

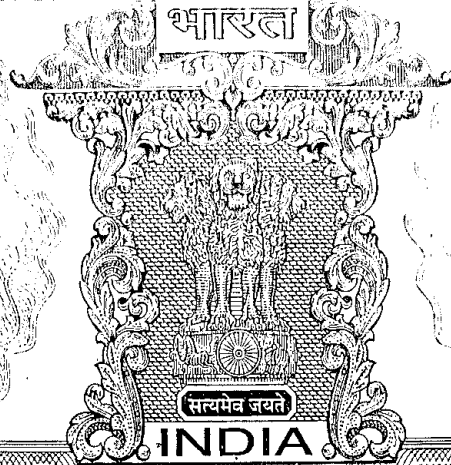
627/2023

I- 628 | 2023

भारतीय गैर न्यायिक

पचास
रुपये

रु.50



FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AE 531749

8- (8)
4977/2023
14-59/2023
17/02/2023
[Signature]

[Signature] Kalpana Deogharia

[Signature] Madhusudan Deogharia

[Signature] Jagamohan Deogharia

[Signature] Purn Chandra Deogharia

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

[Signature] Bimal Agarwal

[Signature] Suresh Kumar

[Signature] Anshul Agarwal

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

GENERAL POWER OF ATTORNEY AFTER DEVELOPMENT AGREEMENT

GRN No. : 19-202223-030053788-8.
19-202223-030052631-8.
Query No. : 8000437748/2023.

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

17 FEB 2023

This Deed is made on this the 17th day of February, 2023.

BY & BETWEEN

1. **SMT. KALPANA DEOGHARIA**, (PAN No. AHGPD8942D) wife of Late Pashupati Deogharia, by occupation Business,
2. **SRI MADHUSUDAN DEOGHARIA**, (PAN No. ACRPD0348M) son of Late Sambhunath Deogharia, by occupation Retired Person,
3. **SRI JAGAMOHAN DEOGHARIA**, (PAN No. AHGPD8971N) son of Late Sambhunath Deogharia, by occupation Business, AND

Contd...P/2.

1/3
[Signature]

ক্রমিক নং ১৪৯ তারিখ ৩/৭/২৩
খলা-
নাম J. Deoghoria
ঠিকানা- Barakar.
ভাড়া শ্রী

Recd of ...
from Asanaci ...
- 2. FEB 2023
L.No. 1 of 2000-93

গাতিপলি, আসানসোল



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

17 FEB 2023

Yashwantrao Deogharia

Madhu Sudan Deogharia

Jagamohan Deogharia

Purna Chandra Deogharia

(2)

UDAIPUR NIRMAN (P) LTD.
Bhagwati Agarwal
Director

Bimal Agarwal

Suresh Agarwal

Sushil Agarwal

4. **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).

AND

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), 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, 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 hereinbelow alongwith other properties originally belong to Sambhu Nath Deogharia 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 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.

Contd....P/3.

*Chandrabhan
Adv*

Kalpna Deogharia
Shishu Subi Deoghis
Suganta Deoghis
Rama Chandra Deogharia

(3)

UDAIPUR NIRMAN (P) LTD.
Bhagwati Agarwal
Director

Bimal Agarwal

Suresh Agarwal

Aushil Agarwal

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.

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. of the Govt of West Bengal being 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 Executors/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, 2. SRI BIMAL AGARWAL, 3. SRI SURESH AGARWAL, AND**

Contd...P/4.

Shankha
A 11

Yelpana Deostaria
Nash Slenesegh
Jagan Lal Deostaria
Prem Chandra Deostaria

(4)

UDAIPUR NIRMAN (P) LTD.
Bhagwat Agarwal
Director

Bimal Agarwal
Suresh Agarwal

Sushil Agarwal

4. SRI SUSHIL AGARWAL, 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, vide Deed No. I -...610..... 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 our 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. I-...610..... of the year 2023, executed and registered before the A.D.S.R. office at Kulti and wherein in terms of the said Development Agreement said "**UDAIPUR NIRMAN PVT. LTD.**" will complete the

Contd...P/5.

Handwritten signature
A 4

Kalpna Deosthia
Madhusudan Deosthia
Jaganda Deosthia
Renu Chandra Deosthia
(5)
UDAIPUR NIRMAN (P) LTD
Bhagwati Agarwal
Director
Bimal Agarwal
Suresh Agarwal
Aushil Agarwal

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 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, 2. SRI BIMAL AGARWAL, 3. SRI SURESH AGARWAL, AND 4. SRI SUSHIL AGARWAL**, 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.

Contd...P/6.

Chandrasekhar
Agarwal

Yashwantrao Deshpande

Mahesh Deshpande

Prakash Deshpande

Ravi Deshpande

(5)

Shri. N. N. Deshpande
Shri. N. N. Deshpande

Kishor Deshpande

Sunil Deshpande

Shri. N. N. Deshpande

3. 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 our behalf.
4. To appoint on our behalf any pleader, Advocate, Revenue Agent, legal practitioner whenever our said Attorney thinks proper to do so.
5. 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.
6. To appoint construction agent, Architect or fire extinguisher agency for completing the project.
7. 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.
8. 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.
9. 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.

Chandrajit
A.C.

Yashna Deshpande

Abhishek Deshpande

Ayanika Deshpande

Ram Chandra Deshpande

(7)

UDAIPUR REALTY PVT. LTD.
Bhagat Agarwal
Director

Bimal Agarwal

Sumit Agarwal

Aushil Agarwal

10. 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.

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

12. To file any application seeking bulk water connection as well as electric connection, applications before the financial organisations before the competent authority on behalf of the Owner / Executors.

13. To sign and execute, register any document for registration before any registering authority on behalf of the Owners in respect of the Developer's allocated portion mentioned in the "C" schedule of the Development Agreement any deed or documents duly executed by our 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 entitled to sell, mortgage, gift, transfer or creating tenancy in respect of Developer's allocated portion only as constituted attorney and the Owners shall have exclusive right to sell/mortgage /gift/transfer in respect of the Owners allocated portions specifically described in the schedule "B" of the Development Agreement.

All acts, deeds and things done lawful by our 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 executant do hereby agree to ratify and confirm by virtue of the power hereby given and generally do all acts, deeds and

Contd...P/8.

Chandrayan
Asst

Kalpna Deokhari

Mohsub Begum

Legenda Deokhari

Purn Chandra Deokhari

(8)

UDAIPUR NIRMAN (P) LTD.
Bhadrakant Agarwal
Director

Bimal Agarwal
Sumit Agarwal

Aushil Agarwal

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 Principals or any of the principals their heirs 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

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 Vacant Land **47 Decimal**, Classification **Danga**, Property used as **Bastu**, Ward No.- **30 (Old)/69 (New)** of **Asansol Municipal Corporation**.

BUTTED AND BOUNDED BY :

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

Contd....P/9.

Amarendra
Adk

IN WITNESS WHEREOF We the Executors/Principals put our signature unto these presents on this 17th day of February, 2023.

Witnesses :

1. Ramesh Chakraborty,
S/O. Sri B. N. Chakraborty,
Rd - Vill. & P.O. - Chho Kolligou,
P.S. - Hingapur,
Dist. - Paschim Bardhaman,
Pin. - 713326.

2. Smit Kumar Khastagir
S/O Krishna Kumar Khastagir
PO-PS - Kanti
Kendua Bazar
Pin - 713343
Dist - Paschim Bardhaman

- 1. Kalpna Deogharis.
- 2. Madhusudan Deoghria
- 3. Jagamohan Deogharia
- 4. Purnachandra Deoghria.

Signature of the Principal/Owners

- 1. UDAIPUR NIRMAN (P) LTD.
Bhagwati Agarwal
Director
- 2. Bimal Agarwal
- 3. Suresh Agarwal
- 4. Aushil Agarwal

Signature of the Attorney

- 1. Kalpna Deogharis.
- 2. Madhusudan Deoghria
- 3. Jagamohan Deogharia
- 4. Purna Chandra Deoghria.

Attested by the Principal/Owners



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

Ayan Ranjan Mukherjee
(Chinerey/Secy)
Adv



(Ayan Ranjan Mukherjee)
Advocate, Asansol Court.
Enrolment No. WB/1072/2009.

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

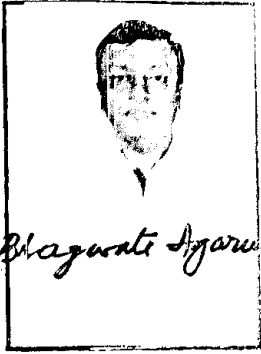
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Left Hand  

Thumb Forefinger to Littlefinger



Right Hand  

Finger Print attested by me: *Bhagwati Agarwal*





Bhagwati Agarwal

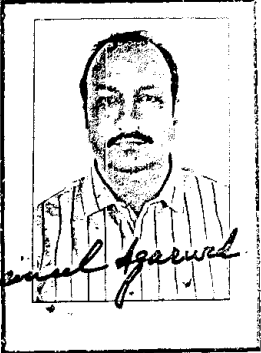
Thumb Littlefinger to forefinger

Left Hand  

Thumb Forefinger to Littlefinger


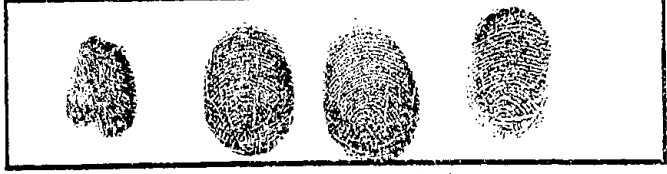
Right Hand  

Finger Print attested by me: *Bimal Agarwal*





Bimal Agarwal


Thumb Littlefinger to forefinger

Left Hand  

Thumb Forefinger to Littlefinger


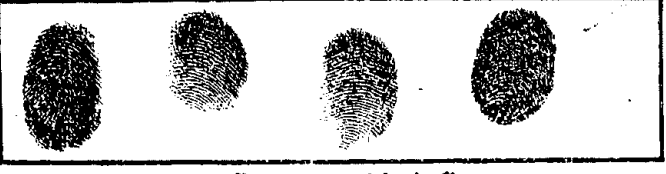
Right Hand  

Finger Print attested by me: *Suresh Agarwal*





Suresh Agarwal

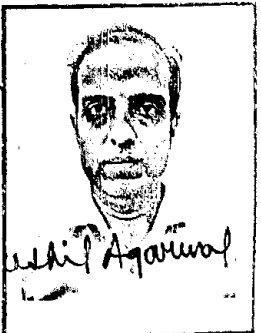
Thumb Littlefinger to forefinger

Left Hand  

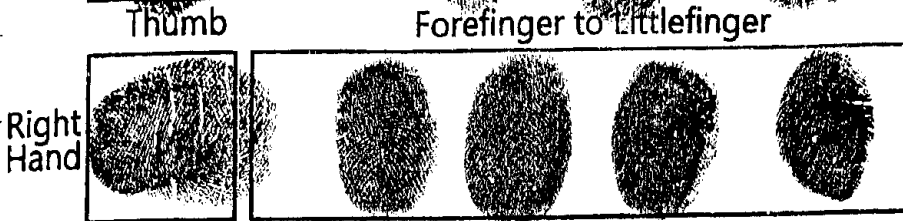
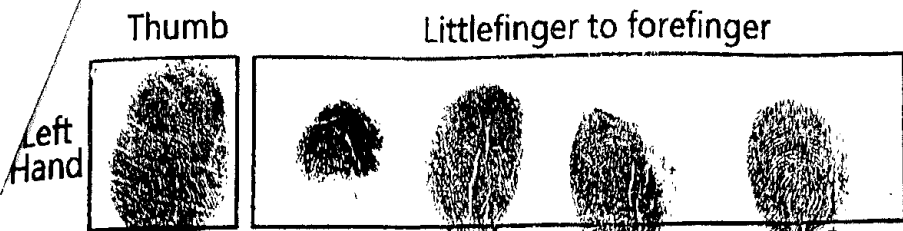
Thumb Forefinger to Littlefinger

Right Hand  

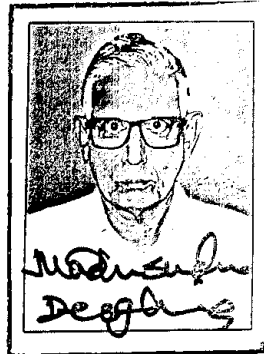
Finger Print attested by me: *Sushil Agarwal*



Sushil Agarwal



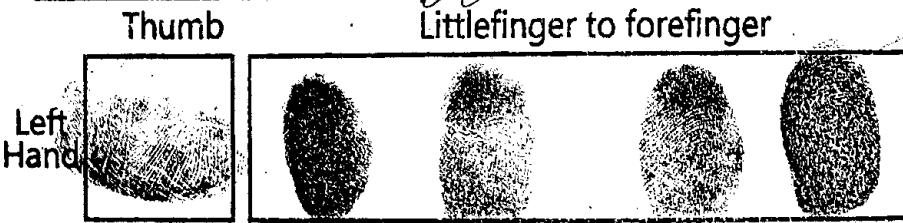
Finger Print attested by me: Kalyana Deybaria



Finger Print attested by me: Madhusudan Deybaria



Finger Print attested by me: Jagannath Deybaria



Finger Print attested by me: Puru Chandra Deoshakar



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



192022230300526318

GRN Details

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|-------------------|---------------------|---------------------|-------------------------|
| GRN: | 192022230300526318 | Payment Mode: | SBI Epay |
| GRN Date: | 17/02/2023 14:57:03 | Bank/Gateway: | SBIePay Payment Gateway |
| BRN : | 7540006426727 | BRN Date: | 17/02/2023 14:57:27 |
| Gateway Ref ID: | 304820033610 | Method: | State Bank of India UPI |
| GRIPS Payment ID: | 170220232030052630 | Payment Init. Date: | 17/02/2023 14:57:03 |
| Payment Status: | Successful | Payment Ref. No: | 8000437748/3/2023 |

[Query No*/Query Year]

Depositor Details

| | |
|---------------------------|--------------------------|
| Depositor's Name: | Mr AYAN RANJAN MUKHERJEE |
| Address: | ASANSOL COURT |
| Mobile: | 9647074140 |
| Period From (dd/mm/yyyy): | 17/02/2023 |
| Period To (dd/mm/yyyy): | 17/02/2023 |
| Payment Ref ID: | 8000437748/3/2023 |
| Dept Ref ID/DRN: | 8000437748/3/2023 |

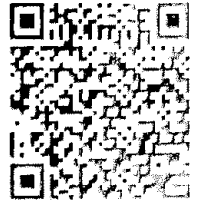
Payment Details

| Sl. No. | Payment Ref No | Head of A/C Description | Head of A/C | Amount (₹) |
|--------------|-------------------|---|--------------------|------------|
| 1 | 8000437748/3/2023 | Property Registration-Registration Fees | 0030-03-104-001-16 | 21 |
| Total | | | | 21 |

IN WORDS: TWENTY ONE ONLY.



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



192022230300537888

GRN Details

GRN: 192022230300537888 Payment Mode: SBI Epay
GRN Date: 17/02/2023 15:03:16 Bank/Gateway: SBIEpay Payment Gateway
BRN : 7447017210819 BRN Date: 17/02/2023 15:03:31
Gateway Ref ID: 304832460899 Method: State Bank of India UPI
GRIPS Payment ID: 170220232030053786 Payment Init. Date: 17/02/2023 15:03:16
Payment Status: Successful Payment Ref. No: 8000437748/4/2023
[Query No/**/Query Year]

Depositor Details

Depositor's Name: AYAN RANJAN MUKHERJEE
Address: ASANSOL COURT
Mobile: 9647074140
Depositor Status: Advocate
Query No: 8000437748
Applicant's Name: Mr AYAN RANJAN MUKHERJEE
Address: A.D.S.R. KULTI
Office Name: A.D.S.R. KULTI
Identification No: 8000437748/4/2023
Remarks: Sale, Development Power of Attorney after Registered Development Agreement Payment No 4
Period From (dd/mm/yyyy): 17/02/2023
Period To (dd/mm/yyyy): 17/02/2023

Payment Details

| Sl. No. | Payment Ref No | Head of A/C Description | Head of A/C | Amount (₹) |
|---------|-------------------|-----------------------------------|--------------------|------------|
| 1 | 8000437748/4/2023 | Property Registration- Stamp duty | 0030-02-103-003-02 | 20 |
| | | | Total | 20 |

IN WORDS: TWENTY ONLY.

Major Information of the Deed

| | | | |
|---|--|---|------------|
| No. | I-2324-00628/2023 | Date of Registration | 17/02/2023 |
| Query No / Year | 2324-8000437748/2023 | Office where deed is registered | |
| Query Date | 17/02/2023 2:42:49 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, PIN - 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], [4368] Other than Immovable Property, Agreement [No of Agreement : 1] | | |
| Set Forth value | Market Value | | |
| | Rs. 2,00,82,388/- | | |
| 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]:- 232400610/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area) | | |



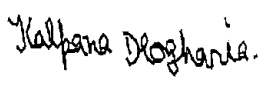


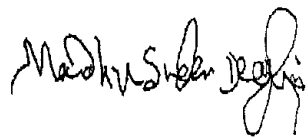
Land Details :

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



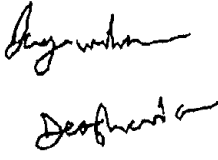
| Sch No | Plot Number | Khatian Number | Land Proposed | Use ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|--------|-------------|----------------|-----------------------|---------|--------------|-------------------------|-----------------------|---|
| L1 |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

| | | | | | | |
|----------------------|---------|-----------------------|-------|-------------------|------------|---|
| R-1553 | LR-6922 | Semi Commercial Usage | Danga | 1 Sq Ft | 979/- | Width of Approach Road: 150 Ft., Adjacent to Metal Road, . Project Name : |
| L9 LR-1553 | LR-6923 | Semi Commercial Usage | Danga | 1 Sq Ft | 979/- | Width of Approach Road: 150 Ft., Adjacent to Metal Road, . Project Name : |
| TOTAL : | | | | 47.0046Dec | 0/- | 200,82,388 /- |
| Grand Total : | | | | 47.0046Dec | 0/- | 200,82,388 /- |



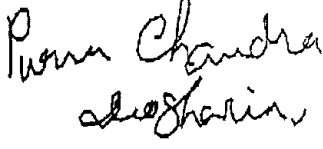
Principal Details :

| 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, 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, 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 |
|---|---|--|---|
| <p>3 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</p> |  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, 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 |
|---|--|---|---|
| <p>4 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</p> |  17/02/2023 |  LTI 17/02/2023 |  17/02/2023 |



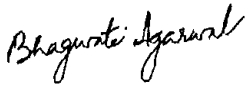


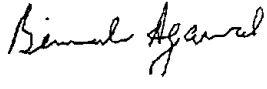


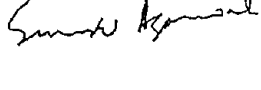


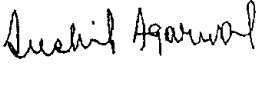
BEGUNIA, BARAKAR, City:- Not Specified, P.O:- Barakar, P.S:-Kulti, District:-Paschim Bardhaman,
West Bengal, India, PIN:- 713324 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of:
India, PAN No.:: ACxxxxxx0N,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date
of Execution: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

Attorney Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | <p>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, Status :Organization, Executed by: Representative</p> |




Representative Details :

Name, Address, Photo, Finger print and Signature

| | Name | Photo | Finger Print | Signature |
|---|---|---|--|--|
| 1 | 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 3:21PM |  LTI 17/02/2023 |  17/02/2023 |
| 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.:: ACxxxxxx6H,Aadhaar No Not Provided Status : Representative, Representative of : UDAIPUR NIRMAN PVT. LTD. (as DIRECTOR) | | | | |
| 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 3:22PM |  LTI 17/02/2023 |  17/02/2023 |
| 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.:: ACxxxxxx8A,Aadhaar No Not Provided Status : Representative, Representative of : UDAIPUR NIRMAN PVT. LTD. (as DIRECTOR) | | | | |
| 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 3:22PM |  LTI 17/02/2023 |  17/02/2023 |
| 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.:: ACxxxxxx0B,Aadhaar No Not Provided Status : Representative, Representative of : UDAIPUR NIRMAN PVT. LTD. (as DIRECTOR) | | | | |
| 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 3:23PM |  LTI 17/02/2023 |  17/02/2023 |

JRANAHAH 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 Status : Representative,
Representative of : UDAIPUR NIRMAN PVT. LTD. (as DIRECTOR)

Identifier Details :

| Name | Photo | Finger Print | Signature |
|--|---|---|--|
| Mr RAMESH CHAKRABORTY Son of Shri B N Chakraborty VILL. CHHOTODIGHARI, City:- Not Specified, P.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 L1

| From | To. with area (Name-Area) |
|-----------------------|--------------------------------|
| Smt KALPANA DEOGHARIA | UDAIPUR NIRMAN PVT. LTD.-4 Dec |

Transfer of property for L4

| SI.No | From | To. with area (Name-Area) |
|-------|---------------------------|---------------------------------|
| 1 | Shri MADHUSUDAN DEOGHARIA | UDAIPUR NIRMAN PVT. LTD.-12 Dec |

Transfer of property for L5

| SI.No | From | To. with area (Name-Area) |
|-------|--------------------------|---------------------------------|
| 1 | Shri JAGAMOHAN DEOGHARIA | UDAIPUR NIRMAN PVT. LTD.-12 Dec |

Transfer of property for L6

| SI.No | From | To. with area (Name-Area) |
|-------|------------------------------|---------------------------------|
| 1 | Shri PURNA CHANDRA DEOGHARIA | UDAIPUR NIRMAN PVT. LTD.-11 Dec |

Transfer of property for L7

| SI.No | From | To. with area (Name-Area) |
|-------|------------------------------|--------------------------------|
| 1 | Shri PURNA CHANDRA DEOGHARIA | UDAIPUR NIRMAN PVT. LTD.-8 Dec |

Transfer of property for L8

| SI.No | From | To. with area (Name-Area) |
|-------|------------------------------|---|
| 1 | Smt KALPANA DEOGHARIA | UDAIPUR NIRMAN PVT. LTD.-0.00057292 Dec |
| 2 | Shri MADHUSUDAN DEOGHARIA | UDAIPUR NIRMAN PVT. LTD.-0.00057292 Dec |
| 3 | Shri JAGAMOHAN DEOGHARIA | UDAIPUR NIRMAN PVT. LTD.-0.00057292 Dec |
| 4 | Shri PURNA CHANDRA DEOGHARIA | UDAIPUR NIRMAN PVT. LTD.-0.00057292 Dec |

Transfer of property for L9

| SI.No | From | To. with area (Name-Area) |
|-------|------------------------------|---|
| 1 | Smt KALPANA DEOGHARIA | UDAIPUR NIRMAN PVT. LTD.-0.00057292 Dec |
| 2 | Shri MADHUSUDAN DEOGHARIA | UDAIPUR NIRMAN PVT. LTD.-0.00057292 Dec |
| 3 | Shri JAGAMOHAN DEOGHARIA | UDAIPUR NIRMAN PVT. LTD.-0.00057292 Dec |
| 4 | Shri PURNA CHANDRA DEOGHARIA | UDAIPUR NIRMAN PVT. LTD.-0.00057292 Dec |

Details as per Land Record

324
 Loc: Paschim Bardhaman, P.S:- Kulti, Municipality: KULTI, Road: G. T. Road Barakar, Mouza: Barakar, Pin Code :

| Sch. 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 দেবরীয়া, Gurdian: পশুপতি , Address: বরাকর , Classification: ডাঙ্গা, Area: 0.04000000 Acre, | Owner Name not selected by applicant. |
| L4 | LR Plot No:- 1553, LR Khatian No:- 1960 | Owner: মধুসূদন দেওঘড়িয়া, Gurdian: শঙ্কুনাথ , Address: নিজ , Classification: ডাঙ্গা, Area: 0.12000000 Acre, | Owner Name not selected by applicant. |
| L5 | LR Plot No:- 1553, LR Khatian No:- 823 | Owner: জগমোহন দেওঘড়িয়া, Gurdian: শঙ্কুনাথ , Address: নিজ , Classification: ডাঙ্গা, Area: 0.12000000 Acre, | Owner Name not selected by applicant. |
| L6 | LR Plot No:- 1553, LR Khatian No:- 1384 | Owner: পূর্ণচন্দ্র দেওঘড়িয়া, Gurdian: শঙ্কুনাথ , Address: নিজ , Classification: ডাঙ্গা, Area: 0.11000000 Acre, | Owner Name not selected by applicant. |
| L7 | LR Plot No:- 1553, LR Khatian No:- 6859 | Owner: পূর্ণচন্দ্র দেওঘড়িয়া, Gurdian: শঙ্কুনাথ , Address: নিজ , Classification: ডাঙ্গা, Area: 0.08000000 Acre, | Owner Name not selected by applicant. |
| L8 | LR Plot No:- 1553, LR Khatian No:- 6922 | Owner: জমিতা দেবরীয়া, Gurdian: পশুপতি , Address: বরাকর , Classification: ডাঙ্গা, | Owner Name not selected by applicant. |
| L9 | LR Plot No:- 1553, LR Khatian No:- 6923 | Owner: মনীষা দেবরীয়া , Gurdian: পশুপতি , Address: বরাকর , Classification: ডাঙ্গা, | Owner Name not selected by applicant. |

17-02-2023

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

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

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

Presented for registration at 14:50 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, VILL. 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, VILL. 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, VILL. 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, VILL. 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, VILL. CHHOTODIGHARI, P.O: Chhotodighari, Thana: Hirapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713326, by caste Hindu, by profession Others

ent of Fees

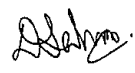
ified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration
as paid by Cash Rs 0.00/-, by online = Rs 21/-
escription of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 17/02/2023 2:57PM with Govt. Ref. No: 192022230300526318 on 17-02-2023, Amount Rs: 21/-, Bank: SBI
EPay (SBlePay), Ref. No. 7540006426727 on 17-02-2023, Head of Account 0030-03-104-001-16
Online on 17/02/2023 3:03PM with Govt. Ref. No: 192022230300537888 on 17-02-2023, Amount Rs: 0/-, Bank: SBI
EPay (SBlePay), Ref. No. 7447017210819 on 17-02-2023, Head of Account

Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 183, 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 17/02/2023 2:57PM with Govt. Ref. No: 192022230300526318 on 17-02-2023, Amount Rs: 0/-, Bank: SBI
EPay (SBlePay), Ref. No. 7540006426727 on 17-02-2023, Head of Account
Online on 17/02/2023 3:03PM with Govt. Ref. No: 192022230300537888 on 17-02-2023, Amount Rs: 20/-, Bank: SBI
EPay (SBlePay), Ref. No. 7447017210819 on 17-02-2023, 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

ration under section 60 and Rule 69.

K - I

2324-2023, Page from 10626 to 10649

,0628 for the year 2023.



Digitally signed by DEBASISH SAHOO
Date: 2023.02.20 16:39:23 +05:30
Reason: Digital Signing of Deed.

(Debasish Sahoo) 2023/02/20 04:39:23 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KULTI
West Bengal.

(This document is digitally signed.)
