

SL No- 2356/2024

I-010202385/2024



AH 114624

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

28.06.24.
11.55

R-No. → 8001636729/2024.

POWER OF ATTORNEY FAVOUR OF DEVELOPERS

Certified that the document is admitted for registration The signature sheet and the endorsement sheet (s) attached with the document are the part of this document

Additional District Sub-Registrar
Bankura

28 JUN 2024

This development agreement executed on 28th Day of June 2024 Two Thousand and Twenty Four.

Contd...P/2

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BETWEEN

MR. SOURAV DAS MODAK, Son of Late Soumen Das Modak, by Occupation service, residing at College Road, Pratap Bagan, Bankura, P.O., P.S. & Dist. Bankura, Pin - 722101, hereinafter referred to as the LAND OWNER (which expression shall unless otherwise excluded by or repugnant to the context shall mean and include their legal heirs, executors, administrators, legal representatives, successors, and assigns) of the **FIRST PART**

WHEREAS the land as has been mentioned in the schedule below has already been recorded in his own name in the separate L.R. Khatian no. 19015 under the provisions of the West Bengal Land & Land Reforms Act, 1955, having their right, title, interest and possession therein.

AND WHEREAS as per above noted facts and circumstances Mr. SOURAV DAS MODAK has been possessing his land as per his proportionate share therein having his exclusive right, title, interest and possession therein whatsoever.

WHEREAS I absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT the piece and parcel of land 08 decimal land in RS plot no. 6837 which corresponding to LR Plot no. 595 and recorded 0.0204 acres under LR Kh no. 19015 of Bankura Mouza having JL no. 211 under P.S. & Dist. Bankura, more particularly described in the Schedule hereunder written.

AND WHEREAS a Development Agreement, has been executed by & between us as owner of the ONE PART with the having its registered office at Rampur Chhoto Kalitala, Bankura, P.O., P.S. & Dist. Bankura, in the State of West Bengal, represented by its Managing Director and **UJAS CONSTRUCTION PRIVATE LIMITED** (PAN- AADCU2992F) CIN No. U41001WB2023PTC261068 having registered office at Rampur, Chhoto Kali Tala, Bankura, P.O., P.S. & Dist. Bankura, Pin-722101 represented by it is Directors 1) **MR. RAJIB CHATTERJEE**, son of Late Santu Chatterjee, residing at 2nd Floor, Flat B- 3. H-945, Sahid Hemanta Kumar Bose Sarani, South Dumdum, Dist. North 24 Parganas, Pin-700074. 2) **MRS. CHANDANA CHATTERJEE**, Wife of Late Santu Chatterjee, residing at Rampur, Chhoto Kalitala, Bankura. P.O., P.S. & Dist. Bankura, Pin-722101, to construct multistoried apartment over and upon the schedule below property as per the terms of development agreement.

AND WHEREAS in accordance to mutual consent and understanding the Development agreement has duly been registered at office of A.D.S.R. Bankura being no. T-010202380 of the year 2024 Dated on 27/06/2024.

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AND WHEREAS in pursuance of the said Development agreement, the First Party has handed over physical possession of the said property to the developer upon which the developer to continue their possession and do development work.

AND WHEREAS I am granting Power of Attorney through this instrument in favour of developer to enable them to set the plans sanctioned by the Municipality and other appropriate authority and to start construction on the said land and to do all other acts and things, which we have agreed to do.

NOW KNOW YOU ALL AND THESE PRESENTS WITNESS THAT I, Sri SOURAV DAS MODAK, Son of Late Soumen Das Modak, by Occupation service, residing at College Road, Pratap Bagan, Bankura, P.O., P.S. & Dist. Bankura, Pin - 722101, do hereby nominate, constitute and having its registered office at Managing Director **UJAS CONSTRUCTION PRIVATE LIMITED** (PAN-AADCU2992F) having registered office at Rampur, Chhoto Kali Tala, Bankura, P.O., P.S. & Dist. Bankura, Pin-722101 represented by one of Directors **1) MR. RAJIB CHATTERJEE**, son of Late Santu Chatterjee, residing at 2 Floor, Flat B- 3. H-945, Sahid Hemanta Kumar Bose Sarani, South Dumdum, Dist. North 24 Parganas, Pin-700074. **2) MRS. CHANDANA CHATTERJEE**, Wife of Late Santu Chatterjee, residing at Rampur, Chhoto Kali Tala, Bankura, P.O., P.S. & Dist. Bankura, Pin-722101, West Bengal, as our Attorney, to act as my true and lawful attorney in my name and on my behalf to do all and/or execute all or any of the following acts, deeds, matters and things for me and on my behalf and in my name:--

1. To sanction plan from competent authority for constructing multistoried apartment over and upon the schedule below plot of land as per the sanction of building of plan only.
2. To construct multistoried apartment over and upon the schedule below plot of land.
3. To develop the buildings consisting of flats for residential purpose in the said property.
4. To apply, for permission/exemption from the Competent Authority. from any authority/ authorities under the provisions of law by putting signature on our behalf.
5. To make and prepare and/or cause to be made and prepared at their entire cost all such layout, sub-division, plans, specifications and designs and/or any alterations in the existing plans and/or specifications as may be necessary, required and advisable at the discretion of my said Attorney(s) for the purpose of constructing the buildings on the said property to Municipality and/or any other Concerned Authority and/or Government of West Bengal and/or Local Bodies and to engage the services of any Architect, Engineer, Consultant, or any person as may be necessary or advisable at the discretion of our said attorney and to pay necessary fees and premium required for getting the plans sanctioned and do all other acts and things as may be necessary for getting the plans of the proposed buildings sanctioned by the Municipal and other authorities.

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6. To pay and discharge all ground rent, taxes, rates, assessments, charges, deductions, expenses and all other payments and outgoings whatsoever due and payable or which may hereafter become due and payable for or on account of the said property from the date of the said agreement onwards.

7. To commence, carry out and complete and/or cause to be commenced and completed, construction work at their entire cost on the said property in accordance with the sanctioned plans and specifications and so far as any construction work is concerned, to see that all applicable rules and regulations, which are made by the Government of West Bengal and/or Panchayet or Municipality and/or Town Planning Authorities and/or Collector and/or any other Competent Authority or authorities for the time being intree to be and complied.

8. To invite tenders and offer for the purpose of construction of one or more buildings or structures on the said property, to accept such tenders or offers and such consideration and on such terms and conditions as the said attorneys may in his/their absolute discretion deem fit, to give the construction contract to such person(s) as my said attorneys may deem fit and proper and to get all such buildings or structures duly completed by the said contractors and to enter into such arrangements with such and other person or persons or body or bodies whether corporate or otherwise for the purpose of development of the said property wholly, partly or in stages and for constructions of buildings or structures thereon and/or furnishing the premises therein as the said attorneys may in his/their absolute discretion deem fit and to pay the cost of construction and development of the said buildings or structures and furnishing of the premises to such contractors and other persons or bodies and to obtain valid receipts and discharges thereof to enter into contracts for supply of materials, labour and for all other services as may be required for development and construction of the buildings or structures on the said property on such terms and conditions as my/our said attorneys may in his/their absolute discretion deem fit and proper.

9. To carry on correspondence with all concerned authorities and bodies including the Government of West Bengal and all its departments, the Municipality and/or City Survey Officer and/or Police Authorities for the time being in connection with the sanction of plans, obtaining of floor space index for the construction proposed to be carried out on the said property and any other matters pertaining to the said property.

10. To deal and correspond with Zilla Parisad/ Panchyet/ Municipality including all its Departments or officers or any other officers or Authorities in connection with or relating to or to the said property hereunder and in particular to do the following acts, deeds, matters and things viz.:

(a) To apply for and obtain, sanction, revalidation with further alterations or additions or modifications, as my said Attorney(s) may require, with the written consent of the 1st Part in case of alteration/modification etc.

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(b) To apply for and obtain the occupation and/or completion certificates in respect of the buildings to be constructed and completed on the said property from Municipality.

(c) To deal with the Municipality or any other concerning authority and to get the assessment from the authority of the said property.

11. To appear and represent us before any and all concerned authorities and parties as may be necessarily required and/or advisable in the sole discretion of our said Attorney for or in connection with the development of the said property and to make such agreements arrived at such arrangement as may be conducive to the development work and completing the same.

12. To enter upon property at any time, affix board, put the barbed wire fencing or construct compound wall on the said property or any portion thereof as per demarcation thereof and to make all payments for getting the work done.

13. To represent before the public, local and/or private authorities in respect of the development of the property and to make such of the actions and things as may be necessary for effectually commencing the said development work and completing the same.

14. To deal with the correspondence with the Electric department and others for obtaining electric connection including execution of lease deed in respect of any portion of the said property for the purpose of enabling the Electric Supply to put up and erect an electric transformer for the supply of electricity to the buildings that may be constructed on the said property and for that purpose to sign, all letters, applications, undertakings, terms and conditions as may from time to time be thought necessary or as may be required by the concerned authorities.

15. To empower on our behalf and in my name and to represent our interest before the City Survey Authorities, Land Record Authorities, Collector of land Revenue and Assessors of Municipal/ Panchayet Rates and Taxes, Town Planning Authorities, Commissioner of Police and Panchayet/ Municipality and other officers for the grant of the licences or permits or for any other purpose or renewal thereof as may be necessary under any local Act, Rules, Regulations or Bye-laws and also to appear before any public or Government officer or other Authorities whosoever.

16. To make applications for connections, electric supply and other incidental requirements which may be required for the purpose of development of the aforesaid property.

17. To apply for refund of deposits made or to be made with the Panchayet/Municipality, State Electricity Board and other concerned Authorities and receive the said refunds.

18. To nominate, appoint, engage and authorize solicitors, advocates, Income-tax and sales tax practitioners, Chartered Accountants, Architects, Surveyors, Engineers, Contractors, Sub- Contractors and other professional agents and to sign and give warrants or vakalatnamas or other necessary authorities in their favour from time to time and to revoke their appointments and pay their remuneration including special fees and charges.

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19. To make, sign and submit applications, petitions, letters and writing appeals, etc. to appropriate Government Departments, Local authorities and/or other Competent Authorities under the Urban Land (Ceiling & Regulation) Act, 1976 or any other law or any other authorities for all and any licences, permissions, exemptions, sanctions and consents required by any law or otherwise in connection with the management, improvements and development of the said property.

20. In connection with or relating to the said property to take action against person or tenants, occupiers, etc. if any, in any court, to represent me in any Court of law and to sign all applications, plaints, written statements, applications, affidavits, review, appeal, petitions, on our behalf from time to time be found necessary, proper and/or enter into any agreement relating to said development of property or to refer the same to arbitration or to otherwise deal with the same as effectively to all intents and purposes aforesaid to appoint Advocates(s), Solicitors and Counsel and to sign vakalatnama and/or authorisations on my behalf, but at their entire risk as to costs.

21. In case the said property or any part thereof is notified for acquisition or requisition or reservation or road widening, to appear before the relevant authorities and to file applications, objections, claims for compensation or otherwise and to do all other acts, deeds, matters and things as may be necessary in that behalf and to file appeals, references, petitions against any order or orders made by such acquisition or requisitioning authorities and to accept service of any writ, summons or other legal proceedings or motion and to appear and represent my in any court and before all magistrates, judges, judicial officers and other authorities and tribunals whatsoever as by the said attorney's shall be thought advisable and to commence and continue any suit, petitions, actions or any other proceedings in any court of law and before any public officers or tribunals for receiving compensation for acquisition, requisition, reservation and/or relief for de-acquisition or de-requisitioning or de-reservation or otherwise whatsoever.

22. To make application to the authorities of the Panchayet/Municipality and such other private and public authorities for making availability of water, electricity, etc. on the said property that may be required for commencing the development work and to complete the same and for that to execute necessary writings including undertakings.

23. To make applications to the government or semi-government authorities for sanction of cement and steel and/or such other building materials as may be required for the said development work and for that purpose to execute necessary writings including undertakings and bonds and to furnish necessary deposits for the same.

24. To manage the said property written hereunder and to take such of the steps as may be necessary to manage the said property till the time of completion of the said development.

25. To evict and take possession of the said property in occupation of the tenants, occupants or trespassers, if any in the said property or any part thereof and to take all steps in that behalf such as negotiation, settlement, compromise or make agreements to get their rights surrendered and extinguished and also to create tenants of such duration as my attorney(s) shall deem fit either in my name or in the name of my attorneys and to collect and receive rents.

26. To mortgage the said property or any part thereof in favour of any bank(s) or other financial institutions in such a manner as the attorneys think fit and proper for obtaining a loan by the attorneys and also to execute necessary deeds, affidavits, indemnity bonds or other relevant documents for creation of mortgage or charge on the said property, as the attorneys think fit.

27. To sign and execute all papers, correspondence and all other deeds and assurances and documents of any kind whatsoever which I myself could have done for the completion of the said development work.

28. To attend and to represent me before any Collector, Authorities or officers of Government of India or any other State or States, before all Revenue, Municipal, Panchayet, Public or other officers including those of Income-tax as occasion shall arise for any purpose connected with the said development work.

29. To do any act, deed or thing, as my said Attorney(s) may deem fit and proper and necessary in the best interest of myself and in the best interest of the said property.

30. To do all other acts and things which may be necessary to be done for rendering these presents valid and effectual to all intents and purposes in the best interest of the said property.

31. For any of the purposes mentioned hereinabove to sign all applications, papers, undertakings, terms and conditions as may be required from time to time, at their own cost.

32. To advertise in the newspapers for the sale of individual units of developer's allocation out of apartment building to be constructed upon the schedule below property and to enter into agreements for the sale with the prospective purchasers in respect of such flats/ units of developer's allocation by fixing price or consideration and upon such terms and conditions as our said Attorney(s) shall deem fit and proper for the same, receive advance in respect of developer's allocated portion and also to execute all such writings as may be necessary, and execute Agreements for sale/ Registered Deed sale in respect of the developer's allocated units and to do all such necessary acts and things as may be necessary or proper in that behalf.

33. Subject to fulfillment of obligations under the said agreement of development, through this power to attorney my appointed attorney hereby authorized to receive consideration in respect of developer's allocated units from the prospective buyers, sign and execute deed of sale to transfer developers allocated units to prospective buyer and for completion of sale for us and on our behalf, present any such conveyance(s) or deed of sale for registration, to admit execution and receiving of

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consideration before the Sub-Registrar having authority for and to have the said conveyance(s) registered and to do all acts, things and deeds, which my said Attorney(s) shall consider necessary for conveying the developer's allocated unit to the purchaser or their nominee or nominees as fully and effectively in all respect as our empowered and authorized attorney.

34. To apply for no-objection certificate or necessary permissions from the Panchayet/ Municipality/ Fire Brigade Department for occupying the building and to do all acts, deeds or things for the said purpose.

35. To sign declarations as may be required under section 269UC Of the Income-tax Act, 1961 and application under section 230A(1) of Income-tax Act, 1961 and to appear before any tax authority on our behalf to do all the acts, deeds, matters and things necessary for obtaining certificates under the Income-tax Act, 1961.

36. To sign, forms, documents and writing as may be require for the time being.

37. And also for more effectually doing, executing and performing the several matters and things aforesaid to appoint from time to time or generally such person or persons as my attorney(s) may think fit as their substitute or substitutes, to do, execute and perform all or any of such matters and things as aforesaid and any such substitute or other in his or their place and we hereby agree at all times to ratify and confirm whatever our attorneys or any such substitutes or substitute shall lawfully do or cause to be done in or about the said properties and even in case of demise of any of us our heirs and successors-in-title or administrators and assigns shall remain bound to reconstitute my said attorney or their nominees with such powers as per their directions.

38. And to do everything whatever which may be at the sole discretion of our said Attorney(s) deemed fit, or expedient for development of the said property and which we ourselves could do if personally present and as if this power had not been executed.

39. And generally to do and cause to be done all acts, deeds, matters and things as my said Attorney(s) shall think fit and proper for the purpose of completion of the project as per development agreed.

40. Upon the death or incapacity of any of the Executants, it shall be the responsibility of my successors and legal heirs to make additional power of attorney to that effect.

41. AND WE THE ABOVENAMED HEREBY AGREE AND UNDERTAKE to ratify and confirm all and whatsoever the said attorney under the power in that behalf and shall lawfully do or cause to be done in the premises either jointly and/or severally aforesaid by virtue of these presents.

SPECIMEN FORM FOR TEN FINGERPRINTS

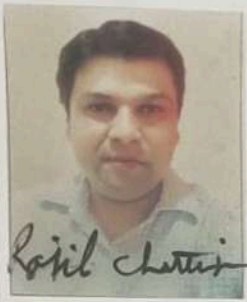


SELLER

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
Right Hand					

Souman Das Modak

Signature: Souman Das Modak



SELLER/ BUYER

Rishi Chatterjee

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
Right Hand					

UJAS CONSTRUCTION PRIVATE LIMITED

Signature

Rishi Chatterjee

Developer / DIRECTOR



SELLER/ BUYER

Chandana Chatterjee

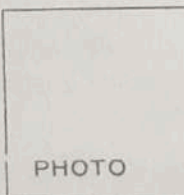
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
Right Hand					

UJAS CONSTRUCTION PRIVATE LIMITED

Signature

Chandana Chatterjee

Developer / DIRECTOR



PHOTO

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
Right Hand					

SELLER/ BUYER

Signature

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SCHEDULE
(DESCRIPTION OF LAND)

All that piece and parcel of "BASTU" vacant Land measuring an area of 0.0204 acres comprising L.R. Khatian No. 19015 R.S Plot No. 6836 L.R. Plot No. 595 admeasuring an area of 0.0204 Acre, within District, P.S.- Bankura, Mouza Bankura, J.L. No. 211, at Ward No. 10 under Bankura Municipality, attached Pratap Bagan Road.

BUTTED AND BOUNDED AS UNDER

On the North: Land of Sourav Dutta.

On the South: 05 feet wide pucca Road and House of Roman Kundu

On the East: Existing building of Dr. B.N Dutta.

On the West: Land of Chaitali Das Modak and others.

IN WITNESS WHERE OF we have hereunto set and subscribed our hands at Bankura on the 28th Day of June 2024.

WITNESSES

1) Chaitali Das Modak

W/O Leat Soumen Das Modak
Colbage Road

Pratap Bagan
PO + PS Bankura Dist - Bankura

② Ashish Chaudhuri
Chandamari Das Bankura
P.O. PS & Dist Bankura
P.N. 722107.

Sourav Das Modak

SIGNATURE OF THE PRINCIPAL

UJAS CONSTRUCTION PRIVATE LIMITED

Prithvi Chatterjee
Developer / DIRECTOR

UJAS CONSTRUCTION PRIVATE LIMITED

Chandana Chatterjee

SIGNATURE OF THE ATTORNEY
Developer / DIRECTOR

Passport photographs along with the finger prints of both the parties are contain in separate page, which will be treated as part of this deed.

Drafted by:

Ashish Chaudhuri

ABHISHEK CHAUDHURI

Advocate, Bankura

Advocate

Judge Court, Bankura

Enrol. No. - F / 423 / 652 / 2017

Major Information of the Deed

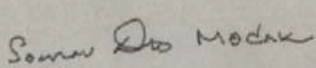
Deed No :	I-0102-02385/2024	Date of Registration	28/06/2024
Query No / Year	0102-8001636729/2024	Office where deed is registered	
Query Date	28/06/2024 10:47:30 AM	A.D.S.R. BANKURA, District: Bankura	
Applicant Name, Address & Other Details	Sourav Das Modak College Road Pratapbagan, Thana : Bankura, District : Bankura, WEST BENGAL, PIN - 722101, Mobile No. : 7908121822, Status : Seller/Executant		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 5]		
Set Forth value	Market Value		
	Rs. 13,10,904/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 42/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 010202380/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Bankura, P.S:- Bankura, Municipality: BANKURA, Road: Pratapbagan Road, Road Zone : (Ward no 10 -- Ward no 10) , Mouza: Bankura, Pin Code : 722101

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-595	LR-19015	Commercial Bastu	0.0204 Acre		13,10,904/-	Width of Approach Road: 5 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :				2.04Dec	0 /-	13,10,904 /-	

Principal Details :

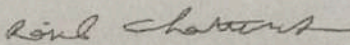
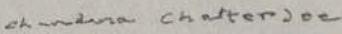
Principal Details :				
SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr Sourav Das Modak (Presentant) Son of Late Soumen Das Modak Executed by: Self, Date of Execution: 28/06/2024 , Admitted by: Self, Date of Admission: 28/06/2024 ,Place : Office		 Captured	
		28/06/2024	LTI 28/06/2024	28/06/2024

College Road Pratap Bagan Bankura, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:- Bankura, West Bengal, India, PIN:- 722101 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX5 , PAN No.:: btxxxxx5p, Aadhaar No: 79xxxxxxxx7479, Status :Individual, Executed by: Self, Date of Execution: 28/06/2024 , Admitted by: Self, Date of Admission: 28/06/2024 ,Place : Office

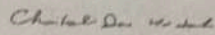
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	UJAS CONSTRUCTION PRIVATE LIMITED Rampur Chhoto Kali Tala Bankura, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101 Date of Incorporation:XX-XX-2XX3 , PAN No.:: AAxxxxx2F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Rajib Chatterjee Son of Late Santu Chatterjee Date of Execution - 28/06/2024, , Admitted by: Self, Date of Admission: 28/06/2024, Place of Admission of Execution: Office	 Jun 28 2024 12:20PM	 Captured LTI 28/06/2024	 28/06/2024
	2nd Floor, Flat B-3, H-945, Sahid Hemanta Kumar Bose Sarani, City:- Dum Dum, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.:: afxxxxx1h, Aadhaar No: 66xxxxxxxx8988 Status : Representative, Representative of : UJAS CONSTRUCTION PRIVATE LIMITED (as Director)			
2	Name	Photo	Finger Print	Signature
	Mrs Chandana Chatterjee Wife of Late Santu Chatterjee Date of Execution - 28/06/2024, , Admitted by: Self, Date of Admission: 28/06/2024, Place of Admission of Execution: Office	 Jun 28 2024 12:21PM	 Captured LTI 28/06/2024	 28/06/2024
	Rampur Chhoto Kali Tala Bankura, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101, Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.:: agxxxxx4c, Aadhaar No: 45xxxxxxxx4032 Status : Representative, Representative of : UJAS CONSTRUCTION PRIVATE LIMITED (as Director)			

Identifier Details :

Name	Photo	Finger Print	Signature
Chaitali Das Modak Wife of Late Soumen Das Modak College Road, Pratapbagan Bankura, City:- Bankura, P.O:- Bankura, P.S:- Bankura, District:-Bankura, West Bengal, India, PIN:- 722101		 Captured	
Identifier Of Mr Sourav Das Modak, Mr Rajib Chatterjee, Mrs Chandana Chatterjee	28/06/2024	28/06/2024	28/06/2024

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Sourav Das Modak	UJAS CONSTRUCTION PRIVATE LIMITED-2.04 Dec

Land Details as per Land Record

District: Bankura, P.S:- Bankura, Municipality: BANKURA, Road: Pratapbagan Road, Road Zone : (Ward no 10 -- Ward no 10) , Mouza: Bankura, Pin Code : 722101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 595, LR Khatian No:- 19015	Owner:লৌরভ দাস মোদক, Gurdian:বৌসেন দাস মোদক, Address:কলেজরোড প্রতাপবাগান বাকুড়া, Classification:বালু, Area:0.02040000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 010202385 / 2024

On 28-06-2024

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 11:35 hrs on 28-06-2024, at the Office of the A.D.S.R. BANKURA by Mr Sourav Das Modak ,Executant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 13,10,904/-

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

Execution is admitted on 28/06/2024 by Mr Sourav Das Modak, Son of Late Soumen Das Modak, College Road Pratap Bagan Bankura, P.O: Bankura, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by Profession Service

Indetified by Chaitali Das Modak, , , Wife of Late Soumen Das Modak, College Road, Pratapbagan Bankura, P.O: Bankura, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by profession Others

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

Execution is admitted on 28-06-2024 by Mr Rajib Chatterjee, Director, UJAS CONSTRUCTION PRIVATE LIMITED, Rampur Chhoto Kali Tala Bankura, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101

Indetified by Chaitali Das Modak, , , Wife of Late Soumen Das Modak, College Road, Pratapbagan Bankura, P.O: Bankura, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by profession Others

Execution is admitted on 28-06-2024 by Mrs Chandana Chatterjee, Director, UJAS CONSTRUCTION PRIVATE LIMITED, Rampur Chhoto Kali Tala Bankura, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101

Indetified by Chaitali Das Modak, , , Wife of Late Soumen Das Modak, College Road, Pratapbagan Bankura, P.O: Bankura, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 42.00/- (E = Rs 42.00/-) and Registration Fees paid by Cash Rs 42.00/-

Payment of Stamp Duty

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

1. Stamp: Type: Impressed, Serial no 6086, Amount: Rs.100.00/-, Date of Purchase: 28/06/2024, Vendor name: Debidas Mukherjee



Partha Bairaggya
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BANKURA
Bankura, West Bengal

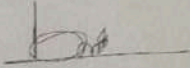
Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0102-2024, Page from 45037 to 45052

being No 010202385 for the year 2024.





Digitally signed by PARTHA BAIRAGGYA
Date: 2024.07.01 13:43:28 +05:30
Reason: Digital Signing of Deed.

(Partha Bairaggya) 01/07/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BANKURA
West Bengal.