গা,	Seller is not the recorded Owner as per Applicant.
L9	LR Plot No:- 1553, LR Khatian No:- 6923	Owner: মনীষা দেঘরিয়া , Gurdian: পশুপতি , Address: বরাকর , Classification: ডাঙ্গা,	Seller is not the recorded Owner as per Applicant.

02-2023

Certificate of Admissibility (Rule 43, W.B. Registration Rules 1902)

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 12:52 hrs on 17-02-2023, at the Office of the A.D.S.R. KULTI by Smt KALPANA DEOGHARIA, 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 2,00,82,388/-

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

Execution is admitted on 17/02/2023 by 1. Smt KALPANA DEOGHARIA, Wife of Late Pashupati Deogharia, BEGUNIA, BARAKAR, P.O: Barakar, Thana: Kulti, Paschim Bardhaman, WEST BENGAL, India, PIN - 713324, by caste Hindu, by Profession Business, 2. Shri MADHUSUDAN DEOGHARIA, Son of Late Sambhunath Deogharia, BEGUNIA, BARAKAR, P.O: Barakar, Thana: Kulti, Paschim Bardhaman, WEST BENGAL, India, PIN - 713324, by caste Hindu, by Profession Retired Person, 3. Shri JAGAMOHAN DEOGHARIA, Son of Late Sambhunath Deogharia, BEGUNIA, BARAKAR, P.O: Barakar, Thana: Kulti, Paschim Bardhaman, WEST BENGAL, India, PIN - 713324, by caste Hindu, by Profession Business, 4. Shri PURNA CHANDRA DEOGHARIA, Son of Late Sambhunath Deogharia, BEGUNIA, BARAKAR, P.O: Barakar, Thana: Kulti, Paschim Bardhaman, WEST BENGAL, India, PIN - 713324, by caste Hindu, by Profession Business

Indetified by Mr RAMESH CHAKRABORTY, , Son of Shri B N Chakraborty, CHHOTODIGHARI, P.O: Chhotodighari, Thana: Hirapur, Paschim Bardhaman, WEST BENGAL, India, PIN - 713326, by caste Hindu, by profession Others

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

Execution is admitted on 17-02-2023 by Shri SUSHIL AGARWAL, DIRECTOR, UDAIPUR NIRMAN PVT. LTD., 1771 (N), SHANKHA APARTMENT, KUMARPUR, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304

Indetified by Mr RAMESH CHAKRABORTY, , Son of Shri B N Chakraborty, CHHOTODIGHARI, P.O: Chhotodighari, Thana: Hirapur, Paschim Bardhaman, WEST BENGAL, India, PIN - 713326, by caste Hindu, by profession Others

Execution is admitted on 17-02-2023 by Shri BHAGWATI AGARWAL, DIRECTOR, UDAIPUR NIRMAN PVT. LTD., 1771 (N), SHANKHA APARTMENT, KUMARPUR, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304

Indetified by Mr RAMESH CHAKRABORTY, , Son of Shri B N Chakraborty, CHHOTODIGHARI, P.O: Chhotodighari, Thana: Hirapur, Paschim Bardhaman, WEST BENGAL, India, PIN - 713326, by caste Hindu, by profession Others

Execution is admitted on 17-02-2023 by Shri BIMAL AGARWAL, DIRECTOR, UDAIPUR NIRMAN PVT. LTD., 1771 (N), SHANKHA APARTMENT, KUMARPUR, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304

Indetified by Mr RAMESH CHAKRABORTY, , Son of Shri B N Chakraborty, CHHOTODIGHARI, P.O: Chhotodighari, Thana: Hirapur, Paschim Bardhaman, WEST BENGAL, India, PIN - 713326, by caste Hindu, by profession Others

Execution is admitted on 17-02-2023 by Shri SURESH AGARWAL, DIRECTOR, UDAIPUR NIRMAN PVT. LTD., 1771 (N), SHANKHA APARTMENT, KUMARPUR, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304

Indetified by Mr RAMESH CHAKRABORTY, , Son of Shri B N Chakraborty, CHHOTODIGHARI, P.O: Chhotodighari, Thana: Hirapur, Paschim Bardhaman, WEST BENGAL, India, PIN - 713326, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 60,021.00/- (B = Rs 60,000.00/- , E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 60,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/02/2023 7:48PM with Govt. Ref. No: 192022230281784561 on 05-02-2023, Amount Rs: 60,021/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 2038132560 on 05-02-2023, Head of Account 0030-03-104-001-16

of Stamp Duty

and that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs

00/-, by online = Rs 39,021/-

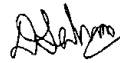
Description of Stamp

Stamp: Type: Impressed, Serial no 283, Amount: Rs.1,000.00/-, Date of Purchase: 03/02/2023, Vendor name: B

Dawn

2. Stamp: Type: Court Fees, Amount: Rs.10.00/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 05/02/2023 7:48PM with Govt. Ref. No: 192022230281784561 on 05-02-2023, Amount Rs: 39,021/-, Bank:
HDFC Bank (HDFC0000014), Ref. No. 2038132560 on 05-02-2023, Head of Account 0030-02-103-003-02



Debasish Sahoo
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KULTI
Paschim Bardhaman, West Bengal

State of Registration under section 60 and Rule 69.
Registered in Book - I
Serial number 2324-2023, Page from 10385 to 10414
Serial No 232400610 for the year 2023.



Digitally signed by DEBASISH SAHOO
Date: 2023.02.20 16:11:51 +05:30
Reason: Digital Signing of Deed.

(Debasish Sahoo) 2023/02/20 04:11:51 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KULTI
West Bengal.

(This document is digitally signed.)