

382/2023

2-375/2022

भारतीय गैर न्यायिक

पचास  
रुपये

रु.50



भारत

INDIA

FIFTY  
RUPEES

Rs.50

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AE 531750

Certified that the Endorsement Sheet's and the Signature Sheet's attached to this documents are part of the Document.

श- (3)  
315337/2023  
15-02-2023  
6/02/2023  
[Signature]

[Signature]  
Addl. Dist. Sub-Registrar  
Kulti, Paschim Bardhaman

6 FEB 2023

Ravinder Kaur.

UDAIPUR NIRMAN (P) LTD.  
Bhagnate Agarwal  
Director

[Signature]

[Signature]

[Signature]

**GENERAL POWER OF ATTORNEY**

Query No. : 8000315337/2023

GRN No. : 192022230283102608

192022230283116878

**BY & BETWEEN**

**RAVINDER KAUR**, (PAN No. DMCPK4735B) wife of Sri Ranjit Singh, by faith Sikh, by occupation House wife, by Citizenship Indian, resident of Hanuman Charai, Barakar, P.O. Barakar, P.S. Kulti, Dist : Pachim Bardhaman, PIN No. 713324, hereinafter referred to as **"OWNER"/ "FIRST PARTY"** (which expression shall unless contrary or repugnant to the context include her legal representatives heirs, successors, assigns).

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12  
I  
[Signature]

क्रमांक नं 104  
मला-  
नाम- R. Kaur  
ठिकाना- Barakar  
उद्योग प्री- 2023

पंजीयन, आंध्रप्रदेश

No of Purca...  
from Asansol District  
- 2 FEB 2023  
L.No. 1 of 2023-24

UDAIPUR  
Incor...



Addl. Dist. Sub-Registrar/  
Kulti, Paschim Bardhaman

06 FEB 2023

(2)

AND

Ravinder  
Kaur

UDAIPUR NIRMAN (P) LTD  
Bhagwati Agarwal  
Director

Bimal Agarwal

Suresh 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 alongwith other properties originally belonged to Surjit Kaur, wife of Gurudeb Singh, who acquired the same by dint of a registered Deed of Sale being No. I-3126 of the year 1968, executed and registered before the Sub - Registrar Asansol from Biseshwar Prasad Diggar.

**AND WHEREAS,** after acquiring the same said Surjit Kaur gifted her property to the Owner namely Ravinder Kaur, wife of Sri Ranjit Singh Deed of Gift being No. I - 2106 of the year 2006, executed and registered before the A.D.S.R. Office at Asansol.

**AND WHEREAS,** the Executrix/Principal already entered into an Agreement for Development/Construction of a Multi-storied (B+G+6) building over the schedule property with **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

Contd....P/3

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(3)

Ravinder Kaur  
UDAIPUR NIRMAN (P) LTD  
Bhagwati Agarwal  
Director  
Bimal Agarwal  
Suresh Agarwal  
Sushil Agarwal

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, vide Deed No. - .....**370**..... of the year 2023, executed and registered before the office of the A.D.S.R. Office at Kulti.

**AND WHEREAS,** towards completing the terms, condition as well as for completing the entire construction of the building a General Power of Attorney is required to be executed.

**AND WHEREAS,** We, the Principals do hereby appoint, nominate, empower and constitute **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, as my true and lawful Attorney for all purposes elaborately mentioned hereunder.

**AND WHEREAS,** due to lack of necessary fund, Man power, machineries and equipment as well as experience We have entrusted and empowered above **UDAIPUR NIRMAN PVT. LTD.**; to carry out and complete the proposed construction of the said Multi Storied building named and styled as "Siddeshwar Tower" and for its concrete authentication and confirmation We have duly executed and register a Development Agreement in favour of said Developer/Promoter **UDAIPUR NIRMAN PVT. LTD.**, vide Deed No. ....**370**..... of the year 2023, executed and registered before the A.D.S.R. office at Asansol and wherein in terms of the said Development Agreement said "**UDAIPUR NIRMAN PVT. LTD.**" will complete the construction work to the best satisfaction and with good materials and experienced man power, engineer at its own cost by incurring total cost of the construction work of its own expenses and prior to deliver and execution of proper registered Sale

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Ade

(4)

Ravinderkaur

UDAIPUR NIRMAN (P) LTD.

Bhagwat Agarwal  
Director

Bimal Agarwal

Suresh Agarwal

Sushil Agarwal

Deed in favour of each and every occupier/allottee by the aforesaid "UDAIPUR NIRMAN PVT. LTD.," and to avoid any further complication intend to execute the General Power of Attorney in favour of "UDAIPUR NIRMAN PVT. LTD.," so, that they may not face any difficulties in executing the construction, require Sale Deed /Deeds in favour of allottee/occupier of flats/shops etc. as such I do hereby appointed "UDAIPUR NIRMAN PVT. LTD.," 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, as our true, lawful constitute Attorney to do the following deeds, things, and acts i.e.

**NOW THIS DEED WITNESS AS FOLLOWS :**

1. To look after, maintain and supervise day to day affairs of our aforesaid property and to do all acts in all courts, civil, criminal, registration office, circle office, settlement office or any other Government authorities in connection with the aforesaid schedule property.
2. To file any application before the Asansol Municipal Corporation, ADDA or any Government authority for obtaining building plan, revised plan, necessary permissions from Pollution Control Board, Fire Department, No objection or any other permission from different competent authorities to be required to construct the building over the schedule land.
3. To file any application before the financial organisation for obtaining project loan against the schedule property in respect of construction of building over the schedule land on behalf of the Owner / Principal / Executrix.

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Amberkaur  
Adv

(5)

Ravinder Kaur.

UDAIPUR NIRMAN (P) LTD.  
Bhagat Agarwal  
Director

Bimal Agarwal

Suresh Agarwal

Aushil Agarwal

4. To receive loan from any govt., semi govt., Financial Institutions, Bank, Investment Company, Public Limited Company and as a security to mortgage the schedule property and sign, execute any deed of mortgage and any instrument of guarantee on my behalf by my Attorney in respect of the schedule property.

5. To sign and verify and file any complaints, written statements, petitions, claims, objections, memorandum of appeal, file vakalatnama, compromise petition, withdrawal petition, affidavit, depositions, caveats, solenama, etc. and to file the same in any court or office and present the same in any court or office on my behalf.

6. To appoint on our behalf any pleader, Advocate, Revenue Agent, legal practitioner whenever our said Attorney thinks proper to do so.

7. To withdraw and receive any document or money from any court, party or otherwise to do all such acts, deeds, and things that may be necessary in connection with my aforesaid property.

8. To appoint construction agent, Architect or fire extinguisher agency for completing the project.

9. To appear and file applications before the office of the S.D.L. & L.R.O. Asansol, B.L.L.R.O. Kulti or any office regarding for conversion of the land or any other application regarding the schedule property.

10. To sell and to negotiate for sale, mortgage, gift or lease and any other transfer to enter into any Agreement or Agreements with Purchaser or Purchasers to the extent of Developer's allocated portion as specifically described in the Development Agreement executed between the Parties, to execute such documents and present the same before any registration authority and to do all such acts, deeds and things to get such document registered and to receive consideration money and to give proper receipt for the same and to do every such acts, deeds and things to give possession of the same to the Purchaser or Purchasers, lessee, mortgage assigns etc. etc.

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Ade

(6)

Ravinder Kaur.

UDAIPUR NIRMAN (P) LTD

Bhagwati Agarwal  
Director

Binod Agarwal

Suresh Agarwal

Sushil Agarwal

11. To secure purchasers to sell the Flats/garages/spaces etc. including proportionate share of land to any intending purchaser(s) and to give valid discharge of the receipts for payments made in respect therewith on such terms and conditions as my said attorney may decide or to take proper or adequate steps for registration of the same to such purchasers in respect of the Developer's allocated portion only.

12. To sell or dispose of the aforesaid Flats/garages/spaces etc. in the said building on the said land and property including proportionate share of land of Developer's allocated portion only.

13. To pay rent, holding taxes and all other impositions concerning my said property from its own account without any liability for me.

14. To file any application seeking bulk water connection as well as electric connection before the competent authority on behalf of the Owner/Executor.

15. To sign and execute, register any document for registration before any registering authority any deed or documents duly executed by my aforesaid Attorney and to admit the execution thereof.

Be it expressly state that this deed constitute/create/assume at all or all kind of transfer and enjoyment in favour of the Attorney and all consideration money to be settled and received by the Attorney towards sell or anyway transfer of the Developer's allocated portion time to time to be kept in their custody as per their financial investment in construction of the said Multi Storied Building over the schedule land.

The Attorney fully authorised to sell or anyway transfer the Developers allocated portion to any third person / purchaser / customer and to that effect receive and realise the consideration price / rent etc. etc.

That the Developer is only entitled to sale, mortgage, gift, transfer or creating tenancy in respect of Developer's allocated portion only as constituted attorney.

Contd....P/7

Shambhaji  
A/S

(7)

Ravinder Kaur.

UDAIPUR NIRMAN (P) LTD.

Bhagwati Agarwal  
Director

Bimal Agarwal

Smriti Agarwal

Anshul Agarwal

All acts, deeds and things done lawful by my said Attorney shall be construed as acts, deeds and things done by me, as if I am personally present and all acts whatsoever my said Attorney thinks proper of lawfully done, I the above 7executants do hereby agree to ratify and confirm by virtue of the power hereby given and generally do all acts, deeds and things fit and necessary for the purpose as aforesaid as fully and effectually in all respect as I could do or caused to be done by virtue of this deed.

In case of death of the Principal, herheirs and successors will be bound to execute General Power of Attorney in favour of the **"UDAIPUR NIRMAN PVT. LTD."**, 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, in terms of the aforesaid Development Agreement, needed if any.

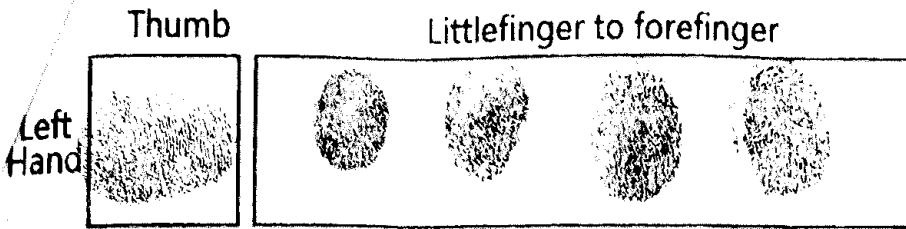
#### SCHEDULE

Within District **Paschim Bardhaman**, P.S.- **Kulti**, Mouza- **Barakar**, Chowki, Sub-Division **Asansol** and A.D.S.R. Office at **Kulti**, J.L. No.- **30**, C.S. Khatian No.- **135**, corresponding to R.S. Khatian No.- **1270**, corresponding to L.R. Khatian No.- **5092**, C.S. Plot No.-**1174**, corresponding to R.S. and L.R. Plot No.- **1568**, Area of Land is **5 Katha or 08 Decimal**, Together with 30 years old two storied building thereon being area 2000 sq. ft. out of which 1000 sq. ft. in ground floor and 1000 sq. ft. in first floor with all fittings and fixtures, electric fittings line, connection etc., Ward No. 69 (New)/30 (Old), Holding No.-**173**, G.T. Road (North), under **Asansol Municipal Corporation**.  
**BUTTED & BOUNDED BY:** On the East - Property of Deogharia, On the West - Property of Sowji, On the North - Property of others, On the South - G.T. Road (150 ft. wide).

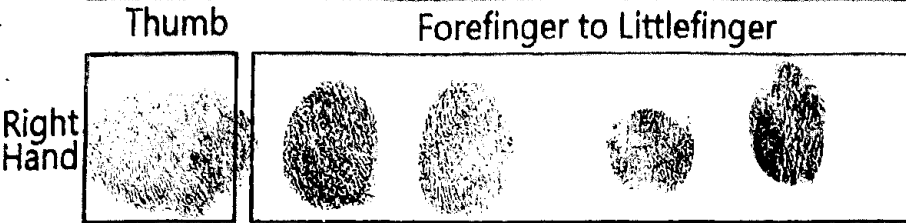
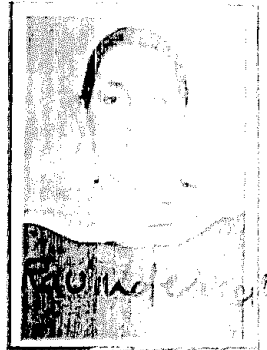
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Chandrasekar  
A. S.



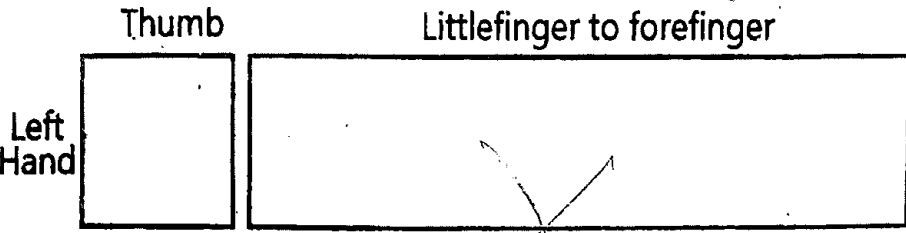


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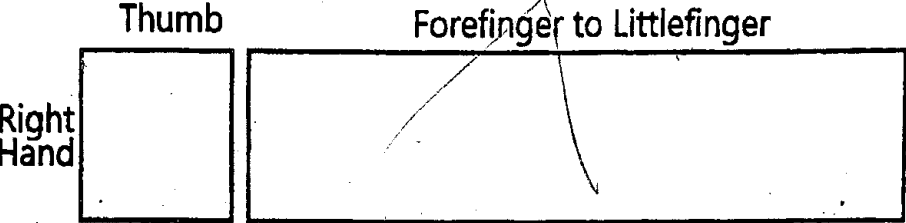
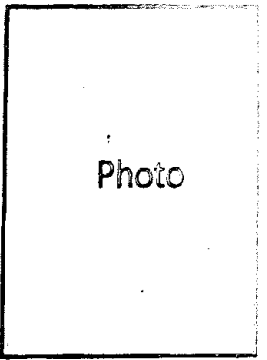


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Finger Print attested by me: Ravinder Kaur

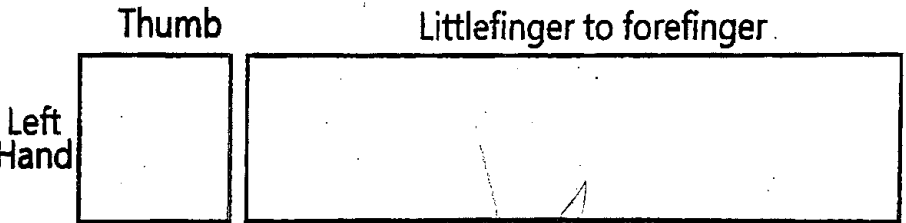


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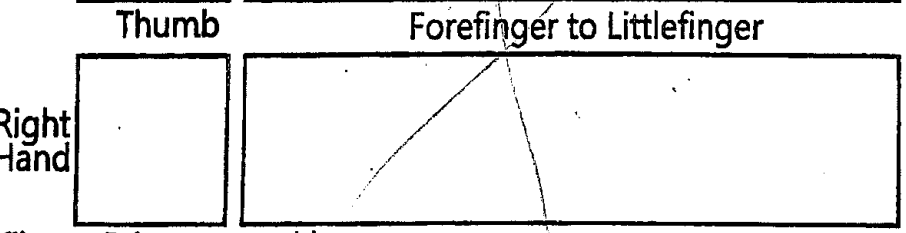
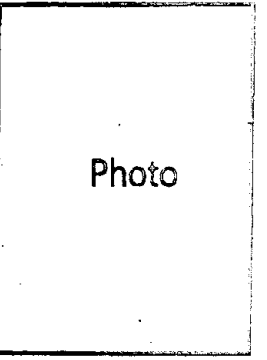


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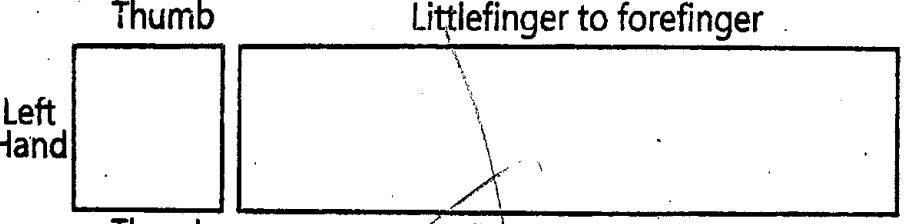


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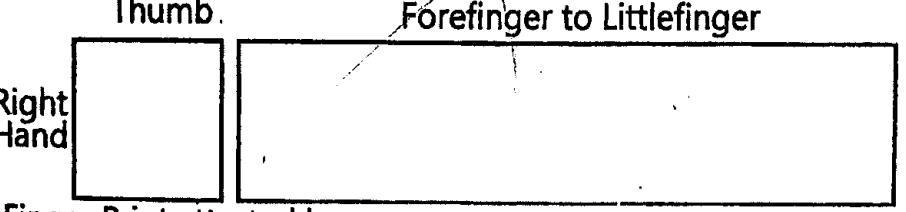
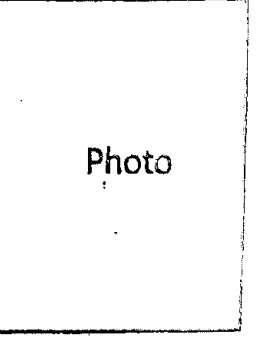


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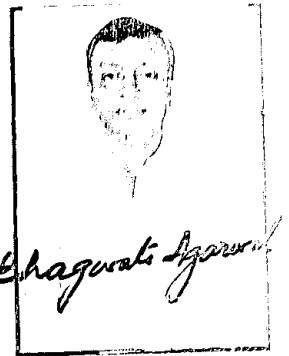
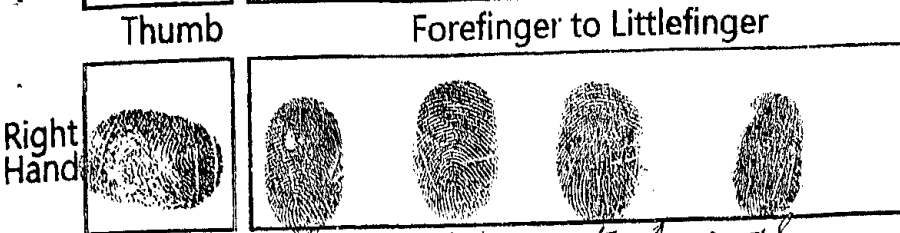
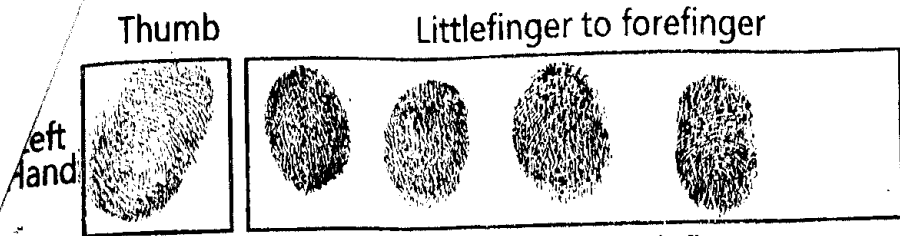


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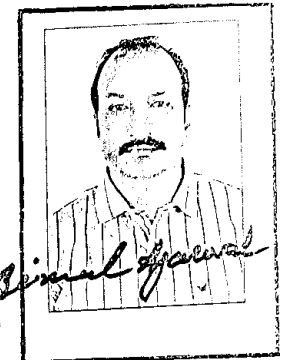
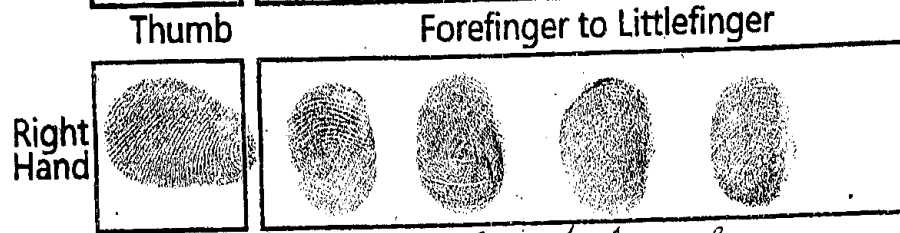
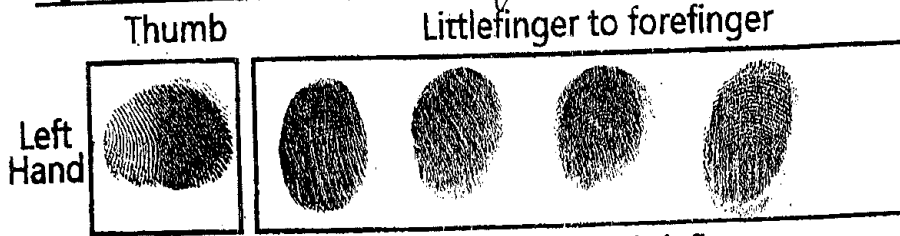


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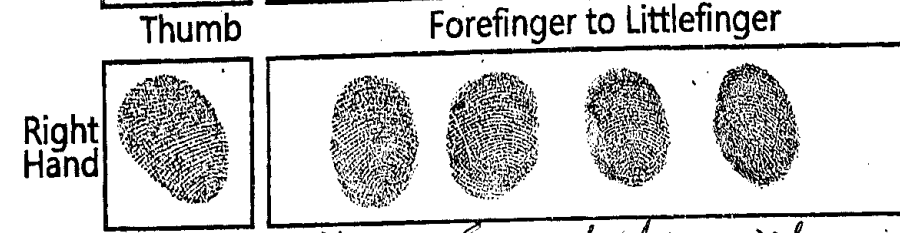
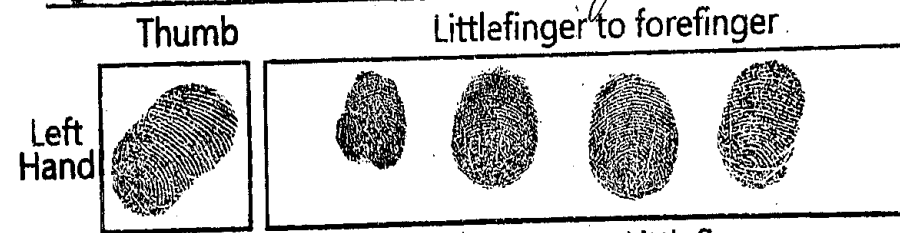
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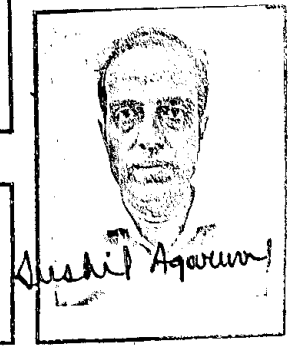
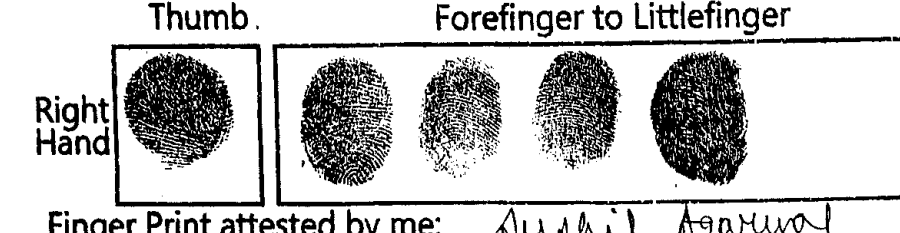
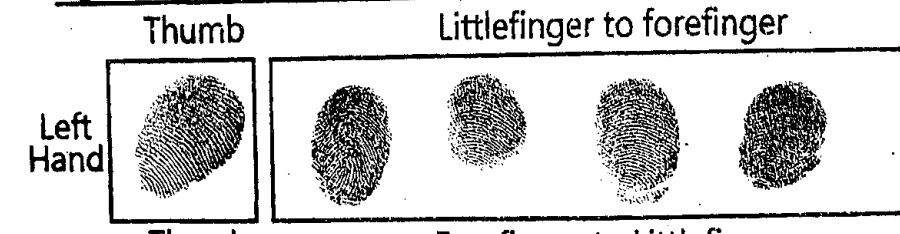
Finger Print attested by me: Bhagwati Agarwal



Finger Print attested by me: Binod Agarwal



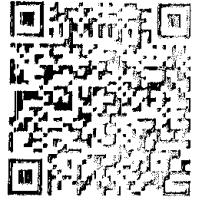
Finger Print attested by me: Suresh Agarwal



Finger Print attested by me: Sushil Agarwal



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



192022230283102608

GRN Details

GRN: 192022230283102608 Payment Mode: SBI Epay  
GRN Date: 06/02/2023 15:14:35 Bank/Gateway: SBIEpay Payment Gateway  
BRN: 8599139105839 BRN Date: 06/02/2023 15:15:22  
Gateway Ref ID: IGAPCCNIY7 Method: State Bank of India NB  
GRIPS Payment ID: 060220232028310259 Payment Init. Date: 06/02/2023 15:14:35  
Payment Status: Successful Payment Ref. No: 8000315337/4/2023  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: Mr AYAN RANJAN MUKHERJEE  
Address: ASANSOL  
Mobile: 9647074140  
Period From (dd/mm/yyyy): 06/02/2023  
Period To (dd/mm/yyyy): 06/02/2023  
Payment Ref ID: 8000315337/4/2023  
Dept Ref ID/DRN: 8000315337/4/2023

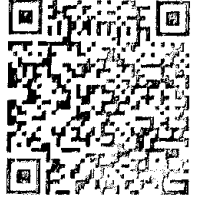
Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	8000315337/4/2023	Property Registration-Registration Fees	0030-03-104-001-16	21
<b>Total</b>				<b>21</b>

IN WORDS: TWENTY ONE ONLY.



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



192022230283116878

GRN Details

GRN: 192022230283116878 Payment Mode: SBI Epay  
GRN Date: 06/02/2023 15:20:37 Bank/Gateway: SBIEpay Payment Gateway  
BRN : 5264028502035 BRN Date: 06/02/2023 15:20:55  
Gateway Ref ID: IGAPCCODY7 Method: State Bank of India NB  
GRIPS Payment ID: 060220232028311686 Payment Init. Date: 06/02/2023 15:20:37  
Payment Status: Successful Payment Ref. No: 8000315337/7/2023  
[Query No/\*\*/Query Year]

Depositor Details

Depositor's Name: AYAN RANJAN MUKHERJEE  
Address: ASANSOL  
Mobile: 8918507328  
Depositor Status: Advocate  
Query No: 8000315337  
Applicant's Name: Mr AYAN RANJAN MUKHERJEE  
Address: A.D.S.R. KULTI  
Office Name: A.D.S.R. KULTI  
Identification No: 8000315337/7/2023  
Remarks: Sale, Development Power of Attorney after Registered Development Agreement Payment No 7  
Period From (dd/mm/yyyy): 06/02/2023  
Period To (dd/mm/yyyy): 06/02/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	8000315337/7/2023	Property Registration- Stamp duty	0030-02-103-003-02	20
<b>Total</b>				<b>20</b>

IN WORDS: TWENTY ONLY.

## Major Information of the Deed

Deed No.	I-2324-00375/2023	Date of Registration	06/02/2023
Query No./Year	2324-8000315337/2023	Office where deed is registered	
Query Date	06/02/2023 2:58:31 PM	A.D.S.R. KULTI, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	AYAN RANJAN MUKHERJEE ASANSOL COURT, Thana : Asansol, District : Paschim Bardhaman. WEST BENGAL, P. - 713304, Mobile No. : 9647074140, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]. [4305], Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
	Rs. 50,34,371/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 70/- (Article:48(g))	Rs. 21/- (Article:E, E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 232400370/2023 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, Pin Code : 713324



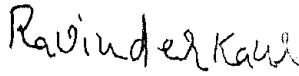
Sch No.	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1568	LR-5092	Semi Commercial Usage	Bastu	5 Katha		35,99,996/-	Width of Approach Road: 150 Ft., Adjacent to Meta. Road, , Project Name :
<b>Grand Total :</b>					<b>8.25Dec</b>	<b>0/-</b>	<b>35,99,996 /-</b>	

### Structure Details :

Sch No.	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2000 Sq Ft.	0/-	14,34,375/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Semi Commercial Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>2000 sq ft</b>	<b>0/-</b>	<b>14,34,375 /-</b>	

**Principal Details :**



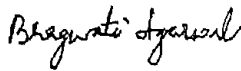
Name, Address, Photo, Finger print and Signature

Sl No	Name	Photo	Finger Print	Signature
1	<b>Shri RAVINDER KAUR</b> (Presentant) Wife of Shri Ranjit Singh Executed by: Self, Date of Execution: 06/02/2023 , Admitted by: Self, Date of Admission: 06/02/2023 ,Place : Office			
	06/02/2023	LTI 06/02/2023	06/02/2023	
HANUMAN CHARAI, BARAKAR, City:- Not Specified, P.O:- Barakar, P.S:-Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713324 Sex: Female, By Caste: Sikh, Occupation: House wife, Citizen of: India, PAN No.:: DMxxxxx5B,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 06/02/2023 , Admitted by: Self, Date of Admission: 06/02/2023 ,Place : Office				

**Attorney Details :**

Sl No	Name Address, Photo, Finger print and Signature
1	<b>UDAIPUR NIRMAN PVT. LTD.</b> 1771 (N), SHANKHA APARTMENT, KUMARPUR, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304 , PAN No.:: AAXxxxx6H,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name	Photo	Finger Print	Signature
1	<b>Shri BHAGWATI AGARWAL</b> Son of Bisweswar Lal Agarwal Date of Execution - 06/02/2023, , Admitted by: Self, Date of Admission: 06/02/2023, Place of Admission of Execution: Office			
	Feb 6 2023 3:38PM	LTI 06/02/2023	06/02/2023	
PURANAHAT 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.:: ACxxxxx6H,Aadhaar No Not Provided Status : Representative, Representative of : UDAIPUR NIRMAN PVT. LTD. (as DIRECTOR)				

Transfer of property for L1	
From	To. with area (Name-Area)
Shri RAVINDER KAUR	UDAIPUR NIRMAN PVT. LTD.-0.25 Dec
Transfer of property for S1	
S.No	To. with area (Name-Area)
1	UDAIPUR NIRMAN PVT. LTD.-2000.00000000 Sq Ft

### Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Kulti, Municipality: KULTI, Road: G. T. Road Barakar, Mouza: Barakar, Pin Code : 713324

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1568, LR Khatian No:- 5092	Owner:রবীন্দ্র কাউর, Gurdian:রঞ্জিত সিং, Address:বরাকর , Classification:বাস্ত, Area:0.08000000 Acre,	Owner Name not selected by applicant.

06/02/2023

**ARTICLE OF ADMISSIBILITY (RULE 43 W.B. REGISTRATION RULES 1902)**

Admitted to under rule 21 of West Bengal Registration Rules, 1902 duly stamped under schedule IV, Article number - 29 of Indian Stamp Act 1899

**PRESENTATION (UNDER SECTION 62 & RULE 22A(3) 46(1) W.B. REGISTRATION RULES 1902)**

Presented for registration at 15:00 hrs. on 06/02/2023, at the Office of the A.D. C.E. (R-1) by Shri PANKAJ KUMAR KHATUNWA

**Certificate of Market Value (WB. R.V. Rules of 2001)**

It is certified that the market value of this property which is the subject matter of the deed has been assessed at Rs. 40,14,117

**Admission of Execution (Under Section 68 W.B. Registration Rules, 1902)**

Execution is admitted on 06/02/2023 by Shri PANKAJ KUMAR KHATUNWA, Wife of Shri Pranjit Singh, HANUMANTI COLONY, WASAPAR, P.O. Kullu, Thana Kullu, Paschim Bardhaman, WEST BENGAL, India, PIN - 713324, by caste/Class by Profession Others with

intended by Mr PANKAJ KUMAR KHATUNWA, Son of Shri Krishna Kumar Khatunwala, KULU, KENDRAWA BAZAR, P.O. Kullu, Thana Kullu, City/Town KULU, Paschim Bardhaman, WEST BENGAL, India, PIN - 713343, by caste/Class by Profession Others

**ADMISSION OF EXECUTION (Under Section 68 W.B. Registration Rules, 1902) (Representation)**

Execution is admitted on 06/02/2023 by Shri BIRAJ AGARWAL, DIRECTOR, UDAPUR NIRMAL PVT LTD., 1771 (H), SHANKHA APARTMENT, KUMARPUR, City- Asansol, P.O. Asansol, P.S. Asansol, District Paschim Bardhaman West Bengal, India, PIN - 713304

intended by Mr PANKAJ KUMAR KHATUNWA, Son of Shri Krishna Kumar Khatunwala, KULU, KENDRAWA BAZAR, P.O. Kullu, Thana Kullu, City/Town KULU, Paschim Bardhaman, WEST BENGAL, India, PIN - 713343, by caste/Class by Profession Others

Execution is admitted on 06/02/2023 by Shri BHAGWATI AGARWAL, DIRECTOR, UDAPUR NIRMAL PVT LTD., 1771 (H), SHANKHA APARTMENT, KUMARPUR, City- Asansol, P.O. Asansol, P.S. Asansol, District Paschim Bardhaman West Bengal, India, PIN - 713304

intended by Mr PANKAJ KUMAR KHATUNWA, Son of Shri Krishna Kumar Khatunwala, KULU, KENDRAWA BAZAR, P.O. Kullu, Thana Kullu, City/Town KULU, Paschim Bardhaman, WEST BENGAL, India, PIN - 713343, by caste/Class by Profession Others

Execution is admitted on 06/02/2023 by Shri BIMAL AGARWAL, DIRECTOR, UDAPUR NIRMAL PVT LTD., 1771 (H), SHANKHA APARTMENT, KUMARPUR, City- Asansol, P.O. Asansol, P.S. Asansol, District Paschim Bardhaman West Bengal, India, PIN - 713304

intended by Mr PANKAJ KUMAR KHATUNWA, Son of Shri Krishna Kumar Khatunwala, KULU, KENDRAWA BAZAR, P.O. Kullu, Thana Kullu, City/Town KULU, Paschim Bardhaman, WEST BENGAL, India, PIN - 713343, by caste/Class by Profession Others

Execution is admitted on 06/02/2023 by Shri SUKRI SH AGARWAL, DIRECTOR, UDAPUR NIRMAL PVT LTD., 1771 (H), SHANKHA APARTMENT, KUMARPUR, City- Asansol, P.O. Asansol, P.S. Asansol, District Paschim Bardhaman West Bengal, India, PIN - 713304

intended by Mr PANKAJ KUMAR KHATUNWA, Son of Shri Krishna Kumar Khatunwala, KULU, KENDRAWA BAZAR, P.O. Kullu, Thana Kullu, City/Town KULU, Paschim Bardhaman, WEST BENGAL, India, PIN - 713343, by caste/Class by Profession Others

**PAYMENT OF FEES**

It is certified that required Registration Fees payable for this document is Rs 21.00/- (1 - Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online - Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB online on 06/02/2023 - 3:16PM with Govt. Ref. No. 192022230283102608 on 06/02/2023, Amount Rs. 21/-, Bank - SBI ePay (SBIePay), Ref. No. 8689139105039 on 06/02/2023, Head of Account 0030 03 104 001 10

online on 06/02/2023 - 3:20PM with Govt. Ref. No. 192022230283116878 on 06/02/2023, Amount Rs. 0/-, Bank - SBI ePay (SBIePay), Ref. No. 5204028602036 on 06/02/2023, Head of Account




**Amount of Stamp Duty**

ified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 50.00/-, by  
ine = Rs 20/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 184, Amount: Rs.50.00/-, Date of Purchase: 03/02/2023, Vendor name: P Ghanti  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 06/02/2023 3:15PM with Govt. Ref. No: 192022230283102608 on 06-02-2023, Amount Rs: 0/-, Bank: SBI  
EPay ( SBlePay), Ref. No. 8599139105839 on 06-02-2023, Head of Account  
Online on 06/02/2023 3:20PM with Govt. Ref. No: 192022230283116878 on 06-02-2023, Amount Rs: 20/-, Bank: SBI  
EPay ( SBlePay), Ref. No. 5264028502035 on 06-02-2023, 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  
Volume number 2324-2023, Page from 6372 to 6391  
Serial No 232400375 for the year 2023.



Digitally signed by DEBASISH SAHOO  
Date: 2023.02.07 11:26:28 +05:30  
Reason: Digital Signing of Deed.

(Debasish Sahoo) 2023/02/07 11:26:28 AM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. KULTI  
West Bengal.

(This document is digitally signed.)

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